

Minutes of the Design Review Panel Meeting No. 1

Sandstone Precinct

7 June 2016

Design Review Panel members:

- Brian Zulaikha (BZ)
- Kerry Clare (KC)
- Peter Mould (PM)

Also present:

- Ian Lomas (IL), Make Architects
- Jonathan Bryant (JB), GBA Heritage
- Yvette Carr (YC), JBA
- Greg Incoll (GI), Sagent

Overview of presentation

- IL gave an overview of:
 - the Stage 1 DA approval
 - the existing buildings and their architectural history
 - high level differences between the Bid Scheme and the current scheme
 - intention to pay high regard to the roofscapes, which were originally never meant to be seen. 21st century CBD context now makes the roofs highly visible – ‘fifth facades’
 - equitable access also a big focus – intention is to make these public buildings publicly accessible, engage with the public
 - IL focused primarily on the Lands Building and went through the building in great detail and explained his current design intentions (see **attached** presentation)
 - Due to time constraints, IL gave a very brief overview of the proposal for the Education Building
 - The Education Building and Farrer Place will be the focus of the next meeting

Lands Building

- PM asked a question about fire egress and access to the street
- Coffered ceilings: Discussed the potential of taking the ceilings down and strengthening the structure was discussed in terms of whether the original ceiling would be reinstated or would it be contemporary. BZ said it should be contemporary and PM said it's a matter of scale – judgement is required on a case by case basis.
- Roof:
 - KC was concerned about the glazed roofs due to temperature and heat loads in summer. PM agreed
 - BZ suggested may need a second reflective layer which enables airflow?

- PM was concerned with slate roof arches – suggested copper or preferably zinc
 - PM also concerned with the spatial quality of the vault and head heights at the edge of the domes. More design resolution needed to provide further comment
- Lift access to the observatory: Two ideas were discussed:
 - 1) Lift access to octagonal drum of the observatory (not supported by JB); or
 - 2) Lift access to the mezzanine of the dome.
 - All panelists strongly agreed with JB that it should only come up to the mezzanine of the dome and that it shouldn't challenge the primacy of the observatory. The first option was considered too intrusive.

Education Building

- IL briefly explained the differences between the bid design and current design
- All panelists agreed that the new design was a big improvement as the previous design was too heavy on the corners
- PM said (after the meeting adjourned) that the new addition should step back from the southern parapet to be more recessive and a secondary element to the original building
- BZ said the materiality should nevertheless be strong (e.g., stainless steel fascia)
- KC commented that there might be strong afternoon summer sun from the south-west

Next meeting will focus on Education Building and Farrer Place

Meeting adjourned: 5.58pm

Next meeting: 12 July 2016, 2-5pm

Signed:



Brian Zulaikha



Kerry Clare



Peter Mould

Minutes of the Design Review Panel Meeting No. 2 – Sandstone Precinct. 12 July 2016. 2pm-6pm.

Design Review Panel members:

Peter Mould (PM):

Kerry Clare (KC):

Brian Zulaihka (BZ).

Heritage Council representative:

Bruce Pettman (BP).

Also present:

Ian Lomas (IL), Make Architects

Jonathan Bryant (JB), GBA Heritage

Greg Incoll (GI), Sagent

James Joy (JJ) Sagent

Leyland Kwee (LK), Pontiac Land

Joan Plouviat (JP), Patina Hotels

Claire Burdett (CB), JBA

Overview of the presentation:

- IL gave a detailed presentation of the proposed design for the Education Building which included a recap of the history of the building and the evolution of the building's design. Then explained in great detail the proposed design intentions for the new hotel.
- IL followed with a presentation of the current proposed design and intent for Farrer Place.

Education Building:

- Equitable access into the building, particularly where there are currently only stairs, without compromising the existing building entrances. IL explained the use of sesame lifts.
- The lowering of some of the exterior window openings to allow people to exit onto and use the existing central balustrades.
- The need for treatment to the balustrades to raise them to a complying height, without compromising the appearance of the building.
- Location of the ballroom. Generally supported by Panel Members.
- Proposed bar to activate the street. Generally supported by Panel Members.
- Archaeology. IL explained that the northern part of the site has the most potential for archaeology. No particular concerns raised by Panel Members.
- Subterranean link. The design is taking a conservative view and only excavating the smallest area possible. No particular concerns raised by Panel Members.
- The central courtyard design, planting detail in the window boxes, materials to be used for the lift (glass/ sandstone). Questions were raised about the size of the central courtyard and scale of the planting. The Panel would like to see further detail and would like it not to feel too cluttered or over planted.
- Materials for the building thresholds. IL explained that the exact type of stone is subject to further design development. It was noted that the existing threshold on Farrer Place are of trachyte. The use of trachyte on the public domain areas was discussed and PM agreed that it was no longer available in any useful quantity.
- Winter garden elements within the rooms. Panel Members supported this idea.
- Pool within the existing Gallery area. KC and BZ supported the idea. PM considers that there may be some technical issues involved with the engineering.

- Southern façade of the roof extension. Panel members raised some concerns over the reflectivity of the curved glass element during the day and the clarity of the glass. PM raised the issue of the appearance at night, individual occupancy differences, not wanting the appearance to look uneven. BZ also raised the issue of the curved glass elements being double height and how the different floor levels will appear especially at night. IL explained the use of a blackout line within room and the possible use of sheers as well as the engineering design where there will be a glass to glass fixing. General discussion regarding the need for the lighting designer to look at this issue in detail. Panel members would like to see more design development and night images.
- Roof level/ roofscape. PM raised the issue that he doesn't have a full understanding of how the rooms and the midway termination elements will function and work. PM would like to see more detail.
- Environmental performance of the building, particularly during summer within the topmost rooms considering the wide use of glazing and glass roof. KC would like to see more information from the environmental engineer.

Farrer Place:

- KC and PM confirmed the CoS Design Review Panel fundamentally disagree that Farrer Place is a garden. It should be a public/ civic urban space. Current design sterilises the place with planter beds that aren't accessible. Young Street planters are not desirable. The proposed design takes away public space. KC acknowledges that this is a new brief but the design needs to be revisited in its entirety. BM and KC require more hard landscaping and the setting of the existing buildings should not be hemmed in, in any way.
- Road alignment including the drop off point. Generally supported.
- Pedestrian routes through the space. PM considered that some of these should be revisited, especially the distance from the drop off point to the southern building entrance.
- Removal of the Kiosks. Generally supported.
- Use of water. Panel members generally didn't have strong opposition to the use of it as an element.
- Requirement for Farrer Place to be a public space even though the hotel will be a private enterprise.
- Umbrellas. Panel Members did not support the use of these for weather protection.

Other comments:

- Panel members would like to be issued with a set of plans to review prior to the next meeting.
- Next meeting – Tuesday 9th Aug 2pm-6pm.

Meeting adjourned approximately 5.45pm

Signed:

Brian Zulaikha

Kerry Clare

Peter Mould

Minutes of the Design Review Panel Meeting No. 3 – Sandstone Precinct. 9 August 2016. 2pm-6pm.

Design Review Panel members:

Peter Mould (PM):

Kerry Clare (KC):

Brian Zulaihka (BZ).

Heritage Council representative:

Bruce Pettman (BP).

Also present:

Ian Lomas (IL), Make Architects

Jonathan Bryant (JB), GBA Heritage

Greg Incoll (GI), Sagent

James Joy (JJ) Sagent

Claire Burdett (CB), JBA

Overview of the presentation:

- IL gave an update of the proposed designs for Farrer Place, the Lands Building and the Education Building, particularly focusing on the elements that required more development or have been queried/ questioned in past Design Review meetings.

Farrer Place

- IL presented the revised strategy/ direction for the redesign of Farrer Place.
- PM and KC agreed that it was a much calmer design than the previous design and that many of the previous concerns had been addressed and resolved. The nature of Farrer Place being a civic place had been captured and support by the Panel Members for the revised design was given.
- JB noted that the City of Sydney would like to see some heritage interpretation within Farrer Place. The Design Team and Panel Members agreed that subtle forms of interpretation would be the better approach. BZ suggested a story/time line or something similar that was integrated into the fabric.
- BP asked about lighting. IL confirmed that the lighting designer had recently been appointed and that further details would be provided as the design is developed further, however it would not be a floodlit streetscape.
- Floorlevels. IL proposed the idea of lowering the ground plane of Farrer Place. This was supported by Panel Members and BP, noting the constraint of the existing substation chamber and access hatches.
- Panel supported the proposed distance between the garden beds and the Education Building, noting that it will allow the building to have more of a presence.
- BZ considers that the main entrance into the Education building seems to be slightly hidden and can only be seen from one direction. He suggested possibly widening the pedestrian route from the drop-off to the building entrance. PM noted that the strong geometry could be relaxed slightly and the only rigid element should be the curve of the drop-off. PM also noted that if the site levels are lowered to provide a flat entry into the Education building then this may impact the geometries.
- Use of existing substation chamber beneath Farrer Place. There was general discussion regarding substation requirements and the Panel provided support for the use of the existing (empty) substation chamber beneath Farrer place to house a new sub-station. The Panel suggested that the venting the new sub-station could be located within the water feature instead of the fixed seating area.

Education Building:

- Signage on the buildings. IL confirmed that there will be limited signage. All original signs will stay on the buildings. However some signs on the Lands building have been removed, where this has happened, new signs will be provided using the existing fixing points.
- IL presented the idea for a signage pylon outside the main entrance into the building from Farrer Place. It was noted that it will be on public land. BZ suggested that it should be a form and language that speaks to the new elements of the building and not a heritage form. IL confirmed that it would be an elegant contemporary form. Generally supported by Panel Members.
- IL explained the use/ form of the sesame stairs/lifts. KC suggested that the best position on the first set of stairs would be in the middle, but to one side for the internal second set of stairs. Use of sesame stairs were generally supported by Panel Members. The final location will be subject to detailed design.
- General discussion regarding the central courtyard. IL confirmed that the use of skylights in Courtyard floor into the Ballroom are still being developed. IL confirmed that the Palms will be planted and there will be enough depth for them. KC questioned whether there had been thought put into how the palms within the Education building will be watered. IL explained two proposed methods.
- Swimming Pool. IL provided further information about access sequences and accessibility to the pool and gym areas. IL confirmed that TTW have been looking at the engineering for the pool and they have found a solution to ensure that it will be structurally sound. PM asked about the depth of the swimming pool, being 1.2m. General support for the pool in this location.
- Glazed Bays in the Roof extension. IL presented the ideas proposed for the engineering of the blinds. PM questioned what the blinds will do in terms of reflectivity. BZ noted that the colour of the blinds is more of an issue to the Panel rather than whether the blinds will be up or down.
- External Lighting. IL confirmed that 'Point of View' has been appointed. BP supported this appointment. IL presented the initial thoughts on the exterior lighting design. BZ supported the change from the warmer lighting to cooler lighting in the Education Building. Design team and Panel acknowledged that the lighting design is to be developed further.

Lands Building

- KC questioned the position of the two lifts positioned directly in front of the Bridge Street entrance. IL confirmed that the position of those lifts are not fixed and they are looking at relocating them.
- Bathrooms within the rooms. The Panel had some concerns in relation to the position of the bathrooms, especially where they have outside walls. IL confirmed that the exact location for the bathrooms within each room is still to be fixed.
- Bedroom design. BZ provided suggestions for the treatment of the rooms, in particular display only two disciplines. IL confirmed that the design is still being developed.
- Roof area. IL confirmed that the design for the glazed roof structure is still being developed, but presented the design and the treatment options to reduce solar penetration. KC suggested that the use of timber could be looked at.
- Fixed Roof elements. IL presented the ideas for the fixed roof elements. BZ concerned about the amount of proposed slate on the roof. Panel collectively suggested the continuation of the use of the glazing diagrid module and the use of a metal roof covering in lieu of the slate would be a preferred outcome.

Other comments:

- JB asked whether there were any major concerns. Panel members support for the design, and had only minor questions regarding:
 - Replacement windows and whether there had been any resolution;
 - Fixtures and fittings;
 - Accessibility.
- Overall, the Panel supported the level of detail provided within the design.
- Next meeting – Tuesday 30th Aug 8.30am – 12pm. Meet at the Bridge St entrance of the Lands Building.

Meeting adjourned approximately 5.45pm

Signed:



Brian Zulaikha



Kerry Clare



Peter Mould

Minutes of the Design Review Panel Meeting No. 4 – Sandstone Precinct. 30 August 2016. 8.30am-12.00pm

Design Review Panel members:

Peter Mould (PM):

Kerry Clare (KC):

Brian Zulaikhka (BZ).

Heritage Council representative:

Bruce Pettman (BP).

Also present:

Ian Lomas (IL), Make Architects

Jonathan Bryant (JB), GBA Heritage

Greg Incoll (GI), Sagent

Claire Burdett (CB), JBA

Overview of the meeting

- Panel members and Project team met on site at the Department of Lands building.
- IL provided a detailed presentation of the proposed works to the fabric of the building, which included:
 - Works to the heritage joinery (internal and external) within the Lands building;
 - Works to the staircase and floor; and
 - Works to other components of the building fabric including balcony areas and paint finishes.
- There was extensive (1-1.5 hr) discussion and agreement given by the Panel members in relation to the direction of the proposed upgrade and alterations of the joinery including doors, windows and ironmongery .
- Following extensive discussion, Panel members also agreed to the direction of the proposed works to the floors, stairs and balustrades.
- Extensive discussion was also had in regard to the use of the roof of the Lands building, the proposed glazing and changes to the access arrangements, the spa area and the publicly accessible areas.
- Other issues generally discussed were:
 - The external lighting strategy; and
 - Farrer Place landscape design, the planting strategy and the retention of trees.
- Overall the Panel considered the proposed design for the buildings and Farrer Place is resolved to the extent where they are comfortable and very supportive of the direction of the proposed design.
- Given that the design is at a detailed stage in the process, the Panel members did not consider further meetings were required until more documentation, although preliminary, was available.

Meeting adjourned approximately 12.00pm

Signed:



Brian Zulaikhka



Kerry Clare



Peter Mould

Minutes of the Design Review Panel Meeting No. 5 – Sandstone Precinct. 2 August 2017. 10.00am-12.40pm

Design Review Panel members:

Peter Mould (PM):

~~Kerry Clare (KC): – apology and will review outcomes~~

Brian Zulaikha (BZ).

Heritage Council representative:

~~Bruce Pettman (BP).~~

Also present:

Ian Lomas (IL), Make Architects

Jonathan Bryant (JB), GBA Heritage

Greg Incoll (GI), Sagent

Chris Curtis (CC), Ethos Urban

Jennifer Kay (JK) - Sagent

Michelle Evans (ME), Make

Mehrnoush Rad (MR), Make

Alex Barnard (AB), Essence

Overview of the meeting

- Panel members and project team met on-site at the Department of Lands building
- GI provided a general outline of current status noting that the SSD determination is being progressed in partnership with the VPA and the ECI tender submissions are currently under assessment.
- IL provided a very detailed overview and explanation of the upcoming proposed modification to the yet-to-be determined Stage 2 SSD.
- Amendments to the detail of the proposal will include:
 - Joinery modifications
 - Doorway design
 - Luggage and trolley access routes
 - Use of the strong room
 - Addition of keys/ number of rooms
 - Amendments to room layouts
 - Upgrade of heritage stairwells to meet BCA codes and maintenance of these items
 - Access to the clocktower within the Lands Building
 - Definition of the two 'towers' concept within the Education building
- The current Stage 2 SSD and the S96 Modification Application to the Stage 1 SSD are with the Department for assessment, waiting on City of Sydney to provide landowners consent
- September is an estimated date for this approval to be received.

General modifications

- IL stepped through the process undertaken to explain the modifications required.
- A mock up room is to be created to show how the proposed rooms will look. This will allow for investigation of how to manage acoustics, work with existing fireplaces and the high ornate windows currently present.
- The acoustic treatment is likely to be the challenging aspect, given the adjacent main road (Bridge Street)
- The Proposed Joinery details are to be visually and acoustically tested at the mock-up.
- Lands building Loggia doors and all windows are proposed to be reglazed with 22mm laminated glass (rather than double glazing). This requires a separate metal frame for support, and removes the need to rout out the frame, unlike for a 12mm piece of glass.
- Existing windows are to be inoperable due to BCA restrictions on sill heights in addition to loading and acoustic challenges.
- PM queried the addition of weight to existing internal doors due to the need for insertion of metal plates for fire rating – the strategy for the door upgrade has been developed to avoid the metal plates and now utilises CFC board with a fire face product and then clad in timber to match.
- IL confirmed that doors need to be fire rated for one hour, and if this is not possible for the current doors then all will need to be replaced with new doors. One existing door will be used for testing purposes to establish FRLs.
- IL also mentioned that the decorative crest above some internal doors is to be re-interpreted for other doors, with the design still evolving.
- BZ suggested Robin Blau for designs for these crests (who designed those crests in Parliament House in Canberra).
- IL confirmed there are white marble and black slate floors beneath the carpet which is to be revealed in the Lands Building.

- A strategy for managing and hiding door services has evolved further with the current solution being a 'sentinel'; MAKE showed Styrofoam prototype for DRP's comment.
- PM and BZ understood the need for this, and thought the design was quite appropriate given the high standard of the proposal.
- Winter gardens are still proposed within the Education Building, however operable existing windows to the facade are still being worked through.
- Air slots are to be used to feed air into the rooms
- The DRP note that feeding services through the existing buildings will be difficult, and appreciate the efforts so far to do this in an unobtrusive manner.

Lands Building

- IL outlined that there is very minimal change to the Bridge St level proposed. The mezzanine level is to be retained (whilst the previous scheme showed it to be removed) to house BOH areas relocated from Education and additional plant proposed.
- IL noted that luggage and trolley access needed to be considered. The proposal is to use a street level window for access for the luggage route off Bent Street. Luggage will come through here, along an internal service corridor, and then up the lifts to the entrance level or taken to the guests' bedroom.
- There have been discussions with lift manufacturers about designing a lift for access up the clocktower, however IL said the issue is that while it allows access, it does not meet DDA requirements for a wheelchair turning circle (lift designs need to be 1100 wide to meet DDA). Lift width is restricted due to the existing heritage staircase.
- IL noted that the public could access the roof in a different location, however equitable access raises legal concerns. DRP noted this.
- The strong room is going to be opened up to extend through the building, with the bottom of this being a prime location for a focal sculpture. Artists are to be approached.
- This void above the strong room floor is drawing references from the Beinecke Book Library in Yale as a way to link the levels. IL explained this will open the space up and allow a view the whole height. It is likely public tours will occur through here.
- IL would like to see a diorama in the dome above the strong room, potentially a light piece down through this void.
- On the first floor there is an additional guest room proposed. The DRP noted that this room seems to be less generous in terms of its size and open plan, appearing to be smaller. First floor additional guest room size: 5.1m x 7.5m = 38sqm. Lands building DA key count: 61 rooms. Current key count: 71 rooms.
- JK noted that the commercial realities of the project are now a lot clearer.
- Small cavities in the existing built form are reducing the drainage potential for bathrooms, and therefore their location.
- IL explained also that since the DA was submitted the room count has changed due to the thickness of walls and the relocation of plant and risers. IL confirmed the net change from this redesign is one new key on the first floor. Overall there are ten new keys for the Lands Building since DA.
- The DRP does not mind about the net room number change, however expressed concern that commercial pressure does not lessen the quality of the designs presented to date.
- There are six additional guestrooms now proposed on the second floor since DA, with these being derived from larger rooms being reconfigured. BZ noted a shift in hotels over the years and understood the need for the proposal to remain consistent with those changes.
- In response to the DRP's query it was confirmed that Pontiac requires bath tubs in guest room bathrooms.
- Guest corridors were shown by IL with the lighting of these to be confirmed. Where possible, the existing white marble and black slate floors in the corridors will be re-instated. Mirrors will be incorporated in the details of the existing glazed door fanlights for privacy of guests.
- A number of spiral staircases through the building will be illuminated but as are non-compliant with BCA regulations, are potential safety hazards. IL recognises that these need to be made safe, noting some options from similar London projects are being explored. The DRP agreed with this approach to block off these in a respectful manner.
- Existing stairs also need to be made safe as current balustrades do not meet BCA requirements. IL does not want a QVB style glass solution due to the intricacies of the existing balustrade and the need for light through these areas – the current proposal proposes a new filigree balustrade to the internal face of existing balustrade. This is currently being developed and is to be tested as part of the MUR. PM expressed concern that these may appear too solid in the oblique view but agreed with prototyping approach and will wait to see the outcome.

- The third floor has the most change to the DA design but maintains the philosophy of private (guest) access to the Western side and potential function space to the Eastern side. No elevator access is available to the Octagonal room above the Northern dome.
- The Eastern Tempietto was proposed as a gymnasium and spa area at DA stage. The current proposal envisages this space as a presidential suite that is able to also operate as a function space, making use of the proposed NE terrace. IL mentioned that an app may be used to book public tours which will access this terrace when the p-suite is not occupied.
- Guest arrival on level 03 will be located to the west of the clocktower.
- IL noted some offices and back of house functions have been moved to Level 3 from the Education building basements.
- The Northern Dome is concrete clad in copper. Access to this was investigated as a spiral staircase and a lift, however the size of DDA accessible lifts rule out lift access due to clash with existing structure. Other options are currently being considered by Make and will prioritise maximising the retention of existing elements (such as a corkscrew staircase option). The DRP appreciated the effort for minimal impacts on this area.
- An additional fire escape route from Level 03 is to be positioned on this level, currently being explored by the design team.
- IL showed current vs DA diagrid scheme, noting that the diagrid structure is being further refined to;
 - Achieve the desired level of transparency
 - Rationalise panel sizing
 - Address maintenance through self-cleaning
 - Address doorways and openings
 - Consider appropriate shading
 - Modify curvature to a single plane
 - Maximise views
- DRP believes the development of this proposal continues to improve.
- Access to the clocktower will be from Level 03.
- The gym/fitness room will be relocated from Level 03 to Level 05 of the western tempietto.
- The Monk's retreat, a unique multi-level guestroom will be located in the clocktower and accessed from level 03, enabling guests to experience the unique characteristics of the exposed sandstone blockwork and heritage detailing.

Farrer Place

- The design for public domain works has been reconfigured to achieve a more meaningful solution which responds to the comments provided by City of Sydney, aligns with the design objectives, and addresses budget constraints.
- Make have been working with City of Sydney around the drop off spaces for the hotel. Two taxi spaces have been agreed with a few car spaces for drop offs – City of Sydney has provided their input and IL noted a possibility of the taxi rank being removed entirely.
- The new design simplifies and clears up the entrance to the hotel with less trees, however IL noted a lot of details are still to be worked through.
- The DRP notes their previous concerns was the change towards making a garden out of a public space, rather than the now proposed modified design which is more in line with the principal objective.
- PM queried materiality of planters. Make/Aspect to consider.
- PM noted that the DRP supported the landscape design as it improved sight lines and visibility of the Education Building from Farrer Place.

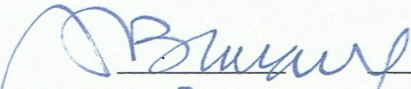
Education Building

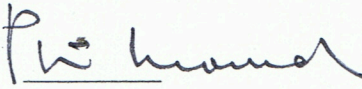
- IL outlined the basement changes which include reducing the basement footprint to minimise underpinning and the removal of the ballroom.
- The Bridge St level has seen changes to the loading spaces for vehicles, which allows an increase in the size of the adjacent bar
- The Loftus St heritage staircase design is to be developed. The design team are looking at an option to insert a new framework within the stairwell to resolve the issues of compliance to the existing balustrade whilst creating an arrival feature for function guests.
- The Bridge Street level will have a luggage route similar to the Lands building and as with Lands will re-purpose an existing window on the corner of Loftus Street and Bent Street for a BOH luggage entrance
- The open kitchen has been relocated north to create a larger restaurant seating area.

- o The NW wall that the City has requested that we retain was reviewed. IL clarified that the team's strong preference is to remove it and this will be reflected in the scheme. The DRP believes further investigation of this element is required, noting that the wall's significance was diminished by the removal of the lifts, and questioned its treatment on the reverse side with the lift shaft removed.
- o The existing Farrer Place lift core has been the subject of multiple discussions with the City of Sydney. IL and Make want to remove the existing lift core to open up views through to the courtyard but the City want the lifts there. The Heritage Council have said they are comfortable with its removal, but the City want to at least keep the front wall.
- o DRP asked why it is to be removed. IL outlined that if it stays it blocks the fundamental flow of guests through the hotel. JB did indicate this was a bad design outcome but can understand why the lifts may stay on heritage grounds.
- o PM wants to support the design that removes the lift core wall, however needs to see justification. If the wall has heritage values but not the lifts and lift core, there is the risk that adaptation would lose those heritage values. PM suggested that the team consider the design outcome should the lift wall be retained but the lifts and the lift core be removed, noting that when reviewed this may support the removal of the whole element.
- o IL showed design philosophy for courtyard façade which employs cast glass detailing to the front of house lift core on the west. DRP positively supported the cast glass and intricate pattern to the lift core which references the filigree frame over the entry from Farrer Place.
- o In response to PM IL confirmed that the courtyard is to be activated and engaging, retaining the element of greenery through trees and smaller potted plants, with the roof lowered from DA to create a double height space below.
- o Courtyard roof design was discussed - single elemental structural beams should be employed to maintain the integrity of the design with the glass roof set above the beams. Currently the glass intersects the beams and therefore should be amended. DRP suggested that holding the glass clear of, and above, the beams would allow for clearer expression of the structure and easier drainage. The beams to be pre-cast concrete to match the courtyard expression. MAKE to explore.
- o IL showed a larger scale version of the arched doorway entry portal to the lower ground north facade.
- o The façade to the courtyard guestrooms will have a pre-cast frame, with anodised metal reveal, simple glass operable windows with external timber screen and metal planter box to help with issues of privacy. A bench seat will be provided in each room against this glass. The materiality of which was supported.
- o The fifth floor will still contain a pool. It was noted that this level will include a raised floor with the extents still to be determined. The spa area is unchanged.
- o The arrangement of fifth floor spaces are still being developed, with the potential for heritage doors to be raised.
- o JB notes the need for art to be in this space as it was historically an art gallery.
- o Following the relocation of the cooling towers, additional guestrooms have been added to the sixth floor. The design of the northern 'jewellery box' is to be developed further.
- o The seventh floor and eighth floor also has additional rooms.
- o IL outlined that glazed bays will be provided for environmental controls and acknowledged that Kerry Clare was concerned about shadowing
- o The DRP did raise the concern with trapping heat around the protruding tower elements on the east and west facades. IL confirmed this has been addressed with the proposed changes - i.e. Eastern side repurposed as a BoH lift core with the glazing removed and additional timber louvres for shading added to Western side.
- o PM raised concern with the western tower being more dominant, but noted the same materials are being used. PM notes that this dominant view may be due to the gradient of the hill.
- o IL agrees more detail is required, as the east side tower seems to be appropriate.
- o PM advised of massing concerns on the Western side relating to the protruding tower element. MAKE to explore height.
- o BZ queried whether there are other options to address the materiality of the western tower to reduce its dominance.
- o The roof to the north has changed from being accessible gardens to a non-accessible simplified roof.

Meeting adjourned approximately 12.40pm

Signed:


BRIAN ZULAIKHA


PETER MOULD

Jennifer Kay

From: Kerry Clare <kerry@claredesign.com.au>
Sent: Friday, 25 August 2017 4:57 AM
To: Peter Mould
Cc: Jennifer Kay; Brian Zulaikha; Ian Lomas; Greg Incoll; Christopher Curtis
Subject: Re: Sandstones DRP Meeting Minutes 2 August 2017

Peter
Thanks for sending through.
I have read the minutes and look forward to seeing the design develop.
Best regards
Kerry

Kerry Clare LFRAIA, Director, CLARE DESIGN, Sydney, Gold Coast
Professor, School of Architecture + Built Environment, UoN
Visiting Professor, Abedian School of Architecture, Bond University
M +61 4131 777 81
www.claredesign.com.au

This e-mail is only intended to be read by the named recipient otherwise please notify the sender immediately and delete this e-mail. You may not retransmit use or copy any information contained in it. Legal privilege is not waived because you have read this e-mail.

On 24 Aug 2017, at 12:40 pm, Peter Mould <pmould@netspace.net.au> wrote:

All,

I have reviewed minutes and marked suggested changes as 'Track Changes'.

I have also prepared an advice sheet summarising key issues,. And will issue once reviewed by panel.

Regards,
Peter
<Minutes of DRP Meeting No 5 - 2-8-17_PM Comments.docx>
PETER MOULD
LFRAIA
Adjunct Professor FBE UNSW
Councillor International Union of Architects

pmould@netspace.net.au
+61 402 128 271

On 24 Aug 2017, at 10:48, Jennifer Kay <jkay@sagent.com.au> wrote:

Peter, Brian and Kerry,

Please find attached minutes of the Sandstones DRP Meeting held on 2 August 2017 for your review, comment and agreement.

If you could please provide any feedback or comments on the minutes, or alternatively return with your signature, it would be appreciated.
Once agreed I will circulate to the broader group for information.

Regards,

Jennifer Kay
Development Manager

+61 413 674 576
jkay@sagent.com.au

Sagent Pty Ltd
PROJECT DIRECTION | STRATEGY | GOVERNANCE | CONSULTING

<image003.jpg>

<Minutes of DRP Meeting No 5 - 2-8-17.docx>

Minutes of the Design Review Panel Meeting No. 6 – Sandstone Precinct.

23 April 2018. 11.00am-3.00pm

Design Review Panel members:

Peter Mould (PM)
Kerry Clare (KC)
Brian Zulaihka (BZ)

Heritage Council representative:

Bruce Pettman (BP) - Apology

Also present:

Ian Lomas (IL), Make Architects
Tim Davies (TD), Make Architects
Jonathan Bryant (JB), Urbis
Alexis Cella (AC), Ethos Urban
Chris Curtis (CC), Ethos Urban
Tracy Lowe (TL), Pontiac
Alex Barnard (AB), Essence

Overview of the meeting

- Meeting commenced at 11.07am.
- A site visit to the mock up room in the Lands Building was undertaken, with TD providing an overview of what issues/challenges have been revealed now that investigative work has been able to commence under the S57 heritage exemption. Key items discussed included:
 - The provision of services and the strategy to be adopted, with a review of all options revealing an additional 'chimney' riser for every second room is preferred.
- TD provided a very detailed overview of the proposed amendments to the design between now and the last DRP meeting of August 2017.
- Amendments to the detail of the proposal include:
 - Addition of keys/number of rooms in Education Building
 - Removal of the second eastern lift within Lands Building
 - Closure of spiral stairwells due to BCA compliance
 - Provision of compliant balustrade for heritage stairwells
 - Modifications to the design of the rooftop on the Lands Building including uses
 - Modifications to the design of the rooftop on the Education Building

Lands Building

- TD provided an overview of the minor changes which include the shifting of back of house and service locations
- Bridge St Level
 - The entry off Gresham St will become the primary DDA entry for guests entering the hotel. This is due to the existing gradient off Bent Street being too steep for safe entry. Therefore the Sesame lifts at the Bent St stairs would become redundant and so have been removed. The Gresham St entry is proposed with a cast metal ramp that ties in and connects to the existing marble
 - The historic carriage loop entry at the SW corner of Gresham St will become the entry point to the retail/restaurant area
 - Proposed stair and DDA compliant ramp entry for the retail has also been provided at this entry point
 - PM queried whether a door was proposed as for DDA purposes this wouldn't be appropriate. TD confirmed there is no door proposed, rather just the existing gates will be opened right back. PM suggested that the entry is pushed back further to align with the stairs to ensure equitable access is achieved. *POST MEETING NOTE* the entry to the ramp will be studied to ascertain if a wider opening can be provided however this will be limited by the ramp length and the overhead entry for the luggage route.
- Bent St Level
 - TD outlined that the key change here is the removal of the sesame stairs. The original fabric is being retained otherwise.
 - The second lift in the eastern core is to be removed to become a butler's pantry space. This is to provide services to the strong room which is intended to become a private guest lounge space.
 - PM queried whether the main public lift was now being removed all together. IL confirmed this has now changed. The end result will be more of a classic hotel with access to the roof by the guest lifts on the western core.
 - Service lifts have not changed.
 - Number of keys on this level has not changed since the last DRP meeting.
- Second level
 - The second lift removal in the eastern core from Bent St carries through.

- Staircases on a typical floor.
 - These currently have elegant balustrades; however they are not BCA compliant from their height, lack of continuity and are easily climbable. A secondary balustrade on the inside of the stairs is required in addition to a new handrail on the opposite side.
 - The original secondary balustrade design proposed brass rods with a circular handrail in an S shape to carry through the existing balustrade appearance and create a degree of dynamism as you walked up the stairs.
 - IL outlined that other options included having something inhabiting the void, to avoid the additional balustrade. The stairwells themselves however do not align and therefore this option isn't feasible. The Como was mentioned as an example.
 - TD discussed that a stripped back option was looked at, along with different materials. Wires and cables were considered however these can have tension issues over time. The current proposal includes vertical 5mm diameter rods.
 - PM queried if the rods were connected to the handrails. TD confirmed that the handrails are fixed to the frames, and then connected into the existing bars. These are held off from the floor to avoid putting fixings in the marble flooring.
 - KC asked what the span between each panel was, and if the middle span could be removed to avoid highlighting that connection (which is thicker due to the surrounding panel support). TD responded that a frame element is needed to avoid the rod elements becoming heavier and thicker, as the frame provides the support. IL added that the balustrade would potentially sag with heavier rod elements.
 - An option was investigated where vertical rods didn't go right up the top of the panel, but this created another horizontal line in the design and perhaps cluttered the reading of the balustrade.
 - KC queried whether the handrail on the wall as shown was existing or if it had to be there. TD confirmed it is not existing but is required as the stairs are a fire escape which needs a continuous rail. KC requested that it be looked at whether it could be more integrated with the wall rather than standing out as it currently does.
 - The current proposal looks at a brass colouring. BZ asked whether it might be better if the rods were a darker bronze tone/black, rather than brass, including a stainless steel in black which may give a more invisible appearance.
 - There are a couple of options, which depend on getting the marble polish correct for reflection. This needs to be seen in-situ prior to a few options being made to test.
 - BZ prefers the dark bronze and contemporary nature, but wants to see an option with the black vertical rods. IL and TD will look into this further.
 - PM – general comment that there needs to be a rationalising of materials and colours across the interiors, with a suggested focus on fewer and more consistent materials that are dark bronze tonally rather than a brighter brass.
- Guestroom Doors
 - The doors that open out to the loggias need to be enhanced to improve their acoustic performance. The team have been trying different techniques to avoid impacting the timber too much. The same goes for the windows. A detail has been developed with TTW facades that incorporates a custom, slim line aluminium extrusion that will be dark bronze to support the acoustic glass. This avoids routing in the doors or windows and respects the existing heritage fabric.
 - These upgrades will be done as part of the mock up room testing. TD noted the glass is not original.
 - A query was asked about the guestrooms doors where they need the fire rating, and TD confirmed they will be rebuilt.
 - There are two current door phases: Phase 1 doors with the archways and Phase 2 with a simpler archway. The strategy is to try and re-use as many of the existing doors as possible and reusing them as the new guest doors into the rooms. The issue is that some have glass in their centre while others have a replacement panel. A detailed door schedule identifies the specific details of every single door, with the majority (80%) of the stiles of the doors passing the requirements for fire and acoustics in theory. The recessed elements of the doors do require upgrading. At the last meeting it was discussed about inserting steel plates, but this option is no longer being investigated as this isn't suitable for fire purposes nor the weight it added to the doors.
 - TD discussed the new options utilising CFC board. CSIRO are taking a door for testing where inserts and the door fixtures will be installed, then the panels replaced. They'll be tested to check their fire rating. This will provide the confidence that the doors can be re-used and adapted as needed.
 - BZ queried about the glass panel at the top of the door. TD confirmed that in the final design the glass will be removed (as this is not original), the CFC lining would go through and then a bronze smoked mirror will be installed to avoid light spilling into guest rooms.

- The new doors as described at the previous DRP meeting had a bronze reveal around the outside including the archway. One of the main changes being looked at now is changing the surround to a hardwood stained timber finish.
 - The door finish proposed by the interior designs of lacquer work would need to be tested in situ prior to being rolled out across the project. JB stated that this seemed like a foreign element, with IL mentioning that the interior designers were investigating other options.
 - For the corridors the interior designers have proposed a darker colour paint at the bottom part of the wall (approximately three feet in height). JB noted that this is usually done in a darker colour and a harder finish for ease of maintenance. TD mentioned the concern again about people coming in with bags and damaging walls and doors with bags – these items need to be sturdy to manage these potential impacts.
 - The two piers on either side of the doors are picking up on the existing datums of the wall and doors.
 - The team are looking at options to protect the edges of the existing doors. A suggestion so far has been a dark bronze corner guard recessed into the fabric.
- Wayfinding
 - The sentinel acts as a way finding guide to identify there is a guest room along the corridor, as some doors will be locked off due to having bathrooms behind. Coring would have occurred through the marble floor and would require the addition of a fire collar.
 - A wall mounted element is proposed to avoid the penetrations through the historic fabric. This element will incorporate the room number, doorbell, do not disturb etc. The card reader is to be a discrete element and will be fitted to the guestroom door instead of on the previously floor mounted sentinel.
 - On the new guestroom doors, new simplified piers are being constructed either side of the door reveal to interpret the historic piers to the existing doors. These new piers will be used to provide a services/wiring conduit.
- Spiral Staircases and the Strong Room
 - The existing spiral stairs to the NW and NE are elegant but unfortunately do not meet BCA requirements and have large openings through the balustrade elements causing a safety risk. A simple, clean curved balustrade is proposed with a dark bronze frame. This is only required at two levels in order to safely limit access to the stairs whilst allowing their inherent beauty to be read.
 - BZ queried if there will be any signage to explain the significance and use of the spiral staircases. TD/JB noted there will be a wider heritage story throughout the building, that describes its history – this will be prepared by a heritage interpretation consultant in conjunction with the rest of the team.
 - TD noted the strong room has similar spiral staircases, but they also can't be used due to non-compliances with the BCA. JB suggested that this may be a benefit, as having people on the mezzanine introduces other issues around access and the design of those spaces.
 - Archival photographs of the buildings have been completed, with Chris Bennet the photographer.
 - The lower level of the strong room is the publicly accessible floor and afford views up to the dome. The intermediate levels are for guests only.
 - Events could be held within the strong room and the newly proposed butlers pantry would provide service for this scenario.
 - The size of the ground floor aperture looking up through the strong room has been considered. It was originally proposed to have an opening of about 4.5m x 4.5m however to maximise the floor space in the ground floor area has been reduced to 2.5m x 2.5m. A bronze panelled balustrade with horizontal glass infill is proposed to control acoustics between the spaces whilst addressing overlooking challenges between the guests and the public.
 - Fire rated doors.
 - TD presented elements from the design process to illustrate the challenge of detailing glazed fire rated doors that utilise proprietary products. Custom fire rated doors are prohibitively expensive.
 - TD confirmed that all other windows would be reglazed due to having a wide timber frame that was completed in the 1980s and is non-fire rated. PM asked what the thickness of the frame would be, and whether a reveal could be used to reduce it down, similar to the doors. TD confirmed the window frames are 70mm thick – PM suggested adding a plaster inset reveal to reduce the visual thickness. IL commented that the survey would need to confirm what the worst case is.

- Lift Lobbies
 - Entry to the lifts have been designed to tie back into the existing windows with shapes and sizes.
 - KC commented that lift buttons fixed to the metal reveals could be an option, and BZ mentioned the lift doors could be part of the art program.
- Level 3
 - There is a new roofscape on Level 3 which provides an additional courtyard space in the SW.
 - The main arrangement has changed slightly with the primary guest lifts location allowing guests to be brought up to this level when first arriving at the hotel. Guests will then go through gallery space past the external garden area and then into the new hybrid lounge/reception space.
 - The eastern side of the roofscape plan is the presidential suite. This has an external garden space with views to the harbour, a dining room and secondary bedroom space.
 - The western dome has a bar space at the top.
 - Lift access is through the western core and across the new walkway link. PM noted that this would limit some presidential types if there was not separate and dedicated access.
 - The presidential garden space is an open pergola with a series of trellis wires. KC commented that some projects had issues with water dripping off the pergola after heavy rains and could take time for it to dry out.
 - TD provided a recap on the roof scape. The idea is for a modern and contemporary grid shell, similar to a high tech Victorian conservatory.
 - The team have been working on the diagrid with the engineers to work through this, to give the impression that the pieces have been assembled out of components and have a hand-made quality.
 - The proposal still maintains the same level of shading but is now looking at having the shading internally as a separate element as there are technical and cost issues with having the timber louvres within the DGU.
 - High performance glass is required to control the solar heat gains whilst balancing the desire for views out. The shading is there to avoid the direct radiant heat through the glass.
 - The shading is to be fixed at this stage.
 - KC requested that details of the thermal performance of this space be provided.
- Diagrid Doors, Windows and Southern Roof
 - The new diagrid doors have been inspired by the existing curved reveal forms found throughout the building.
 - The diagrid door ideas have also been applied to the windows on the rear terrace area and the presidential suite on the SE. This allows for ventilation while the reveals naturally project forward to provide solar shading.
 - The southern roof has been changed to a patinated zinc standing seam roof system.
 - PM queried the materials, noting that the new southern roof is patinated zinc and the existing is copper. JB noted that the roofs were originally slate.
 - BZ commented that the roof looks really solid when using dark zinc and a more traditional grey finish should be tested. PM commented about the multiple changes in materials being isolating to those parts. IL suggested that a whole series of materials will be obtained to run some tests with these on the roof and then confirm what is actually seen from ground level.
 - The window spacing is because they centre on the dining room space, transitional room and secondary bedroom space of the presidential suite.
 - It was agreed that the whole building is irregular with the horizontal datum the only regular item.
 - TD discussed the southern roof facades which contribute to the arrival sequence of guests.
 - A new clocktower lift will bring people into this arrival space. The issue is that the clocktower, dome and strong room dome are landlocked on the site so how do guests navigate these? A small garden is to be provided to link these areas and draw guests into the concierge space. It was noted that this is more of an art space than a garden.
 - TD noted some discrepancies between the Stage 1 S96 and Stage 2 RL levels by .5m (38.5m to 38m). There are also minor window/connection extrusions on the roof extending past the envelope approved for Stage 1. They will need to form part of a future S96.

- Octagonal Room – the Northern Dome
 - TD discussed that there was originally access to this space. The last DRP meeting looked at having a spiral staircase only to that space due to the lack of residual floor space. The team presented a proposal to remove access to the Octagonal room but celebrate the form by allowing views up into the space. This would be achieved by retaining the primary original structure but removing the floors.
 - KC asked when the floors were built and how they were used. JB confirmed they are original floors and that the space was used as office space ('D Grade'), with the primary purpose of the dome for external architectural appearances.
 - The DRP commented that it would be much more interesting by opening this space up and supports the proposal.
- Ending Comments
 - The DRP considers the changes to all be moving in a positive direction. The key items for the DRP are whether the environmental factors are being well considered, including dealing with the direct solar gains in the NW lounge
 - The number of different metal finishes needs to be consolidated and agreed on a solution that gives a good response which can be applied universally. The more subdued dark bronze will work better than the brass in this building.
 - The DRP do have concerns relating to the use of the diagrid/diamond form over only the northern half of the roofscape, there is no longer a consistency in language across the new elements. Street level views to be produced to check if and when the northern roof elements are actually visible in the same view as the southern roof.

Education Building

- Heritage Wall –Bridge St and Farrer Place levels
 - TD confirmed that the existing part of the heritage wall to the NW is to be retained after discussions with the City of Sydney's Heritage Officer.
 - BZ queried what the significance of the wall was, with TD and JB confirming it was part of the original 1915 design but not particularly aesthetically impressive.
 - The retention of the wall does require considerable reconfiguration of the layouts to work around it and has major impacts to the basements below.
 - The wall itself is original but is not a structural item. Its end design (whether it will remain rendered) is yet to be resolved, pending how it relates to the pre-function space.
 - The DRP need to see how keeping the wall could work and following this and understanding any flow on adverse design effects, may recommend that the wall be removed.
- First Floor
 - The main change is the addition of one new key (resulting from the narrowing of rooms), and reinterpretation of the wintergardens.
 - The team is looking at introducing new secondary windows to deal with acoustic issues – this would be applied to all existing levels.
- Second Level
 - The changes on this level include the addition of 5 new keys, with the courtyard rooms increasing by one from 3 to 4.
 - The smallest key size is 33sqm but rooms generally average around the 40sqm mark.
- Third Level
 - As per Level 2 with 5 new keys.
- Fourth Level
 - As per Level 2 with 5 new keys.
- Fifth Level
 - An extra key in in the courtyard space and along western boundary are being provided for a total of 2 new keys.
- Sixth Level
 - There are additional keys on this level, along with a rebuilt rendered façade.
 - Rooms on the northern side look onto the existing heritage copper roof lanterns.
- Seventh/eighth floor levels
 - There are additional keys on these levels.
 - The corner rooms have been extended to provide more generous suites.
- Ninth level
 - The garden villas are still proposed as per previous designs.


- BZ/PM asked what ended up happening with the lift space from Farrer Place. TD confirmed that it has been removed as it opened up the space and creating a greater entrance to the building, as agreed with the City of Sydney's Heritage Officer. The lift wall has also been removed but the pink marble is to be reused in the reception area.

Education Building Rooftop Facades

- TD presented the new built form of the rooftop elements, indicating that the design has always tried to reduce the perceived mass by setting the elements back from the street edge. Level 6 contains the rebuilt rendered façade that almost appears to form part of the original base.
- The wholesale changes are due to the fact that small value engineering changes couldn't meet budgetary constraints so needed a holistic redesign.
- The design looks at using the lines of the building, the ratio of glass and vertical elements, while ensuring the courtyard through the building is reinstated.
- This also includes the rebuild of Level 6, creating bookends with the tower pieces and connecting it back to the Lands Building through the angles and alignments of each element.
- It was noted that the east and west towers are to be clad in a fluted reconstituted stone – PM requested details of the corner return.
- TD explained the curtain walling system. The glass to glass junction has been adjusted to avoid showing the slab edge. Fluted fins also assist with shading from the morning and evening sun but also provide privacy for the rooms.
- Curved glass corners are employed to interpret the curved corners of the existing sandstone base.
- KC queried regarding whether the horizontal cap at the top of the northern element is the plant and the eastern tower are the lift core. TD confirmed that these also contain the back of house services. A guest room is in the western tower. KC appreciates the fineness of the new design but was not sure about the horizontal capping line of the northern façade – the top of the cooling towers. This detail is to be investigated by the design team.
- The datum line of Level 9 in the south (garden villas) was identified as a positive as it frames and caps the building.
- BZ suggested introducing a horizontal line/cap across the top of the rebuilt rendered Level 6 to provide a clear divide between the old and new.
- The DRP commented that the finer grain of the northern façade (900mm fin to fin) is better than the grain of the southern façade (1200mm fin to fin). There was a concern that the southern façade appeared too similar to a commercial planning grid and it should be decreased. In addition BZ made a comment that a fin to fin dimension to be reviewed .
- Ending Comments
 - The design approach to the rooftop has changed considerably. The DRP understand the driver for the change and overall consider it is heading in the right direction. The success of the new design approach will come down to ensuring a more distinctive and richer quality of design that clearly moves away from a commercial looking aesthetic. This can be achieved by a tighter grain of the façade and the careful selection of the material finish.
 - BZ noted that the final colour/tone of the façade will need to be carefully tested to maintain a high quality architecture.
 - The environmental performance of the upper levels is also a key element that requires review and confirmation.

Meeting adjourned approximately 2.45pm

Signed:



Brian Zulaikha

Kerry Clare

Peter Mould

Minutes of the Design Review Panel Meeting No. 6 – Sandstone Precinct.
23 April 2018. 11.00am-3.00pm

Design Review Panel members:

Peter Mould (PM)
Kerry Clare (KC)
Brian Zulaihka (BZ)

Heritage Council representative:

Bruce Pettman (BP) - Apology

Also present:

Ian Lomas (IL), Make Architects
Tim Davies (TD), Make Architects
Jonathan Bryant (JB), Urbis
Alexis Cella (AC), Ethos Urban
Chris Curtis (CC), Ethos Urban
Tracy Lowe (TL), Pontiac
Alex Barnard (AB), Essence

Overview of the meeting

- Meeting commenced at 11.07am.
- A site visit to the mock up room in the Lands Building was undertaken, with TD providing an overview of what issues/challenges have been revealed now that investigative work has been able to commence under the S57 heritage exemption. Key items discussed included:
 - The provision of services and the strategy to be adopted, with a review of all options revealing an additional 'chimney' riser for every second room is preferred.
- TD provided a very detailed overview of the proposed amendments to the design between now and the last DRP meeting of August 2017.
- Amendments to the detail of the proposal include:
 - Addition of keys/number of rooms in Education Building
 - Removal of the second eastern lift within Lands Building
 - Closure of spiral stairwells due to BCA compliance
 - Provision of compliant balustrade for heritage stairwells
 - Modifications to the design of the rooftop on the Lands Building including uses
 - Modifications to the design of the rooftop on the Education Building

Lands Building

- TD provided an overview of the minor changes which include the shifting of back of house and service locations
- Bridge St Level
 - The entry off Gresham St will become the primary DDA entry for guests entering the hotel. This is due to the existing gradient off Bent Street being too steep for safe entry. Therefore the Sesame lifts at the Bent St stairs would become redundant and so have been removed. The Gresham St entry is proposed with a cast metal ramp that ties in and connects to the existing marble
 - The historic carriage loop entry at the SW corner of Gresham St will become the entry point to the retail/restaurant area
 - Proposed stair and DDA compliant ramp entry for the retail has also been provided at this entry point
 - PM queried whether a door was proposed as for DDA purposes this wouldn't be appropriate. TD confirmed there is no door proposed, rather just the existing gates will be opened right back. PM suggested that the entry is pushed back further to align with the stairs to ensure equitable access is achieved. *POST MEETING NOTE* the entry to the ramp will be studied to ascertain if a wider opening can be provided however this will be limited by the ramp length and the overhead entry for the luggage route.
- Bent St Level
 - TD outlined that the key change here is the removal of the sesame stairs. The original fabric is being retained otherwise.
 - The second lift in the eastern core is to be removed to become a butler's pantry space. This is to provide services to the strong room which is intended to become a private guest lounge space.
 - PM queried whether the main public lift was now being removed all together. IL confirmed this has now changed. The end result will be more of a classic hotel with access to the roof by the guest lifts on the western core.
 - Service lifts have not changed.
 - Number of keys on this level has not changed since the last DRP meeting.
- Second level
 - The second lift removal in the eastern core from Bent St carries through.

- Staircases on a typical floor.
 - These currently have elegant balustrades; however they are not BCA compliant from their height, lack of continuity and are easily climbable. A secondary balustrade on the inside of the stairs is required in addition to a new handrail on the opposite side.
 - The original secondary balustrade design proposed brass rods with a circular handrail in an S shape to carry through the existing balustrade appearance and create a degree of dynamism as you walked up the stairs.
 - IL outlined that other options included having something inhabiting the void, to avoid the additional balustrade. The stairwells themselves however do not align and therefore this option isn't feasible. The Como was mentioned as an example.
 - TD discussed that a stripped back option was looked at, along with different materials. Wires and cables were considered however these can have tension issues over time. The current proposal includes vertical 5mm diameter rods.
 - PM queried if the rods were connected to the handrails. TD confirmed that the handrails are fixed to the frames, and then connected into the existing bars. These are held off from the floor to avoid putting fixings in the marble flooring.
 - KC asked what the span between each panel was, and if the middle span could be removed to avoid highlighting that connection (which is thicker due to the surrounding panel support). TD responded that a frame element is needed to avoid the rod elements becoming heavier and thicker, as the frame provides the support. IL added that the balustrade would potentially sag with heavier rod elements.
 - An option was investigated where vertical rods didn't go right up the top of the panel, but this created another horizontal line in the design and perhaps cluttered the reading of the balustrade.
 - KC queried whether the handrail on the wall as shown was existing or if it had to be there. TD confirmed it is not existing but is required as the stairs are a fire escape which needs a continuous rail. KC requested that it be looked at whether it could be more integrated with the wall rather than standing out as it currently does.
 - The current proposal looks at a brass colouring. BZ asked whether it might be better if the rods were a darker bronze tone/black, rather than brass, including a stainless steel in black which may give a more invisible appearance.
 - There are a couple of options, which depend on getting the marble polish correct for reflection. This needs to be seen in-situ prior to a few options being made to test.
 - BZ prefers the dark bronze and contemporary nature, but wants to see an option with the black vertical rods. IL and TD will look into this further.
 - PM – general comment that there needs to be a rationalising of materials and colours across the interiors, with a suggested focus on fewer and more consistent materials that are dark bronze tonally rather than a brighter brass.
- Guestroom Doors
 - The doors that open out to the loggias need to be enhanced to improve their acoustic performance. The team have been trying different techniques to avoid impacting the timber too much. The same goes for the windows. A detail has been developed with TTW facades that incorporates a custom, slim line aluminium extrusion that will be dark bronze to support the acoustic glass. This avoids routing in the doors or windows and respects the existing heritage fabric.
 - These upgrades will be done as part of the mock up room testing. TD noted the glass is not original.
 - A query was asked about the guestrooms doors where they need the fire rating, and TD confirmed they will be rebuilt.
 - There are two current door phases: Phase 1 doors with the archways and Phase 2 with a simpler archway. The strategy is to try and re-use as many of the existing doors as possible and reusing them as the new guest doors into the rooms. The issue is that some have glass in their centre while others have a replacement panel. A detailed door schedule identifies the specific details of every single door, with the majority (80%) of the stiles of the doors passing the requirements for fire and acoustics in theory. The recessed elements of the doors do require upgrading. At the last meeting it was discussed about inserting steel plates, but this option is no longer being investigated as this isn't suitable for fire purposes nor the weight it added to the doors.
 - TD discussed the new options utilising CFC board. CSIRO are taking a door for testing where inserts and the door fixtures will be installed, then the panels replaced. They'll be tested to check their fire rating. This will provide the confidence that the doors can be re-used and adapted as needed.
 - BZ queried about the glass panel at the top of the door. TD confirmed that in the final design the glass will be removed (as this is not original), the CFC lining would go through and then a bronze smoked mirror will be installed to avoid light spilling into guest rooms.

- The new doors as described at the previous DRP meeting had a bronze reveal around the outside including the archway. One of the main changes being looked at now is changing the surround to a hardwood stained timber finish.
 - The door finish proposed by the interior designs of lacquer work would need to be tested in situ prior to being rolled out across the project. JB stated that this seemed like a foreign element, with IL mentioning that the interior designers were investigating other options.
 - For the corridors the interior designers have proposed a darker colour paint at the bottom part of the wall (approximately three feet in height). JB noted that this is usually done in a darker colour and a harder finish for ease of maintenance. TD mentioned the concern again about people coming in with bags and damaging walls and doors with bags – these items need to be sturdy to manage these potential impacts.
 - The two piers on either side of the doors are picking up on the existing datums of the wall and doors.
 - The team are looking at options to protect the edges of the existing doors. A suggestion so far has been a dark bronze corner guard recessed into the fabric.
- Wayfinding
 - The sentinel acts as a way finding guide to identify there is a guest room along the corridor, as some doors will be locked off due to having bathrooms behind. Coring would have occurred through the marble floor and would require the addition of a fire collar.
 - A wall mounted element is proposed to avoid the penetrations through the historic fabric. This element will incorporate the room number, doorbell, do not disturb etc. The card reader is to be a discrete element and will be fitted to the guestroom door instead of on the previously floor mounted sentinel.
 - On the new guestroom doors, new simplified piers are being constructed either side of the door reveal to interpret the historic piers to the existing doors. These new piers will be used to provide a services/wiring conduit.
- Spiral Staircases and the Strong Room
 - The existing spiral stairs to the NW and NE are elegant but unfortunately do not meet BCA requirements and have large openings through the balustrade elements causing a safety risk. A simple, clean curved balustrade is proposed with a dark bronze frame. This is only required at two levels in order to safely limit access to the stairs whilst allowing their inherent beauty to be read.
 - BZ queried if there will be any signage to explain the significance and use of the spiral staircases. TD/JB noted there will be a wider heritage story throughout the building, that describes its history – this will be prepared by a heritage interpretation consultant in conjunction with the rest of the team.
 - TD noted the strong room has similar spiral staircases, but they also can't be used due to non-compliances with the BCA. JB suggested that this may be a benefit, as having people on the mezzanine introduces other issues around access and the design of those spaces.
 - Archival photographs of the buildings have been completed, with Chris Bennet the photographer.
 - The lower level of the strong room is the publicly accessible floor and afford views up to the dome. The intermediate levels are for guests only.
 - Events could be held within the strong room and the newly proposed butlers pantry would provide service for this scenario.
 - The size of the ground floor aperture looking up through the strong room has been considered. It was originally proposed to have an opening of about 4.5m x 4.5m however to maximise the floor space in the ground floor area has been reduced to 2.5m x 2.5m. A bronze panelled balustrade with horizontal glass infill is proposed to control acoustics between the spaces whilst addressing overlooking challenges between the guests and the public.
 - Fire rated doors.
 - TD presented elements from the design process to illustrate the challenge of detailing glazed fire rated doors that utilise proprietary products. Custom fire rated doors are prohibitively expensive.
 - TD confirmed that all other windows would be reglazed due to having a wide timber frame that was completed in the 1980s and is non-fire rated. PM asked what the thickness of the frame would be, and whether a reveal could be used to reduce it down, similar to the doors. TD confirmed the window frames are 70mm thick – PM suggested adding a plaster inset reveal to reduce the visual thickness. IL commented that the survey would need to confirm what the worst case is.

- Lift Lobbies
 - Entry to the lifts have been designed to tie back into the existing windows with shapes and sizes.
 - KC commented that lift buttons fixed to the metal reveals could be an option, and BZ mentioned the lift doors could be part of the art program.
- Level 3
 - There is a new roofscape on Level 3 which provides an additional courtyard space in the SW.
 - The main arrangement has changed slightly with the primary guest lifts location allowing guests to be brought up to this level when first arriving at the hotel. Guests will then go through gallery space past the external garden area and then into the new hybrid lounge/reception space.
 - The eastern side of the roofscape plan is the presidential suite. This has an external garden space with views to the harbour, a dining room and secondary bedroom space.
 - The western dome has a bar space at the top.
 - Lift access is through the western core and across the new walkway link. PM noted that this would limit some presidential types if there was not separate and dedicated access.
 - The presidential garden space is an open pergola with a series of trellis wires. KC commented that some projects had issues with water dripping off the pergola after heavy rains and could take time for it to dry out.
 - TD provided a recap on the roof scape. The idea is for a modern and contemporary grid shell, similar to a high tech Victorian conservatory.
 - The team have been working on the diagrid with the engineers to work through this, to give the impression that the pieces have been assembled out of components and have a hand-made quality.
 - The proposal still maintains the same level of shading but is now looking at having the shading internally as a separate element as there are technical and cost issues with having the timber louvres within the DGU.
 - High performance glass is required to control the solar heat gains whilst balancing the desire for views out. The shading is there to avoid the direct radiant heat through the glass.
 - The shading is to be fixed at this stage.
 - KC requested that details of the thermal performance of this space be provided.
- Diagrid Doors, Windows and Southern Roof
 - The new diagrid doors have been inspired by the existing curved reveal forms found throughout the building.
 - The diagrid door ideas have also been applied to the windows on the rear terrace area and the presidential suite on the SE. This allows for ventilation while the reveals naturally project forward to provide solar shading.
 - The southern roof has been changed to a patinated zinc standing seam roof system.
 - PM queried the materials, noting that the new southern roof is patinated zinc and the existing is copper. JB noted that the roofs were originally slate.
 - BZ commented that the roof looks really solid when using dark zinc and a more traditional grey finish should be tested. PM commented about the multiple changes in materials being isolating to those parts. IL suggested that a whole series of materials will be obtained to run some tests with these on the roof and then confirm what is actually seen from ground level.
 - The window spacing is because they centre on the dining room space, transitional room and secondary bedroom space of the presidential suite.
 - It was agreed that the whole building is irregular with the horizontal datum the only regular item.
 - TD discussed the southern roof facades which contribute to the arrival sequence of guests.
 - A new clocktower lift will bring people into this arrival space. The issue is that the clocktower, dome and strong room dome are landlocked on the site so how do guests navigate these? A small garden is to be provided to link these areas and draw guests into the concierge space. It was noted that this is more of an art space than a garden.
 - TD noted some discrepancies between the Stage 1 S96 and Stage 2 RL levels by .5m (38.5m to 38m). There are also minor window/connection extrusions on the roof extending past the envelope approved for Stage 1. They will need to form part of a future S96.

- Octagonal Room – the Northern Dome
 - TD discussed that there was originally access to this space. The last DRP meeting looked at having a spiral staircase only to that space due to the lack of residual floor space. The team presented a proposal to remove access to the Octagonal room but celebrate the form by allowing views up into the space. This would be achieved by retaining the primary original structure but removing the floors.
 - KC asked when the floors were built and how they were used. JB confirmed they are original floors and that the space was used as office space ('D Grade'), with the primary purpose of the dome for external architectural appearances.
 - The DRP commented that it would be much more interesting by opening this space up and supports the proposal.
- Ending Comments
 - The DRP considers the changes to all be moving in a positive direction. The key items for the DRP are whether the environmental factors are being well considered, including dealing with the direct solar gains in the NW lounge
 - The number of different metal finishes needs to be consolidated and agreed on a solution that gives a good response which can be applied universally. The more subdued dark bronze will work better than the brass in this building.
 - The DRP do have concerns relating to the use of the diagrid/diamond form over only the northern half of the roofscape, there is no longer a consistency in language across the new elements. Street level views to be produced to check if and when the northern roof elements are actually visible in the same view as the southern roof.

Education Building

- Heritage Wall – Bridge St and Farrer Place levels
 - TD confirmed that the existing part of the heritage wall to the NW is to be retained after discussions with the City of Sydney's Heritage Officer.
 - BZ queried what the significance of the wall was, with TD and JB confirming it was part of the original 1915 design but not particularly aesthetically impressive.
 - The retention of the wall does require considerable reconfiguration of the layouts to work around it and has major impacts to the basements below.
 - The wall itself is original but is not a structural item. Its end design (whether it will remain rendered) is yet to be resolved, pending how it relates to the pre-function space.
 - The DRP need to see how keeping the wall could work and following this and understanding any flow on adverse design effects, may recommend that the wall be removed.
- First Floor
 - The main change is the addition of one new key (resulting from the narrowing of rooms), and reinterpretation of the wintergardens.
 - The team is looking at introducing new secondary windows to deal with acoustic issues – this would be applied to all existing levels.
- Second Level
 - The changes on this level include the addition of 5 new keys, with the courtyard rooms increasing by one from 3 to 4.
 - The smallest key size is 33sqm but rooms generally average around the 40sqm mark.
- Third Level
 - As per Level 2 with 5 new keys.
- Fourth Level
 - As per Level 2 with 5 new keys.
- Fifth Level
 - An extra key in the courtyard space and along western boundary are being provided for a total of 2 new keys.
- Sixth Level
 - There are additional keys on this level, along with a rebuilt rendered façade.
 - Rooms on the northern side look onto the existing heritage copper roof lanterns.
- Seventh/eighth floor levels
 - There are additional keys on these levels.
 - The corner rooms have been extended to provide more generous suites.
- Ninth level
 - The garden villas are still proposed as per previous designs.

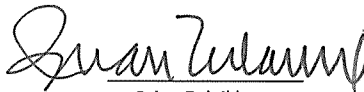
- BZ/PM asked what ended up happening with the lift space from Farrer Place. TD confirmed that it has been removed as it opened up the space and creating a greater entrance to the building, as agreed with the City of Sydney's Heritage Officer. The lift wall has also been removed but the pink marble is to be reused in the reception area.

Education Building Rooftop Facades

- TD presented the new built form of the rooftop elements, indicating that the design has always tried to reduce the perceived mass by setting the elements back from the street edge. Level 6 contains the rebuilt rendered façade that almost appears to form part of the original base.
- The wholesale changes are due to the fact that small value engineering changes couldn't meet budgetary constraints so needed a holistic redesign.
- The design looks at using the lines of the building, the ratio of glass and vertical elements, while ensuring the courtyard through the building is reinstated.
- This also includes the rebuild of Level 6, creating bookends with the tower pieces and connecting it back to the Lands Building through the angles and alignments of each element.
- It was noted that the east and west towers are to be clad in a fluted reconstituted stone – PM requested details of the corner return.
- TD explained the curtain walling system. The glass to glass junction has been adjusted to avoid showing the slab edge. Fluted fins also assist with shading from the morning and evening sun but also provide privacy for the rooms.
- Curved glass corners are employed to interpret the curved corners of the existing sandstone base.
- KC queried regarding whether the horizontal cap at the top of the northern element is the plant and the eastern tower are the lift core. TD confirmed that these also contain the back of house services. A guest room is in the western tower. KC appreciates the fineness of the new design but was not sure about the horizontal capping line of the northern façade – the top of the cooling towers. This detail is to be investigated by the design team.
- The datum line of Level 9 in the south (garden villas) was identified as a positive as it frames and caps the building.
- BZ suggested introducing a horizontal line/cap across the top of the rebuilt rendered Level 6 to provide a clear divide between the old and new.
- The DRP commented that the finer grain of the northern façade (900mm fin to fin) is better than the grain of the southern façade (1200mm fin to fin). There was a concern that the southern façade appeared too similar to a commercial planning grid and it should be decreased. In addition BZ made a comment that a fin to fin dimension to be reviewed .
- Ending Comments
 - The design approach to the rooftop has changed considerably. The DRP understand the driver for the change and overall consider it is heading in the right direction. The success of the new design approach will come down to ensuring a more distinctive and richer quality of design that clearly moves away from a commercial looking aesthetic. This can be achieved by a tighter grain of the façade and the careful selection of the material finish.
 - BZ noted that the final colour/tone of the façade will need to be carefully tested to maintain a high quality architecture.
 - The environmental performance of the upper levels is also a key element that requires review and confirmation.

Meeting adjourned approximately 2.45pm

Signed:


Brian Zulaikha


Kerry Clare

Peter Mould

Minutes of the Design Review Panel Meeting No. 7 – Sandstone Precinct.

31 May 2018. 10.00am-12.00pm

Design Review Panel members:

Peter Mould (PM)

Kerry Clare (KC)

Brian Zulaihka (BZ) - apology

Heritage Council representative:

Bruce Pettman (BP) - Apology

Also present:

Tim Davies (TD), Make Architects

Tom White (TW), Ridley

Jonathan Bryant (JB), Urbis

Alexis Cella (AC), Ethos Urban

Chris Curtis (CC), Ethos Urban

Brandon Lee (BL), Essence

James Joy (JJ), Essence

Tracey Lowe (TL), Pontiac (via phone)

Alex Kobler (AK), Wood and Grieve (arrived 11.05am)

Overview of the meeting

- Meeting commenced at 10.08am.
- TD provided an overview of the items discussed in the previous DRP which had been resolved, due to further design refinement.

Education building

- The design team has looked at continuing on the building lines from the existing Education Building (the spacing of windows, key features etc) to the new top components to ensure continuity.
- Levels 7 and 8 have now had the size and location of keys resolved.
- It was a delicate art setting out the modules for each room in a manner that worked within the existing constraints of the building structure.
- Each fin proposed for the southern rooftop facade was shown at 1200mm centres at the previous DRP No.6. This is now to be increased to provide an additional window bay with a 1000mm centre to provide a tighter grain and ensure consistency between northern and southern facades. Tighter spacings were also tested, but found to be too congested.
- A recommendation by BZ at DRP No.6 for a 'cap edge' to be introduced on the southern end of the building has occurred.
- KC queried how the corners of the top component of the southern part of the building worked in regard to the glass panels. TD confirmed the team is looking at these being manufactured as a single piece of glass, however this presents limitations in the radii that can be achieved. The radii will be approximately 1m.
- The approved Stage 2 consent (Condition B7) identifies that the curved glass bays are to remain and are not to be modified to a faceted form. The design will look to work within this condition.
- The reconstituted stone cladding on the site towers has been provided with new shadow gaps to contribute to breaking down the massing.
- The capping of the roof on the northern cooling towers has also been investigated with multiple options presented. The version with a minimal capping was generally preferred.
- The internal central courtyard roof has been further refined. There is a ribbon of glass being held up, with a 12m distance and run length at 1:80 for gutters, with a one-way flow. TD confirmed that the pre-cast has been removed and this is now a steel truss that is clad with anodised aluminium panels.

Lands Building

- TD provided further detail and design rationale for the ramp access arrangements off Gresham St, confirming that the entry is generous and therefore equitable. TD advised there are design constraints in terms of pushing the ramp internally further, given a pinch point in head clearance with the adjoining and higher luggage ramp off Bent Street.
- PM commented that the upper luggage ramp structure appears very slender. TD confirmed that this will likely be a steel frame with concrete infill.
- The luggage door from Bent Street will remove the grill door currently in place, with this replaced by a slimline glass door. The grill will be attached to that new door. JB noted that the window opening that is being used for the luggage ramp has already been altered for fire services purposes. Other entries along the facade are not possible due to sub 2m high head heights.

Materials

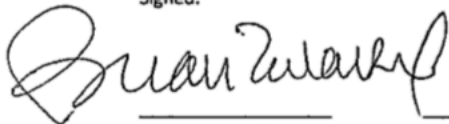
- The brass tones of the staircases have been refined further with TD showing different samples. These will be non-lacquered, as the lacquer wears off over time. JB commented that the appearance may change over time, similar to QVB, where you can see where people have touched it a lot - it has become quite shiny and polished. The staircases will likely be by a stainless steel substrate for strength that is then electroplated.
- KC asked if the new balustrades were still to be tension wires, with TD confirming these are vertical rods to avoid any tensioning issues with the wires.
- KC raised concerns with the verticals where the different panels join together. Due to the depth of the timber part, can the new pieces match that and not need as many panels was raised as a query. PM identified that the fixings would need to be looked at further, but that you may be able to remove the end point and fix it by the top and bottom. The design team will investigate an option to suppress the double verticals subject to structural requirements.
- TD confirmed they are mechanically fixed as proposed, but JB mentioned these need to be confirmed as the balustrades may be brittle.
- TD explained the options for room entries, with a wall-mounted fitting proposed to contain a small light, , do not disturb and room number etc. The design has also integrated the cable paths better to minimise the impacts. The door locking mechanism will remain on the entry door.
- Services are causing an issue (sprinkler heads, EWIS, PA speakers etc). Recent Australian Standards change further increases the requirements for acoustic legibility for the EWIS systems. Services have now been mapped out, which will be centred through the archway of each corridor. Three pendant lights are to be provided along each quadrant of the 40m corridors.
- KC asked whether the speakers can be more concealed as these are quite unsightly. TD confirmed they did look at the option of having them on the walls but that more speakers were then required to meet the legibility requirements. This would require even more penetrations into the historic fabric and cause additional challenges for wiring pathways. Attaching the speakers (combined EWIS/PA) to the light fittings were also investigated but this created an overly large and dominant fitting. The speakers would also have to be customised to fit and therefore would not be an approved AS system. In addition this would trigger an additional light fitting in order to meet the acoustic legibility requirements. The design team did not want the light scheme being driven by the EWIS system
- The Strong Room has a change in the tones being used, shifting from a light to darker bronze for consistency with the staircase balustrades.
- TD outlined that the design is upgrading the building to code with a timeless aesthetic.
- Internal door design has changed as requested to suppress the fire rated frame; the plaster is extended further to allow a finer reading of the electroplated dark bronze cover frame.
- As requested the design team investigated whether the change from the zinc material to the stainless material on the southern roof would be visible. An additional 4 new street level views were set up at all corners of the Lands Bld – it is only visible in the SE view from Bent street. The setback of the curvature of the roof forms means that it can't be seen from the ground plane including the NE and NW diagrid forms
- TD displayed samples of the material – one a lighter grey and the other a darker grey. Depending on the angle of the pieces on the roof it is difficult to tell the colours apart due to the angle of natural sunlight on the roof.
- JB noted the lead capping and cornices are consistent with the lighter colour sample. PM noted that with slate tiles you get the shadow gaps/black slots between each plate.
- KC queried if the design was going to look at keeping with the lighter tone of the adjacent copper roof, with BZ looking for a lighter colour out of the DRP No.6.
- TD described the doors and windows coming out of the southern roof part, with these being reduced in height by 450mm. TD confirmed they will be zinc.
- JB asked if the down pipes are to be re-lined, with TD confirming they will be re-sleeved.
- PM noted that a neutral piece of metal will be required in order to manage rainfall and address potential corrosion between different metals (i.e isolate the new zinc roof and deal with its run-off separately).

Comfort Level Performance Report (Lands Building) by WGE

- KC and PM suggested that the report needed to rethink its use of saying 'choice of where people sit' is a factor.
- AK responded that the choice was in the regard that there is the northern dome, the diagrid etc and that people can sit in any space they wish. No condition is comfortable for everyone. The intent is not to say moving seats is the solution but to make the space as comfortable as possible. The proposed solution is to remove as much heat from the space as possible.
- KC asked how is the heat removed, with AK confirming that the design is still looking at a high performance double glazed solution incorporated a low SHGC.
- PM noted that there are the louvres for sun shading but these aren't for heat venting. Mechanical ventilation will be used.
- There is no indication of how much energy needed for mechanical ventilation.
- Part of the mechanical strategy includes trench coolers that will 'wash' the façade in addition to the large capacity vertical fan coil units located at each end of the diagrid. High level linear diffusers supply cool air at a comfortable air velocity.
- TD mentioned that ventilation velocities of 0.5m/s was trialled, but this was considered to high, therefore a typical 0.2m/s will be used avoid the feeling of drafting.
- PM asked what is the balance of pushing between the high and low level? Can this be shifted (the balance of each)? The system will be properly balanced on commissioning but note that the fan coil units will provide the majority of the cooling capacity.
- TD mentioned that the design and report is based on the current density of louvres as presented to the DRP in meeting 05. The visuals shown in DRP 05 are still valid.
- KC suggested the 50 Martin Place building as a case study.
- AK discussed that the differences between 50 Martin Place and this building is the greater volume of the former allows the stack to be used to greater effect than the proposed. JJ stated that 50 Martin Place relies on mechanical cooling to all habitable rooms.
- KC and PM advised that further consideration of the glass roof is required from an environment performance and comfort perspective, including consideration of alternative options, having regard to a greater focus on passive solar design measures.
- The DRP also requested further details on the proposed measures and environmental performance of the Education Building, noting the top includes full height glazing.

Meeting adjourned approximately 11.40pm

Signed:



Brian Zulaikha
(apology)



Kerry Clare



Peter Mould

Minutes of the Design Review Panel Meeting No. 8 – Sandstone Precinct. 22 August 2018. 10.00am-12.00pm

Design Review Panel members:

Peter Mould (PM)
Kerry Clare (KC)
Brian Zulaihka (BZ)

Heritage Council representative:

Bruce Pettman (BP) - Apology

Also present:

Tim Davies (TD), Make Architects
Jonathan Bryant (JB), Urbis
Alexis Cella (AC), Ethos Urban
Chris Curtis (CC), Ethos Urban
James Joy (JJ), Essence
Tracey Lowe (TL), Pontiac (via phone)
Alex Kobler (AK), Wood and Grieve
Joseph Walsh (JW), Wood and Grieve
Olivier Gaussen (OG), Wood and Grieve

Overview of the meeting

- Meeting commenced at 10.00am.
- This DRP meeting focused on the Education Building only. The two Buildings are being treated separately.
- JJ provided a brief update on where the project is currently at. Internal strip out has been going for approximately two weeks and has revealed a range of additional information about the building.
- Tender documents have been issued by the Consultants for Education and are going through a review and refinement process. The team is targeting September for release to the market.
- Section 4.55 modification for Education is being prepared based on design refinements.
- Regarding the Lands Building, Pontiac are still working through a revised scheme. A future DRP will be held for the Lands Building.

Education Building

- TD explained that the Lands and Education Buildings benefit from a high degree of solar shading due to their location within a cluster of nearby towers. The cluster will shortly also include proposed towers such as One Circular Quay, Pitt Street Tower, 1 Alfred Street (Kerry Hill Tower). In particular, the Foster Tower (260m) will dominate the area.

Solar analysis

- TD outlined the solar analysis that has been completed, noting that the analysis excludes the proposed towers at this stage. The team conducted the analysis for each new level.

Level 6

- Based on the solar analysis completed it was identified that Level 6 does not present large expanses of exposed glass.
- TD outlined the scenarios for solar access are based on the hours from 6am till 8pm to encompass a full day. This revealed minimal solar exposure to the facades on the top of Education Building.

Levels 7 and 8

- Levels 7 and 8 have a tighter grain façade with an increased number of vertical fins to counteract the westerly sun in comparison to the design presented at previous DRPs. Level 7 is also partially blocked by the existing Level 6 parapet.
- TD presented the solar analysis results against the various occupancy rates of the rooms (as dictated by Section J) including the changes between weekday and weekend periods (the time when guests wake up and exit rooms can be quite variable between the two periods). It was noted that the times when there is a direct solar gain and a room is actually occupied is minimal.
- The analysis assumes different occupancies at different times to determine the solar accessibility of each level.
- The same simulation was run for the winter months, noting that the sun is naturally lower in the sky. This would allow for a reduction in heating requirements and energy loads throughout the building as the solar gain is a positive benefit.
- The winter morning sun enters into courtyard rooms in the morning.
- BZ asked will rooms be air-conditioned when unoccupied? Confirmed by project team that a BMS will be employed that will ensure maximum energy efficiency using different settings when rooms are occupied and unoccupied.
- BZ queried if the air-conditioning can be turned off when the key card isn't inserted. TD confirmed that there is no key card insertion system for activation – it will be managed by the BMS.
- BZ queried if the blinds for each room will be automated? TD outlined that they will be automated, with the team investigating several blind types at present. The team is looking at linking the automated blinds into the

BMS system— if guests are out of the room in the afternoon the blinds would come down and then go up when guests re-enter the room.

- PM asked whether the blinds will be internal or external as the recommendation in the report prepared by Wood and Grieve refers to internal blinds. AK clarified that the blinds will be installed.

Level 9

- Level 9 contains the garden villa rooms. The solar analysis produced similar results to Level 7 and 8. They are south facing therefore there is no issue with direct solar gains.

Glass requirements

- AK explained that the minimum requirements to meet Section J for the Education Building were considered to not be the right solution for the project. To meet the minimum Section J requirements the solution was a single glazed outcome. The team looked at what the right option is for the project to provide the comfort levels needed, with this being a Low-E solution, while considering the acoustics, mechanical and architecture aspects. The preferred outcome selected is a Low-E DGU (double glazed unit) system. To meet Section J the requirement from testing is a result of 0.7, but the team has been able to reduce this down to 0.33. This applies to Levels 6 to 9.
- AK confirmed that this is the same glass specification as used in the ICC.
- A sample was shown by TD, who noted that the facades are also provided with the flute vertical fins every 1m to further contribute to shading.
- AK explained that the design team attempted to reduce the solar heat gain as much as possible through running numerous scenarios to see what the difference would be to the whole building. This results in a 63% reduction in solar load during summer.
- KC asked if it would be better to have a thicker single glazed glass? OG mentioned practicality around maintenance ruled it out. AK confirmed that also the Low-E surface coating doesn't provide the same effect on a single glass compared to between two pieces of glass. TD mentioned that a single glazed option is quite prone to scratching as the high performance coating has to be on surface 4, the inside of the room. Final cleaning of the building before handing over to the client would potentially cause damage and not provide for a clean handover process. Long term maintenance is a key driver as well.
- KC queried whether the DGU is the best environmental outcome. OG mentioned that the comfort aspect was the key outcome. There were two proposed systems and the one selected was determined to be the better outcome and results in a heavy laminated glass being used with a 22mm or 12mm cavity.
- AK, JW and TD clarified that the design is more concerned about allowing heat into the building – the intention is to keep heat out of the building in the first instance. Due to this the design team are thermally treating the walls to as high a standard as practical, resulting in a better thermally performing option. There is a need to balance this during winter - a lower performing façade system would likely result in a loss of heat.
- The design team looked at the building as a whole and also at individual rooms on the east, north and west sides. Where zones do receive the morning sun the results indicate a 50-60% reduction in solar gain on northern facades.
- AK confirmed the western side of the building is still receiving significant reductions in solar gain - 68% VLT.
- PM queried if all the analysis graphs shown were excluding blinds. AK confirmed that yes, the analysis was done assuming blinds were up with solar access straight onto the glass of each level.
- KC asked about management of return air with the glazing. JW responded that a typical hotel arrangement from the bulk head to the window provides a shadow line where the return air is captured.

DA Envelope

- TD highlighted the approved Stage 1 envelope and showed where setbacks have been incorporated. The original design had larger elements that were quite bulky. The design has been refined to reduce the bulk but still provides the bookend tower forms.

Façade Tone

- TD explained the change in the tone from the gold tones to the quarry beige tone. This has been tested on-site with the sandstone and it works well. A sample was shown to the DRP. Details of the façade are being developed with the subcontractor at the moment. TTW are preparing the façade engineering with Empire.
- The Level 9 roof cantilever will have the same quarry beige finish.

Level 9 Plant Room

- The Level 9 plant room will have the same finish as the garden villas.
- KC asked how do you get the free area required? TD confirmed the team is working with Wood and Grieve on this, noting a minimum 400mm area is needed between the architectural panels and the acoustic louvre. This is why there is a deep cladding zone. Panels are perforated on the eastern, western and southern sides. The northern side is solid due to the adjacent residential property.
- PM asked what are the perforated panels made of? TD confirmed these are curved fluted aluminium panels.

- PM asked what the ratio of perforation of the panels was, and if these were to be holes or slots. TD responded with confirmation the team is looking at a fish scale type pattern similar to above the entrance from Farrer Place and that it is likely to be near 50% transparent [confirmed post meeting].
- PM asked how would cleaning that space work. TD mentioned the design may include a cleaning rail on top of the cooling towers allowing for abseiling down and jet washing through these spaces.
- BZ queried if there was a prescribed openness requirement for the airflow? JW confirmed the openness requirement was 70-80%. [Post meeting note; this has been confirmed as 50%].
- PM considers that effort put into pattern is probably not needed, as this may not be seen from the ground. Additionally, the panels may be able to be lifted from the bottom due to viewing angles, providing a 50mm gap to assist with air flow.

Acoustics

- TD mentioned at the lower levels the team are looking at secondary windows to meet acoustic and thermal Code. The existing heritage windows don't meet these and are quite thin in places. Secondary windows would go into the space near the original windows to provide the additional acoustic and thermal requirements to meet Code, with black out blinds and roman decorative blinds provided. Windows would only be opened for cleaning purposes.
- OG clarified there are different drivers for this, including requirements of the Sydney DCP for residential buildings which is starting to be applied to hotels, and the 26 bus routes near the site as well. Due to the latter, the team needs to improve the acoustics (buses commencing operation at 5am is not ideal for guest comfort).
- BZ asked if it was out of the question using one sheet of glass? TD mentioned that due to the size of some of the existing windows (3m x 1.5m etc) this will require two panes. OG stated the glass on its own would be thicker than 20mm for some of these requiring different window frames throughout the building. Consistency would be an issue. BZ considers this to not be an issue as all windows are in different rooms.
- KC then asked for clarification if some windows could have single pane? BZ agreed, as you could see the old building behind it much more simply. TD will further look at doing the split at the highest transom possible with BZ agreeing.
- TD mentioned that the arched tops of windows also presents issues. The northern end of the building also has shallower cavities and is different from the southern end which introduces further consistency issues.

Heritage Wall

- The heritage wall on both Bridge St and Farrer Place Levels has been worked through with the team. The Bridge St Level has had the interior designers investigating how this could work (near function rooms and pre-function rooms), with the potential for an opening through the space to connect these rooms including a bar space adjacent the main circulation corridor.
- On the Farrer Place Level, the wall has been retained while opening up the space near the courtyard.

Lands Building

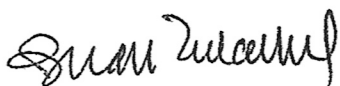
- JJ provided short update on the Lands Building which has been challenging in terms of the subdivision of spaces, resulting in additional costs.
- TD also confirmed that adding all the services into the building is causing a major cost uplift and the team are investigating ideas of how to work with the existing larger rooms rather than introducing dividing walls. From a heritage aspect this is a better outcome. The team are working through whether there might be a library component or similar as an option. Some larger rooms (400-500sqm spaces on certain levels) may be useful in this regard.
- JB mentioned this represents potential for greater public accessibility.
- PM asked if there is a program for the Lands Building now? JJ confirmed that this is still in the very early stages of concept design, with the DRP to be approached again for another meeting. The build time for Education is about 40 months. The build time for Lands is about 30-33 months which provides breathing room. Pontiac are still fully committed to the project but are just working through the design issues.
- BZ considers that Pontiac couldn't open one building without the other. JJ said this hasn't been considered and the intent is to open both at the same time.
- JB considers that from a heritage perspective it is exciting as it could be a much better outcome.

Future Section 4.55 Modification

- AC confirmed the team is looking to formally submit a modification application to DPE in the next couple of months. Meetings with the City and Heritage Council are aimed to be arranged to walk through the changes.

Meeting adjourned approximately 11.10am.

Signed:

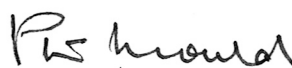


Brian Zulaikha



Kerry Clare

16 October 2018



Peter Mould