

SANDSTONE PRECINCT

DESIGN REVIEW PANEL - ADVICE 1

MEETING NO. 1

7 June 2016

PANEL

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

OTHERS PRESENT

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

DISCUSSION

General

The Panel members were impressed with the level of analysis and the attention to detail shown in the presentation.

The Panel supports the general direction being taken by the design team and reinforces the need for ongoing collaboration between the design team and the heritage architects.

Lands Building

- . The Panel supports the strategy outlined for the partitioning of the spaces into new rooms, based on the proportions and structural rhythms of the building.
- . The Panel supports the general approach to the detailing, which is based on careful investigation, and a thorough understanding of the fabric. There was discussion around particular elements such as the coffered ceilings and varying approaches discussed. Further investigation and detail options will be presented as the scheme progresses.
- . The Panel expressed concern about the new roof elements in terms of the potential heat load from the glazing. It recommends careful thermal analysis and a review of options to mitigate heat gain. It also expressed concern about the materials questioning the impact of reflectivity from the glass, and the appropriateness of slate on the curved form, and believed other materials should be tested.
- . Lift access to the observatory. Two ideas were discussed and the Panel strongly agreed with GBA Heritage that the lift 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

- . The Panel agreed that the new design for the roof extensions without the raised corner elements was an improvement on the previous design in the Bid Submission. It supports the architectural intent of it reading as a new and contemporary addition. Again heat load and climatic impacts need to be investigated and resolved, especially the potential for afternoon heat load in summer.

RECOMMENDATIONS

Lands Building

- . The Panel supports the strategy to make the building as open to the public as possible. It supports the opening up of the ground plane and the connectivity it provides through the site along with the potential at-grade entry on the southwest (currently a services area).
- . The Panel supports the public access and general activation of the roof and the strategy of removing the old lifts and placement of new lifts.
- . The Panel believes that the option of lift access to the observatory should be to the mezzanine of the dome and that it shouldn't challenge the primacy of the observatory, nor should the connection be visible from the street.
- . The Panel recommends detailed study of the thermal and reflectivity impacts of the glass roof, and the investigation of alternative materials to slate for the curved roof. Further it believes testing of the spatial qualities within the shallow curved roof is required.

Education Building

- . The Panel requested further development of the new roof addition testing its setbacks from the parapet to lessen as far as possible its visual and shadow impact especially from Farrer Place. It should be clearly new but a more recessive and a secondary element to the original building.
- . It should none-the-less read as a strong element and the materials (such as stainless steel) should express the clear crisp lines as indicated in the current modelling.



Brian Zulaikha



Kerry Clare



Peter Mould

SANDSTONE PRECINCT

DESIGN REVIEW PANEL - ADVICE 2

MEETING NO. 2

12 July 2016

PANEL

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

OTHERS PRESENT

Ian Lomas (IL), Make Architects
Jonathan Bryant (JB), GBA Heritage
Yvette Carr (YC), JBA
Greg Incoll (GI), Sagent
James Joy (JJ) Sagent
Leyland Kwee (LK), Pontiac Land
Joan Plouviat (JP), Patina Hotels
Claire Burdett (CB), JBA

HERITAGE COUNCIL

Bruce Pettman (BP)

DISCUSSION

General

Issues of compliance were discussed. These included equitable access and balustrade heights. Sesame lifts are proposed at the building entrances, and these and any proposed solutions to balustrade heights are subject to detail resolution as the proposals develop. The Panel understands the need for compliance and awaits the proposed solutions, including the proposed stone types for paving and thresholds.

The panel supports the strategy of avoiding archaeological disturbance as far as possible.

The Panel supports the ongoing investigation of materials for the new work such as the investigation of stone or glass for the lift exterior and understands that they will develop as part of the ensemble of the new work and is content to await further development.

Education Building

- Panel members raised some concerns over the curved glass on the upper floor extension. These included issues of reflectivity, night image, lighting, and environmental performance, and requested further detail relating to these issues
- There was concern too about the glass boxes on the roof to the east and west. Further information is needed to fully understand their internal planning and detailing of materials, and how issues of sun control, privacy and lighting are managed.
- Environmental performance of the building, particularly during summer within the topmost rooms considering the wide use of glazing and glass roof. The panel would like to see more information from the environmental engineer.

Farrer Place:

- Use of water. Panel members believed that water could be used in the space but that it was subject to detail design and relation to the design of the whole of Farrer Place. They emphasised their belief that Farrer Place should read as a public space within the city, not a forecourt to the hotel.

RECOMMENDATIONS

Education Building

- The Panel accepts the opportunity to lower some of the exterior window openings to allow people to exit onto and use the existing areas behind the upper level balustrades.
- The Panel supports the location of the ballroom.
- The Panel supports the proposed corner bar and the opportunity to activate the street.
- The Panel accepts the subterranean link, and supports taking a conservative approach and only excavating the smallest area possible.
- The Panel questioned the size of the central courtyard and scale of the planting and would like to see further detail of the location and design of the proposed planters. It expressed concern that the space could become too cluttered or over planted.
- The Panel supports the winter garden elements within the rooms and the opportunity they offer to mediate between room sizes and the fabric of the external walls.
- The Panel accepts the idea of placing the pool within the existing Gallery area, subject to the satisfactory resolution of engineering issues and equitable use of the space i.e. the ability for people to appreciate this important space without necessarily needing to use the pool facilities.

Farrer Place:

- The Panel explained and endorsed the CoS Design Advisory Panel's response to the design proposals for Farrer Place. It disagrees with the concept of Farrer Place as a garden, believing it should be a public urban space.
- The current design is not supported as the planter beds occupy too much space, limiting accessibility and flexibility. Young Street planters too are not supported. The Panel believes the placement of planters so close to the Education Building compromises its setting.
- The Panel supports the road re-alignment including the drop off point, but believes the current design limits free movement to and from the drop off.
- The Panel accepts the removal of the kiosks but believes there is potential for some activation and amenity to be added to the space.
- The Panel did not support the placement of umbrellas in the space.



Brian Zulaikha



Kerry Clare

Pt Mould

Peter Mould

SANDSTONE PRECINCT

DESIGN REVIEW PANEL - ADVICE 3

MEETING NO. 3

9 August 2016

PANEL

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

OTHERS PRESENT

Ian Lomas (IL), Make Architects
Jonathan Bryant (JB), GBA Heritage
James Joy (JJ) Sagent
Claire Burdett (CB), JBA

HERITAGE COUNCIL

Bruce Pettman (BP)

DISCUSSION

General

Presentation focused on response to earlier advice so that the meeting became a dialogue about the development of design issues.

RECOMMENDATIONS

Farrer Place

- . The Panel supports the redesign of Farrer Place, believing it to be calmer than the previous design and responding to the principle of Farrer Place as a civic space in the city.
- . The Panel believes that any heritage interpretation within Farrer Place should be subtle and integrated into its fabric.
- . The Panel supports amendments to the ground plane of Farrer Place to provide easier access and more appropriate entrance to the Education Building.
- . The Panel believes the strong geometry of the paving and planter beds could be relaxed to improve level change or more direct routes of travel.
- . The Panel supports the reuse of existing substation chamber beneath Farrer Place, noting that its redesign may help resolve some of the level issues.
- . The Panel notes the use of seating elements to incorporate the substation vents, but suggested a better solution may be the use of the water element to house the vents. This would free up the seating design and placement and place heat rejection in a more suitable location for the future.

Education Building

- . The Panel supports limiting new signage and keeping the original signs as part of the heritage interpretation.
- . The Panel accepts the idea of a signage pylon outside the main entrance into the building from Farrer Place, subject to limited height. It supports the approach that it is designed as an elegant contemporary form.
- . The Panel suggests that the best position for sesame stairs would be in the middle of the outside stair facing Farrer Place, but to one side for the internal stairs. The use of sesame stairs was generally supported.
- . The Panel supports the palms within the central courtyard, subject to detail design and integration with the skylights to the Ballroom.

- The Panel suggested that the glazed roof over the internal courtyard might be best supported by a tension structure rather than framed from the upper levels to lessen the structural intrusion.
- The Panel expressed concern about the glazed bays in the roof extension in terms of environmental control and the visual impact of blinds, and awaits further resolution.
- The Panel supports the approach to external lighting as presented and agrees with the strategy to change the light temperature from warm for the sandstone building to cooler for the new elements. The panel noted there needed to be careful integration of the interface between the external and internal lighting design.

Lands Building

- The Panel noted that the position of the two lifts in front of the Bridge Street entrance is under review.
- The Panel expressed concern in relation to the location of bathrooms on the outside walls, but understands the design and final locations is under review.
- The Panel supports the design for the glazed roof structure in principle and believes it is worth investigating the use of other materials such as timber for the structure.
- The Panel does not support the use of slate on the curved roof elements but believes that the diagrid structure and louvres being developed could be applied and its geometry would suit a panelised cladding system in metal.

General concerns about environmental design and comfort are being addressed and the Panel would be pleased to receive updated information about comfort levels and performance as the design progresses.



Brian Zulaikha



Kerry Clare



Peter Mould

SANDSTONE PRECINCT

DESIGN REVIEW PANEL - ADVICE 4

MEETING NO. 5

2 August 2017

PANEL

Brian Zulaikha (BZ)

Peter Mould (PM)

APOLOGIES

Kerry Clare (KC)

DISCUSSION

General

The DRP thanked the team for the thoroughness of the presentation. It accepts the proposals presented are part of ongoing design development and believes the design integrity and quality of detailing is being maintained. Most of the presentation was an update of the further investigations, changes and continuing development of the detailing.

RECOMMENDATIONS

Farrer Place

- . DRP supported the revised design noting it retained its urban character and improved sight lines and visibility of the Education Building from Farrer Place. It questioned the materiality of planters, and awaits further development.

Education Building

- . The retention Farrer Place lift core wall was reviewed. 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.
- . Courtyard roof design. 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 are to be pre-cast concrete to match the courtyard expression.
- . DRP was concerned with the dominance on the roof of the western tower. IT recommends further consideration of its mass and height as it has greater visibility than the eastern tower and can be seen from Macquarie Place. DRP also queried whether there are options to address the materiality of the western tower to reduce its dominance.

Lands Building

- . The DRP questioned the proposal for a new filigree balustrade to the internal face of existing balustrade, noting that these may appear too solid in the oblique view but agreed with the strategy for prototyping and will wait to see the outcome.

- The DRP believes that the development of the diagrid structure on the roof has developed in a positive way, becoming more regular in form, lighter in structure and more elegant in its detail. It is also addressing the environmental issues particularly solar access.

General concerns about environmental design and comfort are being addressed and the Panel would be pleased to receive updated information about comfort levels and performance as the design progresses.

The DRP supports the proposal for prototyping certain elements to test materials and detailing, and looks forward to reviewing these in the future.



Brian Zulaikha



Peter Mould

SANDSTONE PRECINCT

DESIGN REVIEW PANEL - ADVICE 5

MEETING NO. 6

23 April 2018

PANEL

Brian Zulaikha (BZ)

Kerry Clare (KC)

Peter Mould (PM)

DISCUSSION

General

A site visit to the mock-up room was followed by a presentation of the design progression by Ian Lomas and Tim Davies of Make Architects.

Overall endorsement of the progressed design by the Panel is desired to enable the submission of a Modification of Consent application (Sec 4.55) to the Department of Planning and Environment.

The modifications presented were as follows:

Education building - an increase in the number of rooms and modifications to the rooftop

Lands Building - removal of the second eastern lift and changes to the roof design

Generally - closure of the spiral stairwells due to BCA compliance and provision of compliant balustrades for heritage stairwells.

These modifications were supported by the Panel. Further design development is required.

The approach to the finer details of windows, doors, hardware, lighting, lifts, services reticulation, stairs and balustrades is being well considered by the design team. The choice of colours, finishes and materials is ongoing. The Panel is interested to see the further design developments and future mock-ups.

Lands Building

- . Further investigation and development of the DDA entry off Gresham Street is to be undertaken.
- . The removal of the second lift has potential for a better spatial arrangement. Public access will now be required via the guest lifts.
- . Environmental performance of the building, particularly during summer within the topmost rooms considering the wide use of glazing and glass roof. The panel would like to see more information from the environmental engineer as requested in the previous Advice Sheet.
- . The guest circulation to the 3rd floor reception area with an added garden / roofscape and circulation to the presidential suite are acceptable. It is understood that the presidential suite is more often used for functions. Shelter over the large terrace of the presidential suite needs more consideration.
- . The proposed detail for doors and windows within the roof façade for the southern section of the building were considered appropriate – with some refinement. The position of the openings should suit the internal use and design of the rooms. More

consideration should be given to the mixed-mode ventilation operation of these rooms with low air intake and high air exhaust through the window design.

- The roof cladding for the southern section is now proposed as a standing seam zinc system. The visual effects of this need to be more thoroughly described in relation to the diagrid expression of the northern roof areas and the colour of the zinc.
- Adding access to the Octagonal Room in the Northern Dome is considered by the design team to be too intrusive and the proposal now is to provide visual access only to the dome. The Panel believes this approach is appropriate and is interested to consider possible changes to the original floor to “celebrate the form” of the dome.

Education Building:

- It is understood that the retention of the 1915 wall in the north-west portion of the Education Building will require considerable reconfiguration of layouts and reduction in basement BOH areas. The Panel is interested to review the designs as well as options for the interpretation of the wall, which may include its potential removal.
- The proposed increase in the number of hotel rooms does not appear to create any additional adverse impact on the heritage fabric or overly reduce the size of the rooms. However, the proposed change to the wintergarden concept will need to be developed for acoustic and visual separation.
- The Education Building upper level facades were discussed. The Panel requested further investigation, design development and perspective views. Items to be considered include the spacing design and colour of the mullions, the capping roof of the cooling towers, a possible capping to the rebuilt rendered facade, fluted stone details, the glass specification, colour, type of internal window treatment and environmental performance.

RECOMMENDATIONS

The presentation was very thorough and detailed. Therefore, time did not permit the review of some other areas and items as recommended in previous Advice Sheets. A more general overview will need to be done in the near future – preferably before the submission of the Sec 4.55.

The overall materials palette for the Lands and Education Buildings should be reviewed. There is concern that incremental development and change has seen the introduction of a range of materials, and that this could be rationalised in order to strengthen the design and the relationship to the heritage buildings. For external materials, such as the proposed zinc roof sheet the review should include prototyping on site to understand their qualities in context.

The environmental performance generally needs to be developed. The Panel is interested in further review.



Brian Zulaikha



Kerry Clare



Peter Mould

SANDSTONE PRECINCT

DESIGN REVIEW PANEL - ADVICE 6

MEETING NO. 7

31 May 2018

10:00am - 11:40am

PANEL

Brian Zulaikha (BZ) - Assisted with Report, Apology for meeting
Kerry Clare (KC)
Peter Mould (PM)

DISCUSSION

General

The Panel received a presentation of the design progression by Tim Davies of Make Architects and a discussion on the environmental performance of the diagrid was made by Alex Kobler of Wood + Grieve Engineers.

As with Meeting No. 6 an overall endorsement by the Panel of the progressed design is desired to enable the submission of a Modification of Consent application (Sec 4.55) to the Department of Planning and Environment.

The Panel is interested to see the further design developments and future mock-ups.

The issues discussed were as follows:

Lands Building

- . Further investigation and development of the DDA entry off Gresham Street was presented with the addition of a baggage ramp and lift. The Panel supports this approach.
- . Baggage entry from Bent Street is proposed through an existing window – Panel accepts this approach.
- . Environmental performance – a Diagrid Comfort Analysis report was presented. Some discussion about the window glazing, its appearance and performance was also undertaken. Further development of the environmental performance of the diagrid and the windows is required. Fundamentally the diagrid glass roof has large heat load problems as well as potential for condensation and reflectivity issues. Comfort, energy use and aesthetic issues are yet to be solved. Glass samples were requested for review.
- . The connections of the new roofs to the existing buildings have changed since the DA. They need to be clarified, including the method of air-conditioning proposed at the thresholds and the difference in appearance from the DA.
- . The proposed detail for doors and windows within the roof facade for the southern section of the building have been further developed and refined, the Panel supports the smaller dormers. The position of the openings (to suit the internal use and design of the rooms) was not discussed and will need further clarification. As previously noted, more consideration should be given to the mixed-mode ventilation operation of these rooms with low air intake and high air exhaust through the window design – ongoing.
- . The roof cladding for the southern section is now proposed as a standing seam zinc system. Two samples were provided (RheinZink 'Pre Weathered Blue Grey' and 'Graphite') and photos of the two panels on the roof were discussed – a preferred colour was not concluded – discussions ongoing.

- Visual access to the Octagonal Room – the development of the design for the balustrades was presented and is supported by the Panel.

Internal stairs, doors, details and balustrades:

- The internal door and window details have been refined in line with previous Panel discussions. The new details increase the white plaster area and reduce the dark bronze areas. The Panel considers the new details very successful.
- The reflected ceiling plans for the corridors are well considered. The placement of the speakers elsewhere in the corridors was discussed and the architect noted that they will investigate the possibilities.
- The balustrade additions have been rendered to match a darker finish to the stainless steel (Astor's Centauri Natural, Dark Brown Bronze Oiled with no lacquer sample provided). The Panel considers that the darker colour is successful. It was discussed that the detail of the balustrade would be reviewed to reduce the visual impact of the adjoining panels to reveal more of the proportions of the original balustrade detail. The removal of the vertical frame may help in this regard. It is understood that the ability to connect to the original balustrade has yet to be confirmed.
- The Panel supports the simpler glass balustrade to the Strong Room.

Education Building:

- The retention or interpretation of the 1915 wall in the Education Building is yet to be discussed - ongoing
- The size of the hotel rooms and the relationship with the external facade were confirmed and appear acceptable. Proposed changes to the winter-garden concept for acoustic and visual separation are yet to be presented.
- Options for the Education Building upper level facades were presented. Mullion spacings, fluted reconstituted stone cladding, anodised aluminium samples (Sapphire Quarry Beige AA25 being currently preferred), capping to the existing rebuilt rendered facade, and the size of the capping to the cooling tower area were all discussed. The Panel considers that the design progressing well, and supports the finer grain of the closer mullions, detail development is ongoing.
- The prominence of the fluted wall elements is becoming more evident. They are dominant in every view. Are there ways to reduce their prominence, for example, if they were in line with the east and west setbacks of the proposed new additions? It would be good to understand the DCP envelope directly in relation to these elements.
- the glass specification, colour, type of internal window treatment and environmental performance need to be clarified - ongoing.
- New detailing for glazed courtyard roof is supported by the Panel.

RECOMMENDATIONS

Again, time did not permit the review of some other areas and items as recommended in previous Advice Sheets. A more general overview will need to be done in the near future – preferably before the submission of the Sec 4.55.

Views from the surrounding streets and public spaces would assist in the discussions. These views do not need to be rendered – wire frame or the like would be sufficient, however the

Panel would like views to be taken where the additions and changes are most prominent, on all four sides of each building.

The materials palette is being rationalised and improved to strengthen the design and the relationship to the heritage buildings. The external materials were discussed but not concluded and it is understood that this will be ongoing. With regard to the zinc roof colour the Panel suggests a thorough review of the context to determine which would be the least noticeable. If the backdrop is generally light the light zinc may be the better choice and visa versa for the dark zinc.

The environmental performance generally needs to be developed. The Diagrid Comfort Analysis report indicates that the glass roofed areas will be uncomfortable for significant periods of time. The Panel considers that other options need to be pursued.

The glass roof needs much more thorough analysis and development. Consideration needs to be given to:

- . The energy penalty from the internal louvres as they will trap the solar heat they block within the space.
- . Glazing performance - direct solar transmission and solar absorption.
- . The direct sun occurrence rather than daylight distribution patterns.
- . lux levels in context.
- . Accurate summer overshadowing diagrams – at present there is conflicting information in the report.
- . Confirmation of air velocities that are conducive to comfort. Arranging furniture to avoid thermal discomfort is considered a poor solution.
- . Improved passive solar design to reduce energy use and the need for an additional system of floor mounted trench coolers – which possibly also have potential for condensation.
- . Effective sunshading should be considered to reduce summer and mid-season heat gains. The report indicates significant heat gains.

Brian Zulaikha

Kerry Clare

Peter Mould

SANDSTONE PRECINCT

DESIGN REVIEW PANEL - ADVICE 7

MEETING NO. 8

22 August 2018

PANEL

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

DISCUSSION

General

The Panel was informed that due to further investigation of the building and related budget issues that the Lands Building is under review and is not part of this presentation or review.

Education Building

ENVIRONMENTAL PERFORMANCE

The presentation went through the environmental assessment of the solar impacts on the occupancy of the rooms within the building including solar analysis, glazing type, predicted occupancy, acoustic impact and design response. The proposed solution for the high levels (L6-9) is: Double glazed unit with low E coating; and for low levels within the existing building (up to L5) - Single clear glazing behind existing heritage windows.

The Panel is satisfied with these options giving consideration to the duration and times of occupation and noting that there will also be blinds inside the windows, which will aid thermal performance and also give amenity to the occupants.

FAÇADE DETAILS

The Panel supports the selection of "Quarry Beige" as the colour for the anodized aluminium. It also supports the resolution of upper level details as shown at DRP Presentation 07 except as noted below.

The Panel questions the need for the dummy transom at ceiling level (pp.120. 122) noting that that it does not appear in any renderings and would interrupt the singular linearity of the composition. It also questions the resolution of the perforated aluminium screen to the cooling towers, noting there may only be 20% solid material and the visual impact this may have.

The Panel believes that the secondary glazing to heritage windows would be better as one piece to avoid the double mullion at the centre of each window and that breaking the window into sections (where necessary) may be best aligned with the transom (ie. a horizontal rather than a vertical member).

HERITAGE WALL

The Panel notes the incorporation of the Heritage wall into the layout at the Bridge St and Farrer Place levels.

OUTSTANDING ISSUES

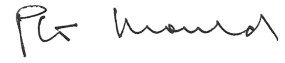
Final details of courtyard design were not presented to DRP.



Brian Zulaikha



Kerry Clare



Peter Mould