

COL JAMES

Student Accommodation

Precinct 3 - Pemulwuy

DA Submission

Evolution and refinements through the Design Review Panel process and recommendation

August 2017 Revision B

Col James - Student Accommodation

Project No. 16107

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DLCE Quality Endorsed Company 107 1001 2008. Registration Number 25476
Nominated Architect: Nicholas Turner 6881 ABRN 64 044 04 911

Cover Sheet

Rev. B DRP Presentation 07

02/08/2017

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Overview

This report provides a summary of the Design review Panel key recommendations that have influenced the direction of the Col James Student Accommodation DA Submission.

The Report provides a summary in these three parts:

Part 1: A detailed response to each of the Design Review Panel Discussion/Recommendation points raised during each meeting.

Part 2: A summary of the key diagram/issues discussed at each of the Design Review Panel meeting. A visual summary of Part 1.

Part 3: Further Design Information

Part 1

A detailed response to each of the Design Review Panel Discussion/Recommendation points raised during each meeting.

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Project No. 16107

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Part 1
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Design Review Panel Meeting No.1 Discussion / Recommendations		
Item	Design Review Panel Action Items	Turner Response Included as Part of the Design Review Panel Meeting No.2 Presentation
1.7.1	The Panel was generally supportive of the preferred linear built form concept with thin, stepped wings along the more open east and west long edges of the site. This strategy opens up the bulk of student accommodation to light, air and view with good privacy, and the cantilevered /undercut form over the “meeting place” at the southern, slim end of the site will create a singular identity for the project. The Eveleigh Street wing provides a more suitable scale relationship adjacent to the southern end 5 storey element of Site 1 social housing development.	Noted. The building design to continue with the supported built form / massing arrangement. Underlying this direction are the comments provided by the Design Review Panel regarding: <ul style="list-style-type: none">• Amenity• Relationship of built form with context• Opportunities for integrating the built form with public domain spaces especially the ‘meeting place’ which is a focal point of the precinct.
1.7.2	The alternatives of separate built forms and interstitial spaces were considered to be less viable given the slender triangular geometry of the site and the necessary proximity of buildings to each other in order to achieve yield target.	Noted.
1.7.3	<p>The Panel was advised that FSR would be decanted onto the northern (wider) portion of the site and that the height may need to be slightly adjusted to incorporate this. The benefits would be to open up a more viable and engaging public realm.</p> <p>It was noted that the adjoining TNT towers were about 18 storeys high.</p>	<p>Noted.</p> <p>Further detail provided through diagrams analysing how the adjustments have been made.</p>

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DRP 01 Turner Response (1)

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Design Review Panel Meeting No.1 Discussion / Recommendations		
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1.7.4	The project aim to accommodate 522 student rooms and an FSR of approximately 17000m2 would result in a potential built form to the rail corridor edge of close to 80 metres, and the Panel would like to see benchmarks for other linear corridor access built form at the next meeting. It was noted that the stepped form is conducive to articulation and introduction of some diversity in façade expression with design development.	Noted. Benchmark projects included as part of the Design Review Panel No.2 meeting through an analysis of diagrams and images of particular buildings to assist in understanding precedents. With consideration to the SEARs envelope (i.e consistency with the envelope) the proposed design was further articulated to step the built form.
1.7.5	The resolution of this interface (made in reference to Item 1.7.4) should also consider testing of views along the corridor and surrounding public streets. Item 1.7.4: “It was noted that the stepped form is conducive to articulation and introduction of some diversity in façade expression with design development.	Massing perspective diagrams showing the comparison with the SEAR’s envelope were included as part of the Design Review Panel No.2 meeting presentation.
1.7.6	Benchmarks for other student housing in built form and key project statistics (demographics, yield, room mix / configurations etc.) would also assist The Panel at the next presentation. It would be interesting to understand the proportion of female to male students as well as foreign/local student make-up for example.	A detailed analysis of student housing recently approved or built was provided for review by the Design Review Panel. This analysis also included statistics regarding the student mix.
1.7.7	The public domain concept design should also be presented by the projects urban designers and landscape architects (Scott Carver) at the next meeting.	Noted.

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DRP 01 Turner Response (2)

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Design Review Panel Meeting No.1 Discussion / Recommendations		
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1.7.8	It would be prudent to address the interface with the rail corridor and the proposed works to Redfern Station and how that may affect the site. Early engagement with rail authorities is essential. A further suggestion was made to increase transparency of the security fence along top end corner of Eveleigh and Lawson Street to improve visual connection with Redfern Station – this may help retain AHC’s original intention to provide an open welcome to the Pemulwuy precinct if physically doing this is no longer feasible.	As part of the design development the following considerations were incorporated into the building design: <ul style="list-style-type: none"> Removal of the palisade fence which fixed to the top of the masonry art wall. Setting back the building from the masonry wall by a minimum of 1.2m. Providing a substantially glazed entry foyer / lounge space at the western end of the site which can open up onto the ‘meeting place’ public domain space.
1.7.9	The installation of public art must be fully integrated in a strategic way and not applied. It was recommended that TURNER invite at least three Aboriginal artists nominated prepare a conceptual approach to the site from which the most suitable be selected to work in collaboration with the design team. It was suggested that Professor Michael Tawa (and Aboriginal architect/teacher Michael Mossman) from Sydney University be contacted to assist.	Noted. Discussion held with the Design Review Panel regarding the process and feedback received from the various artists and Michael Tawa. It was noted in the design review panel meeting that Michael Tawa was currently on leave.
1.7.10	It was suggested presenting the scheme to the City of Sydney’s Aboriginal and Torres Strait Islander (ATSI) Advisory Panel. The panel is made up from local ATSI community representatives and it would be beneficial for the project to draw on their collective advice and experience. The next meeting is 4pm 1/3/17 at the Redfern Community Centre – DK has requested an agenda item be included for the design team to present the project to the ATSI advisory panel. If time pressure to complete the DA does not allow engagement with the ATSI panel for this purpose, it is still recommended that a presentation be made to them to promote the project and inform the wider community about progress.”	Noted. The Client, AHC (Aboriginal Housing Company), discussed their strategy and approach given the history of the site through the development / approval process to date and the engagement process they have established for this particular Precinct.

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DRP 01 Turner Response (3)

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Design Review Panel Meeting No.2 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the Design Review Panel Meeting No.3 Presentation
2.4.1	The SEARS envelope should be lightly dotted over each of the TURNER envelope drawings and perspective views to clearly indicate areas of divergence.	Noted. The SEAR's envelope was included in presentation material presented to the Design Review Panel. This included massing diagrams, perspective views and plans.
2.4.2	Representation of both the SEARS and TURNER built form should be consistent (eg. show or don't show floor levels on both, SEARS envelope yellow/TURNER blue etc.). Ensure north points on all drawings including shadow diagrams.	Noted.
2.4.3	Height of the SEARS reference scheme was confirmed at 16 storeys maximum. Whilst the current Turner concept does not exceed this, the extent of taller built form appears greater when compared with the SEARS.	Although a noted item in the meeting minutes we included these observations as part of our response as follows: <ul style="list-style-type: none">• Analysis of floor to floor heights between both schemes. The SEAR's scheme has a different floor to floor height to the current proposal.• Section drawings.• An analysis of recently approved or built student housing floor to floor heights. Typically between 2.9 and 3.0m floor to floor.
2.4.4	Whilst (the) Panel supports the single loaded plan layout for amenity reasons, this probably contributes to the additional bulk of built form when viewed from the east and west. This may present an issue with consent authorities, and massing alternatives to address this were discussed at the meeting.	Although a noted item in the meeting minutes we have included these observations as part of our response as follows: <ul style="list-style-type: none">• Review of the internal circulation and opportunities for double loaded corridors.• Further consideration to the mix and distribution of student accommodation, communal spaces and core locations.

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DRP 02 Turner Response (1)

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Design Review Panel Meeting No.2 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the Design Review Panel Meeting No.3 Presentation
2.4.5	The Panel suggested a study of limited additional height at the south end (2-3 storeys) in order to lower other portions of the building, with the objective being to create greater steps in the east wing profile and an improved overall form. The Panel acknowledges however that additional height is also likely to be an issue with the relevant authorities.	The built form was adjusted to increase the building mass within the centre of the site whilst still achieving a lower building form / height at the eastern end of the site. Additional height introduced at the western end including a stepped upper level to further modulate the built form in line with comments from the Design Review Panel.
2.4.6	After discussion it was agreed that any further extension of the length of the wings was not advisable, as this would increase visual mass from east and south.	Noted.
2.4.7	Panel recommended that vertical articulation of the two wings to break down their visual mass be investigated, both in the form and materiality. The access corridor on the railway side is an opportunity for a different expression through natural ventilation/partial enclosure, provided that railway requirements and impacts are considered. A focus on this aspect of the scheme should be made for the next meeting. TURNER tabled a small model of an undulating/creased façade which is worthy of further investigation, along with other strategies.	Comments were specifically related to the Eastern elevation to the railway line and modifications made to the design accordingly.
2.4.8	The built form massing when viewed from north and south is developing well.	Noted.

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DRP 02 Turner Response (2)

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Design Review Panel Meeting No.2 Discussion / Recommendations		
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2.4.9	The proposed built form resolution at the northern end of the site was also discussed, and in particular the scale and massing relationships with the terrace houses to the north and Pemulwuy Phase 1 and 2. The SEARS envelopes presently integrate more convincingly with adjacent form and heights. This was acknowledged at the meeting and TURNER will review. In particular the stepped end to the western wing should be investigated to more align with Precinct 2 and to improve the scale and typological transition to the terraces. A partial double-loaded layout was also discussed as a way of addressing this issue.	The height of the building including the stepped form to Eveleigh Street was significantly modified in response to Design Review Panel comments including: <ul style="list-style-type: none"> Adjusting the height to 2-3 storeys maximum. Previously 4 to 12 storeys Detailed study of footpath level to provide an integrated ground plane interface with internal ground level uses. Improving internal solar access to student accommodation, communal spaces – in particular the ‘family room’ and central courtyard space.
2.4.10	Activation of Eveleigh St is important, and must be balanced with building access and service requirements. Provisions for a dedicated “drop-off” area were discussed, particularly as student residents are likely to have significant luggage	The following design consideration were included in the design moving forward: <ul style="list-style-type: none"> A drop off zone adjacent the main entry for students. A clear separation of service areas from active entry points. Minimising the extent of servicing interface to Eveleigh Street.
2.4.11	The Panel supports allocation of the cluster unit living spaces at the ends of the wings, as this will create a distinctive image for the development in the evenings.	Noted.

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DRP 02 Turner Response (3)

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Design Review Panel Meeting No.2 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the Design Review Panel Meeting No.3 Presentation
2.4.12	<p>A key matter discussed was the provision of a hierarchy of communal spaces within the development. It was acknowledged that most students will benefit from a strong social structure and the ability to form associations with other students within the development including:</p> <ul style="list-style-type: none"> A range of “whole of building” communal spaces and food outlets at the ground and lower levels opening/viewing over the courtyard and “Meeting Place”. A common area on each floor near the lift lobby, furnished with a small kitchen and comfortable seating. Small “pop-out” niches or bay elements in the communal corridors for seating and informal meetings 	<p>The development of the design included the following refinements with consideration to the Design Review Panel comments / recommendations but also with consideration to the future Student Accommodation operator who has experience with best practice and preferred operational arrangements.</p> <p>Refinements / modifications to the design included:</p> <ul style="list-style-type: none"> Introduction of study rooms distributed evenly throughout the building, both vertically and horizontally. The placement of which informs the building character. A central ‘family’ room with a variety of spaces including a kitchen and meals area, dining room, lounge room, games area and karaoke / cinema room.
2.4.13	<p>Various options were discussed for locating these spaces. For the typical floor communal areas it was agreed that the space should be positioned at the south end of the courtyard, as this is close to the lifts and will assist in resolving proximity issues with individual living units in this part of the floor plan. One option was to swap two end living units to the east façade, to allow the communal area to occupy the end of the courtyard with excellent access to view, light and ventilation.</p>	Noted.
2.4.14	<p>Design of all communal spaces is a key requirement for the success of the development and the Panel request that further design development of these areas is undertaken.</p>	Noted. Further detail provided in the planning of the communal spaces. See item 2.4.12 above.
2.4.15	<p>The capacity to open typical floor common corridors for natural light and ventilation was discussed. Reference was made to the Breathe Architects rail edge development in Melbourne.</p>	Noted.
2.4.16	<p>Resolve lifting requirement – two or three lift cars?</p>	Noted. The number of lifts provided was increased from 2 to 3 lifts

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DRP 02 Turner Response (4)

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Design Review Panel Meeting No.2 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the Design Review Panel Meeting No.3 Presentation
		with advice from the project team.
2.4.17	Whilst the various intermediate roof levels are not accessible for residents, they should be treated as green spaces (sedum roofs or similar) to reduce urban heat island affect. There is also opportunity for these areas to be used for solar arrays.	Noted. The lower level roof element facing Eveleigh Street to be developed with consideration to a green roof. The upper level roof to be developed further with landscaping as an outdoor rooftop terrace for student use.
2.4.18	The use and character of the “Meeting Place” was discussed. This is a key interface for the development, and an exciting opportunity to create an inclusive, genuine public space. The overhang of the building creates a dramatic and monumental scale to the space, and care must be taken to avoid it feeling dominating or over-bearing.	Noted. Reference was made to precedent images included as part of the presentation material. The overhang and relationship with the forecourt was modified to increase the size of the entry foyer and lounge area and reduce the extent of overhang proportional to the height and size of the foyer area.
2.4.19	The Meeting Place” should be conceived as it is named: it is not a transitory forecourt to a commercial building, but rather a place where many people will choose to pause and spend time together. As such it needs appropriate urban furnishing, substantial landscape, safety, protection from wind, sun and rain, and the supporting edge uses that will create the amenity of a true “local square”.	Noted. Scott Carver developed the public domain and landscaping further to include a continuous paved area, defined seating / landscape areas, a continuation of paving materials into the building and bollards to define pedestrian movement to vehicle movement.
2.4.20	Consider provision of soundproof music room or rooms.	Although a noted item in the meeting minutes we have included these observations as part of our response as follows: <ul style="list-style-type: none"> A sound proof karaoke / cinema room is included as part of the ‘family room’ space Separate study rooms that are separated (glazed door and walls) from the student accommodation is provided throughout the building.
2.4.21	Prior to next DRP meeting seek expert indigenous advice on how to integrate cultural design into the architecture, landscape and urban design spaces. A number of consultants were previously nominated	Noted.

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DRP 02 Turner Response (5)

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Design Review Panel Meeting No.2 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the Design Review Panel Meeting No.3 Presentation
	who could help with this.	
2.4.22	SEARS requires that the proponent provide evidence of engagement with relevant Aboriginal stakeholders regarding cultural design elements, public art, place and building name. A suggestion by the DRP was made that the architect and proponent present the developed scheme to the next City of Sydney ATSI Advisory Panel meeting 1/3/2017. To request a presentation email Ann Hoban, Director City Life, ahoban@cityofsydney.nsw.gov.au. There is a sense that the ATSI Advisory Panel will be interested in the social implications of the project.	Noted.

End.

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DRP 02 Turner Response (6)

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Design Review Panel Meeting No.3 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the Design Review Panel Meeting No.4 Presentation
3.4.1	The panel notes that the site organisation of the current scheme provides significantly improved amenity in relation to ground level entry and shared spaces as a result of revised set-backs. The panel strongly supports the overall response to the communal and residential amenity requirements of the building.	Noted.
3.4.2	Overall, the panel supports the revised response to the scale of Precinct 1 and 2 buildings and to the intent of the SEARs - in particular to the scale of Eveleigh Street. This was a marked improvement from the previous DRP meeting #2 and the transitions in scale have improved in relationship to the context.	Noted.
3.4.3	Height of the SEARS reference scheme was confirmed at 16 storeys maximum. The current scheme proposes 19 stories at the highest level which extends approx. 50m along the site. This results in a more slender form when viewed from the north and south of the site, which the panel support. However, it also results in significantly increased visual bulk when viewed from the east and west. Additionally, the formal expression of the additional height is at odds with the intent of the stepped form of the SEARs reference scheme. Whilst the stepped (waterfall) effect is in the SEARS- the panel does not necessarily consider that this is the optimum nor only solution to the built form. The panel recommends further exploration of strategies to break up the perceived mass at the top of the east and west elevations. The panel notes that it will be incumbent on the proponent and design team to justify any departure from the stepped form of the SEARs reference scheme.	<p>Design refinements / modifications where made to the built form as follows:</p> <ul style="list-style-type: none"> • The preparation of 2 options for consideration. • Option 1 which was generally consistent with the SEARs envelope; and • Option 2 which increased the height of the building but reduced the perceived bulk and scale through a more slender / articulated form. <p>With reference to comments regarding height it is also noted that:</p> <ul style="list-style-type: none"> • The development of Option 1 reduced the height from 19 to 18 storeys, and • Option 2 provided a varied built form with a height of 22 storeys but a reduced built form at the eastern and western ends. <p>Furthermore, a massing analysis was prepared showing the differencing in building bulk and scale from various contextual vantage points around the site. The SEARs envelope was shown for comparative purposes.</p>

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DRP 03 Turner Response (1)

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Design Review Panel Meeting No.3 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the Design Review Panel Meeting No.4 Presentation
3.4.4	Whilst acknowledging the yield ambition of the project and the challenges of the site, the scheme should aim for a yield that also ensures appropriate urban design outcomes are incorporated relative to the visual bulk.	<p>Noted. Turner tabled yield analysis information which indicated that the GFA would be less than the SEARs submission. This was a result of:</p> <ul style="list-style-type: none"> • A more efficient planning arrangement. • A more efficient distribution of built form. • A different mix and size of student accommodation rooms. • A better relationship and use of space associated with communal areas.
3.4.5	Whilst the Panel supports the single loaded plan layout and resulting benefits to residents by way of improved internal amenity, a consequence is increased visual bulk when the built form is viewed from the east or west. The panel therefore recommends that further work be undertaken to mitigate the visual bulk of the current scheme, and note this should be informed by further benchmarking and height testing relative to the wider precinct and Sydney metro-wide aspirations for increased density at transport nodes.	Refer to comments above, 3.4.3.
3.4.6	The panel noted that the SEARs reference scheme envelopes could result in a diminished residential amenity that the revised scheme addresses successfully.	Noted.
3.4.7	However, the panel also notes that to assist in justification of departures from the SEARs envelope, comparative shadow diagrams for the current scheme should be presented at the next session.	A series of comparative solar analysis diagrams were prepared for both Options including a comparison with the SEARs envelope to assist the Design Review Panel with understanding the extent of overshadowing and departures.

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DRP 03 Turner Response (2)

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Design Review Panel Meeting No.3 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the Design Review Panel Meeting No.4 Presentation
3.4.8	The panel reiterates its previous recommendation to accentuate the vertical expression of the building as part of a strategy to mitigate visual bulk and to better integrate its overall form into the context. This project is likely to be seen as a signal building within an important precinct and as such it will be critical that the architecture represents the opportunities of the concept and is appropriately bold in quality and ambition.	Reference is made by the Design Review Panel to consider pursuing Option 2 which increased the overall height but proposed a more slender building form.
3.4.9	The panel notes that an integrated public art strategy might usefully inform a 'heroic' architectural expression and may offer opportunities to address the imposing bulk of the east west elevations.	Noted.
3.4.10	The panel suggests that the proposal would benefit from developing a stronger narrative around the site and its cultural history	Turner presented an overarching design narrative connecting the site to the immediate context, natural history of the site and future context. The 'in-progress' development of which was included as part of the photomontage 3d views.
3.4.11	Whilst the panel acknowledges the risks in challenging the SEARs envelope the proponent is encouraged to continue its ongoing consultation with the community and the City.	Noted.
3.4.12	Overall the panel offers qualified support of the current design direction, acknowledging that the current scheme represents a significant deviation from the SEARs envelope. However, the panel strongly recommends that further work is required to mitigate the visual bulk of the east and west elevations – either through design or adjustments in yield and / or height. The panel also recommends that the benefits of the current scheme must be carefully analysed against the SEARs reference scheme in order to justify the proposed changes to height and form.	Whilst 2 options were prepared for discussion regarding building height, bulk and scale (see comments above, 3.4.3) given consistency with the SEARs envelope Option 1 which remained consistent with the overall height of the SEARs was developed further as part of the presentation. This included view analysis diagrams and façade characterisation photomontage images.

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Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the Design Review Panel Meeting No.4 Presentation
3.4.13	<div>Note that several points from DRP02 were not discussed but remain relevant:</div> <div><ul style="list-style-type: none">2.4.18 & 2.4.192.4.202.4.21</div>	Noted.

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Design Review Panel Meeting No.4 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the Design Review Panel Meeting No.5 Presentation
4.4.1	The panel notes that floor to floor efficiencies of the current preferred scheme allow 18 floors to be achieved with minor adjustment to the 16 levels indicated in the SEARs reference scheme. However, the panel also anticipates that the next Review presentation will include elevational drawings that show AHD or RL measurements rather than number of levels to clearly demonstrate the variation from the SEARs scheme.	Noted. Elevation drawings were provided as part of the presentation material for review and comment. These diagrams included an analysis of where the height adjustments.
4.4.2	Whilst the preferred scheme is supported in principle as it provides enhanced amenity and is consistent with the yield of the SEARs, the Panel remains of the opinion that the resulting built form when viewed from the east and west requires further design development to reduce its visual bulk. The panel reiterates the need to further explore means to break up and vary the mass and profile of the east and west elevations.	Comments provided by the Design Review Panel were in relation to the development of Option 1 scheme (refer to the response above 3.4.3, included as part of the Design Review Panel meeting No.4). The design team did not pursue Option 2 which involved an increase in the overall height of the building from 18 storeys to 22 storeys. Instead the design was developed with a height and massing to the railway line generally consistent with the SEARs envelope.
4.4.3	Overall, the panel supports the response to the scale of Eveleigh Street, and recommends that the design of the 2 and 3 storey terraces requires further development to demonstrate a clearer relationship to the existing character of the street.	Noted. Refinements and further detail was included in the building design and represented in a series of perspective images.
4.4.4	Acknowledging that the design team's current preferred option is broadly consistent with the maximum height of the SEARs scheme, the panel nevertheless encourage further exploration of Option 2 to determine if additional height could offer demonstrable benefits to residential and public realm amenity as well as an improved overall urban response. This would not appear to require significant revision of floor planning to explore modified built form profiles.	Refer to the response above, 4.4.2.

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Design Review Panel Meeting No.4 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the Design Review Panel Meeting No.5 Presentation
4.4.5	The panel supports the plan layouts and resulting benefits to residents by way of improved internal amenity over that provided by the SEAR's scheme. These benefits must be clearly identified and argued as part of the supporting documentation for any proposed adjustment to the SEAR's envelope. The Panel has requested a presentation of the justification that should include a comparison of the amenity of the SEAR's scheme compared to that proposed.	A detailed analysis of the scheme with consideration to the SEARs submission and recently approved / constructed student accommodation facilities were included as part of the presentation material for review.
4.4.6	The panel reiterates that to assist in justification of any proposed departures from the SEARs envelope, comparative shadow diagrams for the current scheme should be presented at the next session.	A detailed shadow analysis was included as part of the presentation material for review.
4.4.7	The panel recommends that the overall form and scale of the proposal should be further justified through provision of relevant precedent projects (such as Moore Park Gardens) that are similar in scale and form and will help to clarify the comparative height and character of the proposal as a combination of tower and slab typologies.	A series of precedent projects were included as part of the presentation material for review.
4.4.8	The panel anticipates further information at the next session to understand the design intent and merits of the "meeting place", as well as the overall approach to all public space – this information should include a contextual analysis of public domain showing how the proposal will integrate with the streetscape, focussing on the meeting place and demonstrating how the open space adjacent the art wall will function and whether it is accessible from the street (bearing in mind CPTED principles).	A detailed design presentation was provided by Scott Carver as part of the Design Review Panel meeting.

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Design Review Panel Meeting No.4 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the Design Review Panel Meeting No.5 Presentation
4.4.9	Overall the panel offers qualified support for the current design direction, acknowledging that the current scheme represents a broad consistency with the SEARs envelope. However, the panel reiterates it's previous recommendation that further work is required to mitigate the visual bulk of the east and west elevations, and that the proposed reduction in yield / FSR may be necessary in achieving an acceptable design outcome. The panel also recommends that the benefits of the preferred scheme must be carefully analysed against the SEARs reference scheme in order to justify the proposed height and form.	Refer to the response above, 4.4.2. Furthermore, the proposed scheme has a reduced GFA, yield consistent with earlier comments / response provided. Refer to 3.4.4.

End.

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Design Review Panel Meeting No.5 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the Design Review Panel Meeting No.6 Presentation
5.4.1	The panel notes that shared vehicular use of the proposed meeting place will require careful management to ensure that it is able to fulfil the social and cultural aspirations of the client and be used as intended.	Noted. Addressed by Scott Carver as part of the landscape and public domain design and Public Art Strategy.
5.4.2	The panel notes that the Eveleigh Street interface is one of the most important aspects for this development, and the new proposal will have a significant impact on the future character of the precinct. To that end the panel requests further information at the next review session that ameliorates the currently inactive character resulting from extensive service and access provisions on the Eveleigh Street frontage. The panel also notes that this is already a busy pedestrian thoroughfare, which should be reinforced.	Further detail and views provided for the Eveleigh Street interface for Design Review Panel discussion and comment. This included: <ul style="list-style-type: none"> • Further design detail and refinements • Additional perspective views • Analysis of the design opportunities and interface with the existing Eveleigh Street context.
5.4.3	Generally the panel supports the revised response to the scale of Eveleigh Street, however the articulation of the 2 and 3 storey terraces requires further development to reinforce the existing character, scale, topography and fine grain of the street. In particular, the current expression emphasises a heavy horizontality that overwhelms the finer grain at street level. The panel encourages further exploration of opportunities to insert retail at street level to increase activation. This could / should include very small scale retail and/or work spaces that are already found in the area.	Further refinement and articulation of the street elevation was incorporated into the building design including: <ul style="list-style-type: none"> • A variety of projecting balcony bays. • A wider entry off Eveleigh Street • A retail / community space. • A greater extent of glazing to the ground floor 'Family Room' facing Eveleigh Street. • Introduction of more detail into the building façade including the use of terracotta panels as used in the upper levels of the building.

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Design Review Panel Meeting No.5 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the Design Review Panel Meeting No.6 Presentation
5.4.4	The panel recommends exploring increases to floor space at the lower levels in proximity to the Precinct 2 building to achieve a more consistent relationship between the two buildings. This may also offer potential to further modulate the form and height at upper levels as a means of redistributing overall floor space.	<p>The lower levels were modified to include:</p> <ul style="list-style-type: none"> • additional student accommodation along Eveleigh Street. • A refinement of room types and placement to reduce the floor space at the upper levels. • Increasing the communal facilities at ground level. • Refinement of the essential service design elements including fire stair placement / distribution and building services.
5.4.5	Whilst the panel supports the current design direction of the Option 1 scheme, it also encourages further testing of Option 2 as it is essential that optimised urban design and public realm outcomes are realised. In saying this the panel acknowledges the development risks involved in pursuing additional height on the site.	<p>Embracing the recommendations of the Design Review Panel the project team pursued the Option 2 built form strategy which:</p> <ul style="list-style-type: none"> • Increasing the overall built form to modulate the bulk and scale. • Reducing the height of the built form at the East and Western ends of the building. • Further articulation of the Southern elevation facing the railway line. • Providing a detailed analysis of the Option 2 strategy including improved amenity, overshadowing analysis, view analysis and photomontage views.
5.4.6	The panel is not convinced by the approach to the public domain / landscape design strategy, and recommends that the next review session includes a wider analysis of urban context and a comprehensive site strategy and demonstrates how this leads to a meaningful response to the setting and history of the site.	Noted. Addressed by Scott Carver as part of the landscape and public domain design and Public Art Strategy.

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Design Review Panel Meeting No.5 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the Design Review Panel Meeting No.6 Presentation
5.4.7	<p>The meeting place should be clearly expressed as an important, welcoming space and recommends further design development including its intended modes of use and a spatial analysis of its scale, degree of enclosure, activation and environmental qualities.</p> <p>The panel also reiterates the recommendation that the open space on the eastern edge of the site adjacent the existing art wall requires further definition and design response to likely use and access.</p>	<p>Noted. The building design, in particular the main entry foyer was modified to increase the visual connection from both the public domain and internal foyer area.</p> <p>Further consideration was given as part of the Landscape Design and included in the Scott Carver DA submission for the landscape and public domain including:</p> <ul style="list-style-type: none"> • Deletion of the planting along the art wall. • Providing access up to the art wall through the introduction of paving, clear lines of site.
5.4.8	The panel notes that an integrated public art strategy is under discussion and encourage ongoing consultation with artists and with Professor Michael Tawa.	Noted.
5.4.9	The panel is supportive in principle of the overall approach to the built form and height of the proposal within the broader metropolitan development context and in response to the program requirements of the development brief and use. Acknowledging the presentation of precedent comparisons, the panel recommends inclusion of Moore Park Gardens in any precedent studies that may be presented if seeking amendments to the current SEARs.	Noted. Moore Park Gardens was included as part of the Design Review Panel presentation, No.6.

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Design Review Panel Meeting No.6 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the DA Design and Documentation Submission
6.4.1	The presentations today were a great development since the last meeting.	Noted.
6.4.2	DPRM6 to be the final review and the scheme good to submit pending the following suggestions.	Noted.
6.4.3	Secondary (student) entry to building. Footpath along Eveleigh street is narrow. Provide a pause point at the entry via a recess in the glazing that currently sits flush with the site boundary. Suggest a seat and planting to soften the entry and provide additional footpath circulation space.	<p>The building design was adjusted to increase the size of the opening as follows:</p> <ul style="list-style-type: none"> • Double height entry space • Widening of the entry and providing glazing to the internal 'family room'. • Introduction of a 'sitting room' for students on Level 1 which overlooks the double height entry space. <p>Furthermore, the tiered nature of the façade (see 6.4.4 response below) has provided additional footpath circulation space.</p>
6.4.4	<p>Facade. The façade design along the low-rise section of the building remains too horizontal in emphasis. Further articulation and emphasis of the vertical is required to meet the stated design objective of relating to the finer grain and scale of the adjacent terrace housing.</p> <p>Suggest a green 'eyebrow' along the roof edge of the low rise to soften edges.</p> <p>The low rise is to have its own architectural language.</p> <p>Ensure the terracotta and proposed tile cladding is part of the cost plans.</p>	<p>The low-rise section of the building was significantly modified as part of the final building design. These changes were made with reference to Design Review Panel recommendations and also with consideration to the contextual design response inherent with the overall strategy.</p> <p>This includes:</p> <ul style="list-style-type: none"> • A tiered façade that is vertical in nature responding to the rhythm of the terrace housing in the immediate area. • The tiered façade approach also increased the width of the footpath and provided a highly articulated front to Eveleigh Street. • A stepped roof form that responds to the adjacent terraces to the east and main entry / public domain space to the west. See comments 6.4.5 below for further comments.

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Design Review Panel Meeting No.6 Discussion / Recommendations		
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		<ul style="list-style-type: none"> A change in materiality from the building form aligning the railway to a more finer grain selection of stone, steel balustrades, timber cladding and off form concrete elements. A unique response to the street edge condition that is different from the railway line / higher built form. Introduction of the double height entry space. Introduction of bay windows to student rooms. A change in scale to the glazing elements. <p>As part of the DA submission the materials and finishes schedule identifies terracotta cladding as part of the building façade composition.</p>
6.4.5	View from Caroline Street – further emphasis of the main entry on axis with Caroline Street is recommended.	<p>The Ground Level entry foyer area, internally and externally was adjusted to improve the relationship with the Caroline Street axis as follows:</p> <ul style="list-style-type: none"> The external forecourt area access stairs increased in width and terraced into the public domain. The extent of glazing has been increased and detailed treatment to the ground level façade reviewed. This included the addition of a detailed awning structure. Introduction of a study area at the corner visible from the public domain. Refinement of the public domain space associated with Precinct 1 to increase the view corridor from Caroline Street and include Redfern Community Playground as part of this important axis <p>The photomontage view provided as part of the DA submission from Caroline Street supports the above design modifications.</p>
6.4.6	Improve the connection between the street / public open space and the ‘family room’ on the ground floor. This ‘edge’ to be investigated.	The design – planning and elevational treatment was modified to improve this relationship as follows:

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Design Review Panel Meeting No.6 Discussion / Recommendations		
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		<ul style="list-style-type: none"> The 'second' entry off Eveleigh Street was increased in width and height to a double height space with glazing to the internal 'family room. The internal layout of the family room was adjusted to increase the amount of glazing and permeability to the street edge whilst maintaining a reasonable level of privacy through the use of decorative patterned glazing, described as DP1 on DA submission drawings.
6.4.7	<p>Facade materials. The grey patchwork façade was felt to be too busy. This element of the façade could read as a more neutral piece, providing a point of calm and contrast with the busier terracotta façade elements.</p> <p>Suggest simplification of the grey façade i.e. via vertical articulation only, one colour/type with larger panel areas.</p> <p>Consideration to be shown for the cleaning methods of the façade.</p>	<p>Noted. The Design Review Panel comments specifically relate to the precast concrete façade elements which were shown on the presentation drawings for this particular meeting as various paint colours. The design was modified to provide natural finish precast only with a profiled surface in lieu of paint to achieve a more 'neutral piece'.</p> <p>The DA drawings provide specific detail for these elements which are referenced as CPC1, 2 & 3.</p>
6.4.8	Architectural Presentation: add 'blue outline' of proposed building to precedent examples.	Noted.
6.4.9	The pedestrian access on the ground level is supported.	Noted.
6.4.10	Windows along railway line to be minimised and indicated on plans and elevations.	<p>Noted and included in the DA submission drawings.</p> <p>Further consideration to operable versus fixed windows has been considered along the railway line to maintain natural light whilst considering acoustic requirements i.e fixed windows have been introduced.</p>

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DLCE Quality Endorsed Company 187 1881 2008. Registration Number 25476
Nominated Architect: Nicholas Turner 6881 ABN 64 044 044 911

DRP 06 Turner Response (3)

Rev. B DRP Presentation 07

02/08/2017

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Design Review Panel Meeting No.6 Discussion / Recommendations		
Item	Design Review Panel Discussion / Recommendations	Turner Response Included as Part of the DA Design and Documentation Submission
6.4.11	SEARS dotted line to be introduced to plans and elevations as to indicate the change in movement / adjustment in diagram.	Details of the SEARS envelope have been provided on all drawings including a comparative analysis where required i.e shadow analysis. Furthermore, the Architectural Design Statement provides a series of diagrams comparing the built form proposed with the SEARs envelope.
6.4.12	In the architectural report, clearly argue the case for moving away from the SEAR's envelope. i.e. improved cross ventilation, light to internal corridors, better amenity to shared spaces, etc.	Specific reference has been made throughout the Architectural Design Statement to the performance of the building design as it relates to not only to the internal amenity to future student use but also to the surrounding context.
6.4.13	The landscape is improved, however to fully understand the scheme and to map out opportunities, Pedestrian Access Plans/Diagrams (i.e. ant trails) are required.	A series of analysis diagrams have been prepared as part of the Landscape package prepared by Scott Carver for DA submission.
6.4.14	The materiality workshops with local artists in regards to the landscape to continue.	Noted. See comments below, 6.4.16.
6.4.15	Landscape. The Indigenous meaning of the spaces – and the connections between these through larger spaces is well done and supported.	Noted.
6.4.16	Consultation with Professor Michael Tawa to continue.	Continued consultation with Professor Michael Tawa has been included as part of the Development Application submission. Furthermore, the Client has confirmed that he will have an ongoing involvement with the project beyond DA submission stage through to engagement of the nominated artists for the project. Please refer to the Public Art Strategy document prepared by Scott Carver and included as part of the DA.

End.

Col James - Student Accommodation

Project No. 16107

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Nominated Architect: Nicholas Turner 6881, ARIA 84 044 911

DRP 06 Turner Response (4)

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Part 2

A summary of the key diagram/issues discussed at each of the Design Review Panel meeting.

A visual summary of Part 1.

Design Review Panel 01

Initial massing studies

24 January 2017

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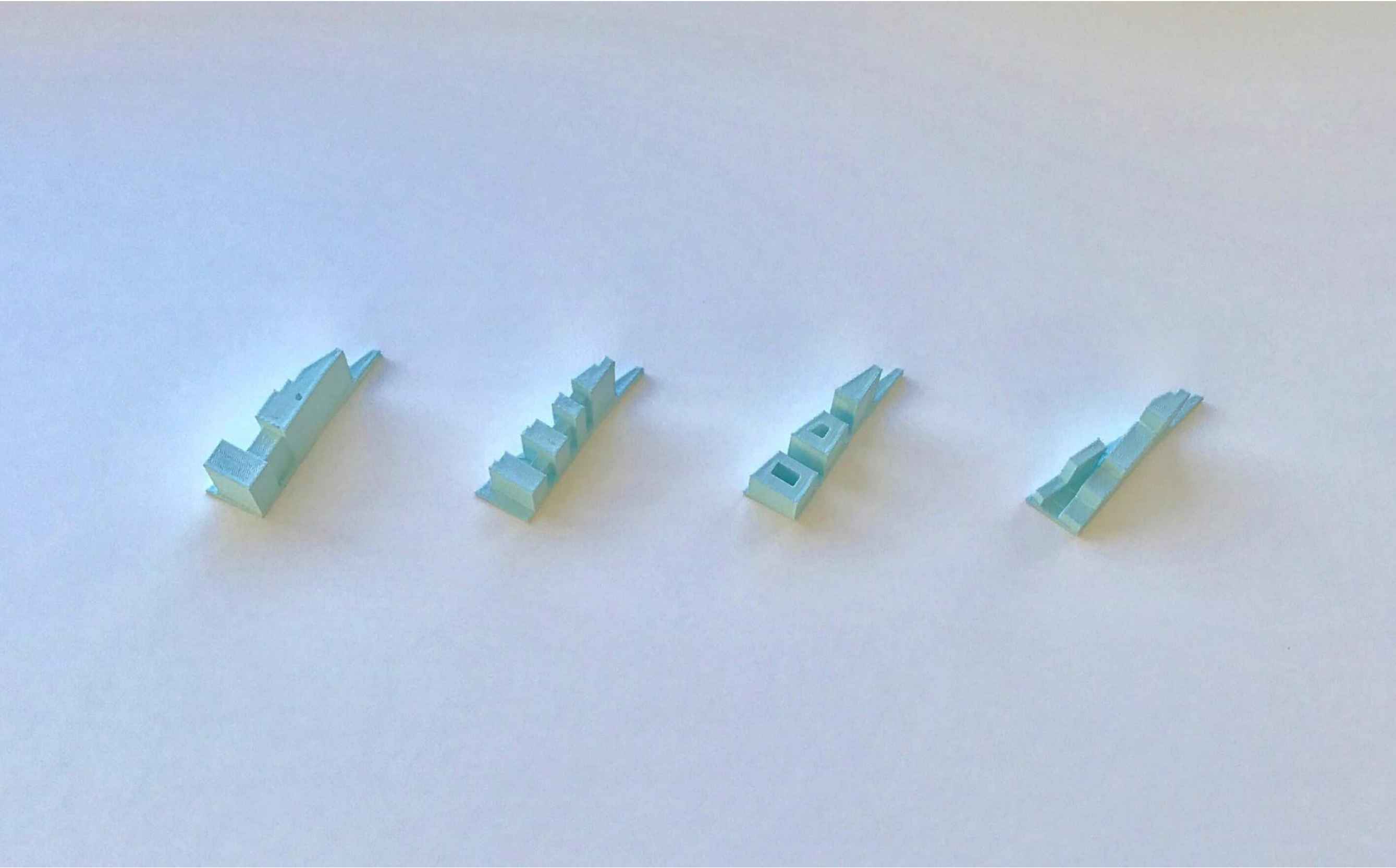
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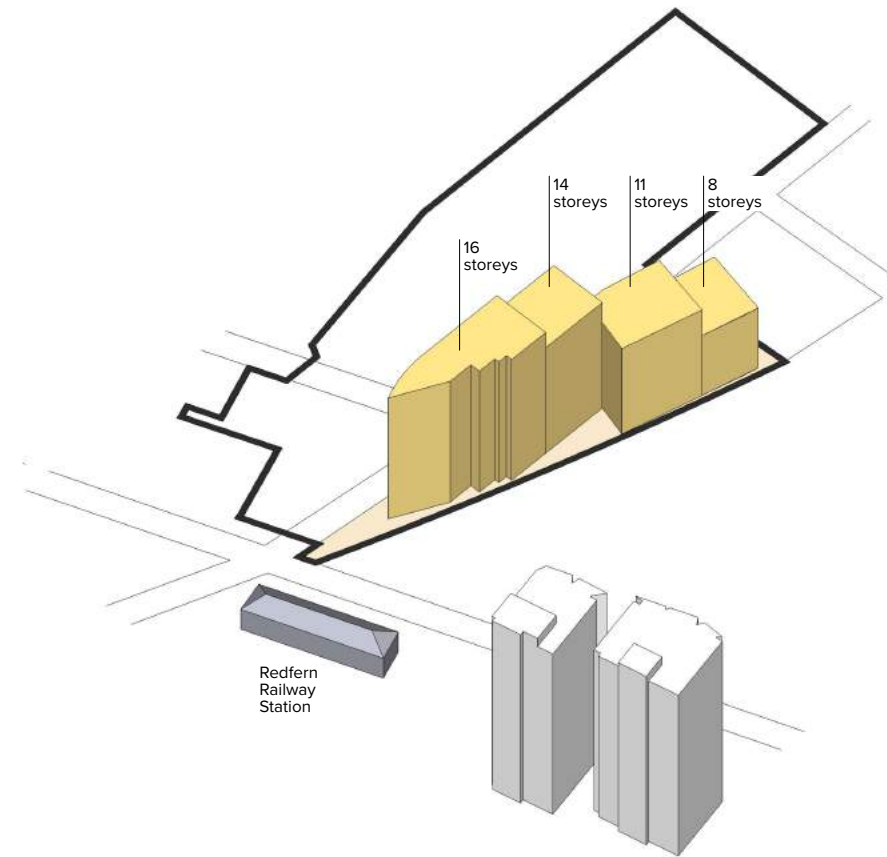
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DRP 01 Models

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SEARS Approved Envelope/Massing



- Ranging from 3 to 16 storeys
- Building massing responds to context and scale by gradually stepping down towards adjacent 2-storey terraces

- Generates pockets of "left over" south facing outdoor spaces
- Large amount of south facing facade exposed to railway noise source

Pemulwuy Project Proposal

Project No. 16107

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 Horizontal Architect Nicholas Turner 665, AIN 80 04 04 911

Built Form - Massing Interrogation - SEARs

Rev. A DRP Workshop Session

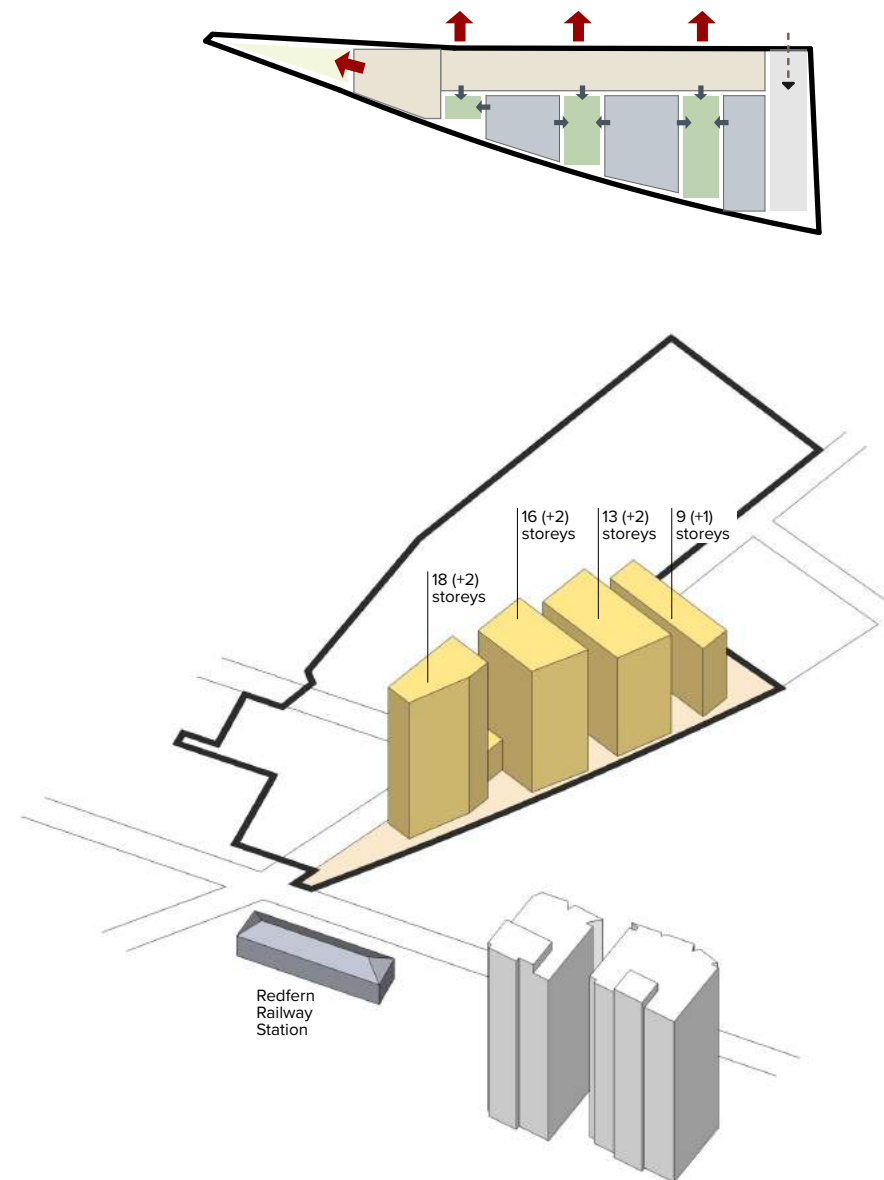
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Option 1. Urban Oasis



- Ranging from 9 to 18 storeys
(an average of two additional storeys required to achieve yield)
- Building massing orientates units away from railway and road noise source
- Creates a series of courtyard spaces
- Building massing responds to context and scale by gradually stepping down towards adjacent 2-storey terraces
- Ground plane activation opportunities, offering visual and physical connections, enriching street edge interface

Pemulwuy Project Proposal

Project No. 16107

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National Architect Nicholas Turner 6652 AIN 80 04 04 911

Built Form - Massing Interrogation - Option 1

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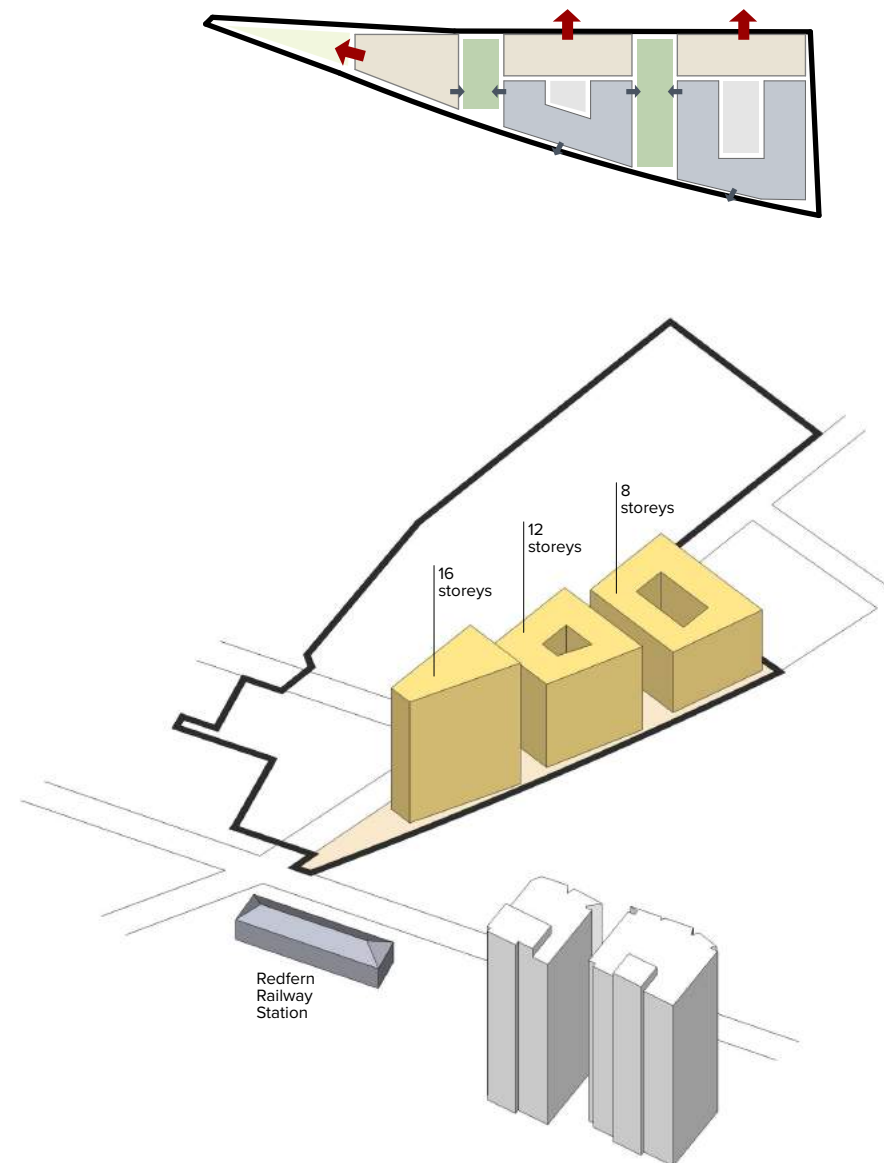
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Option 2. Block Form



- Ranging from 3 to 16 storeys
(consistent with SEARs approved envelope heights)
- Distinct building forms
- Units oriented outwards from central core
- Ground plane activation opportunities
- Potentially inefficient floorplates
- Potential solar access issues

Pemulwuy Project Proposal

Project No. 16107

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Built Form - Massing Interrogation - Option 2

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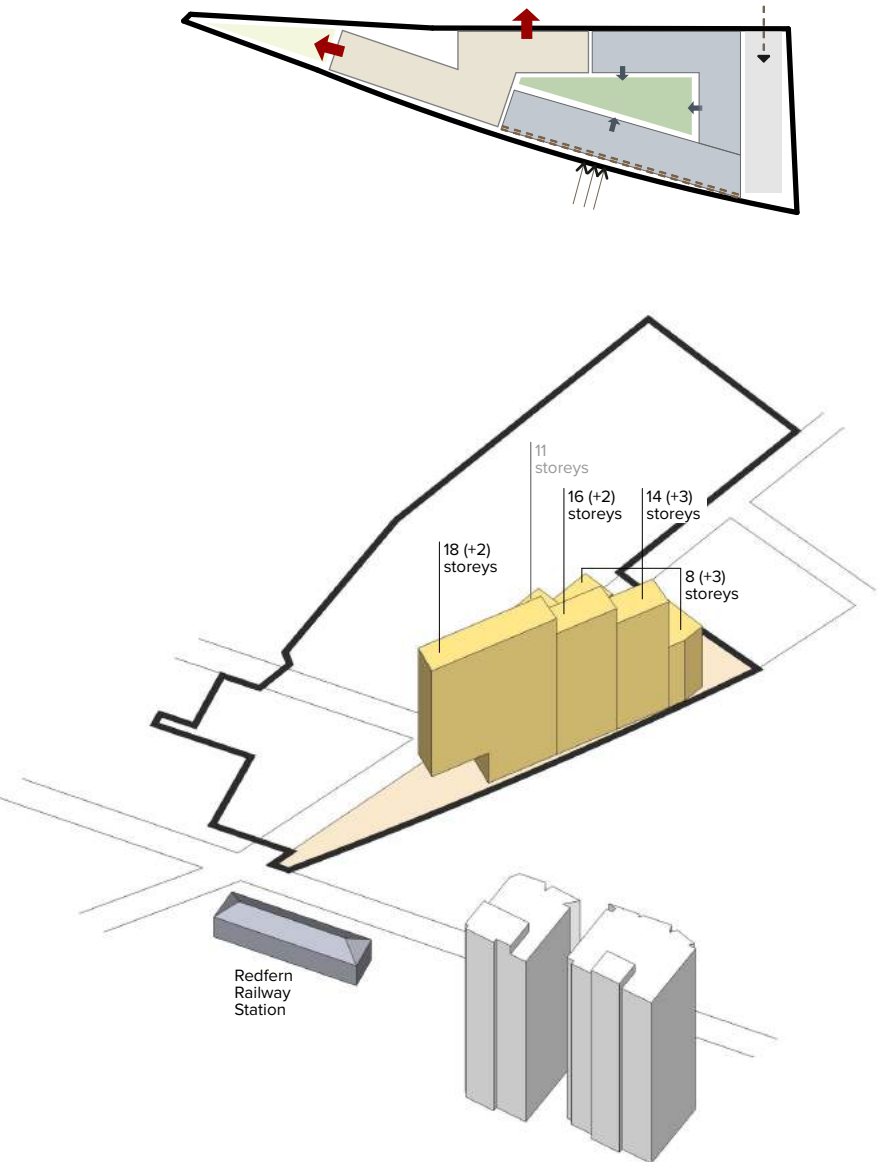
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Option 3. Central Courtyard



- Ranging from 3 to 18 storeys
- Larger "bar form" building along the south of the site shields the precinct from railway noise source
- Building massing responds to context and scale by gradually stepping down towards adjacent 2-storey terraces
- Opportunity for addressing corner of site and interface with "The Meeting Place"
- Opportunity for sensitive facade treatment
- Ground plane activation opportunities, offering visual and physical connections, enriching street edge interface

Pemulwuy Project Proposal

Project No. 16107

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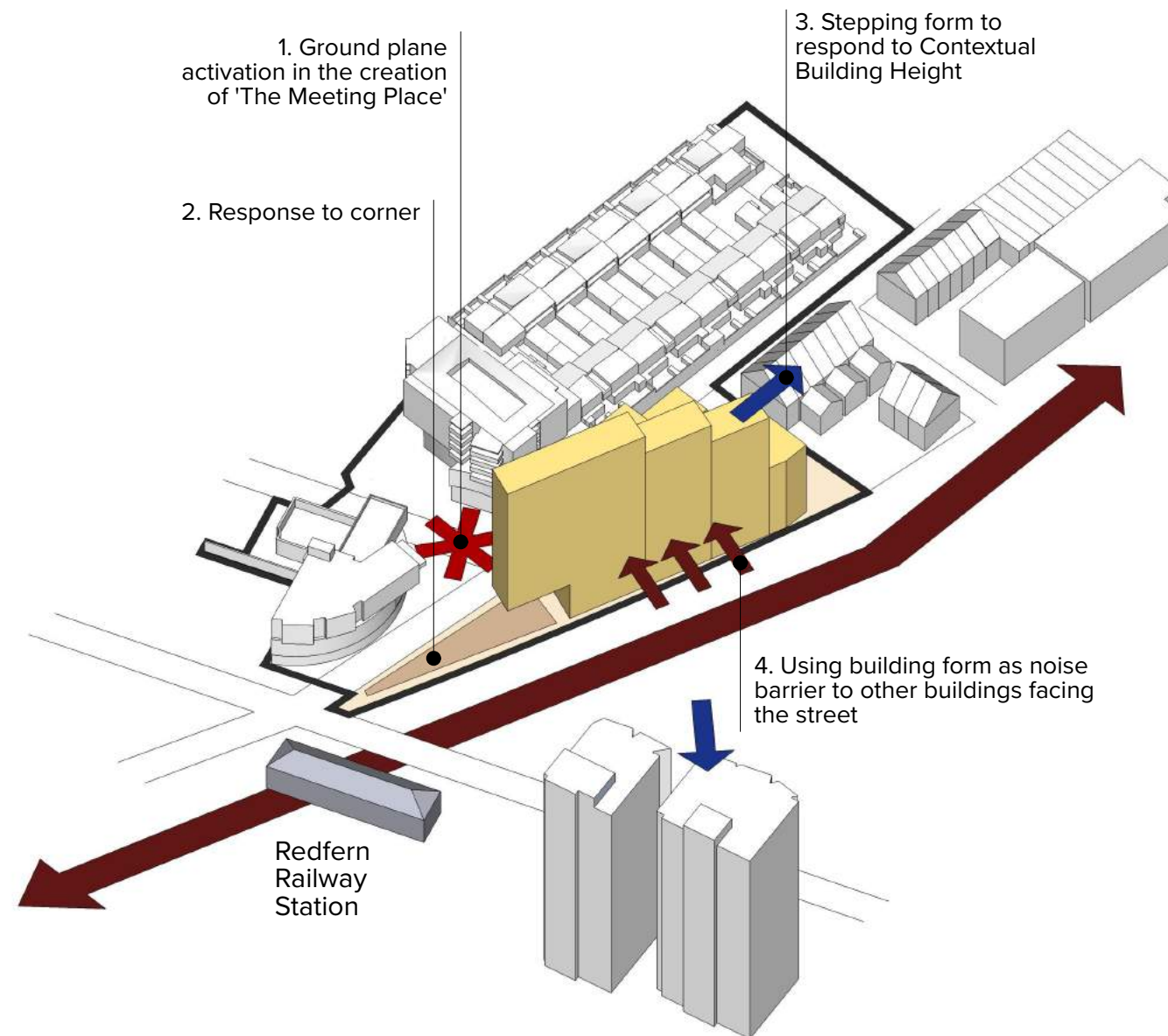
Built Form - Massing Interrogation - Option 3

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Built Form - Massing Interrogation - Moving Forward

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Design Review Panel 02

Refinement of the Building Massing and understanding the Building Programme

13 February 2017

Col James - Student Accommodation

Project No. 16107

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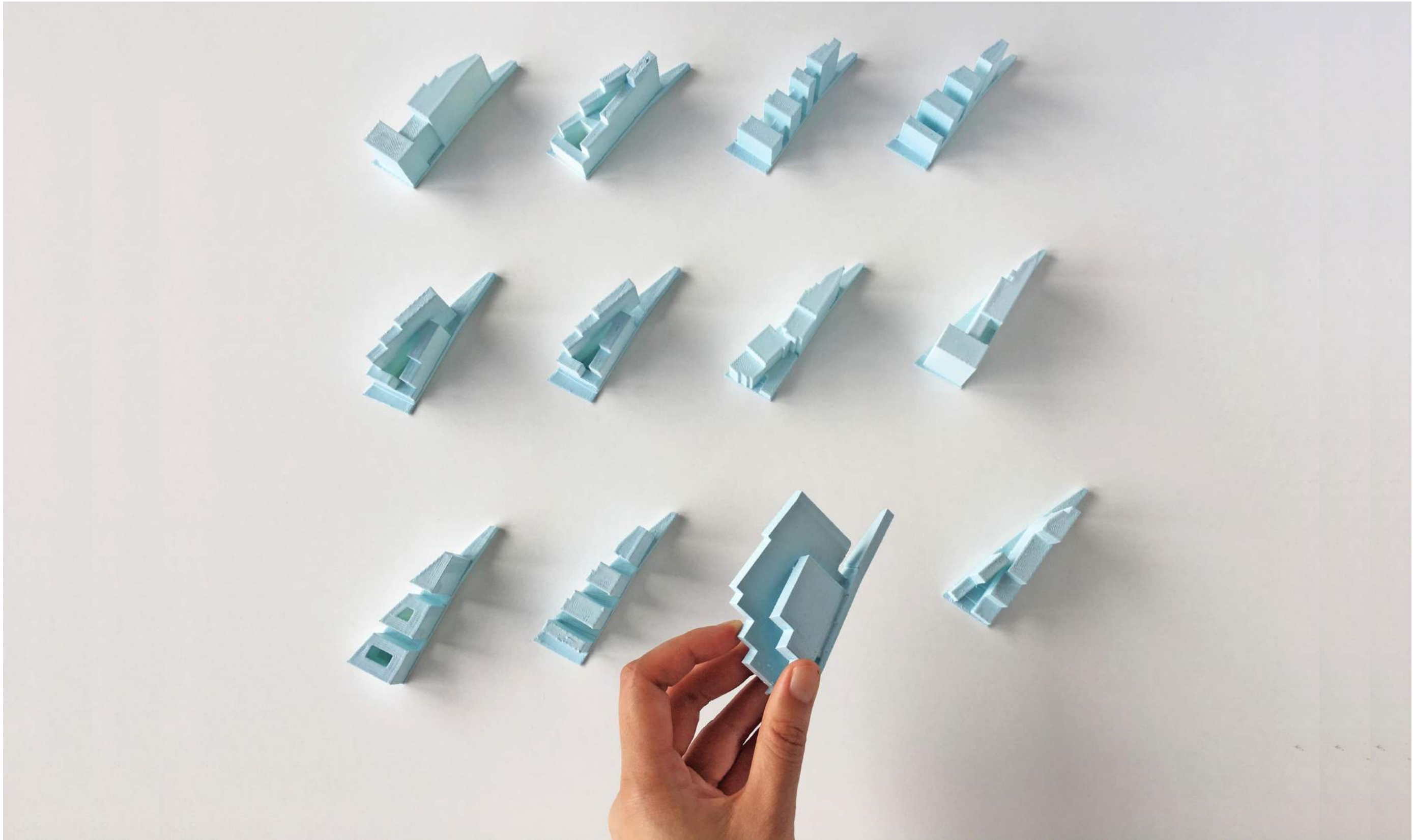
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Nominated Architect Nicholas Turner 6881 ARB No 044 044 911

Design Review Panel Session 01 Recap

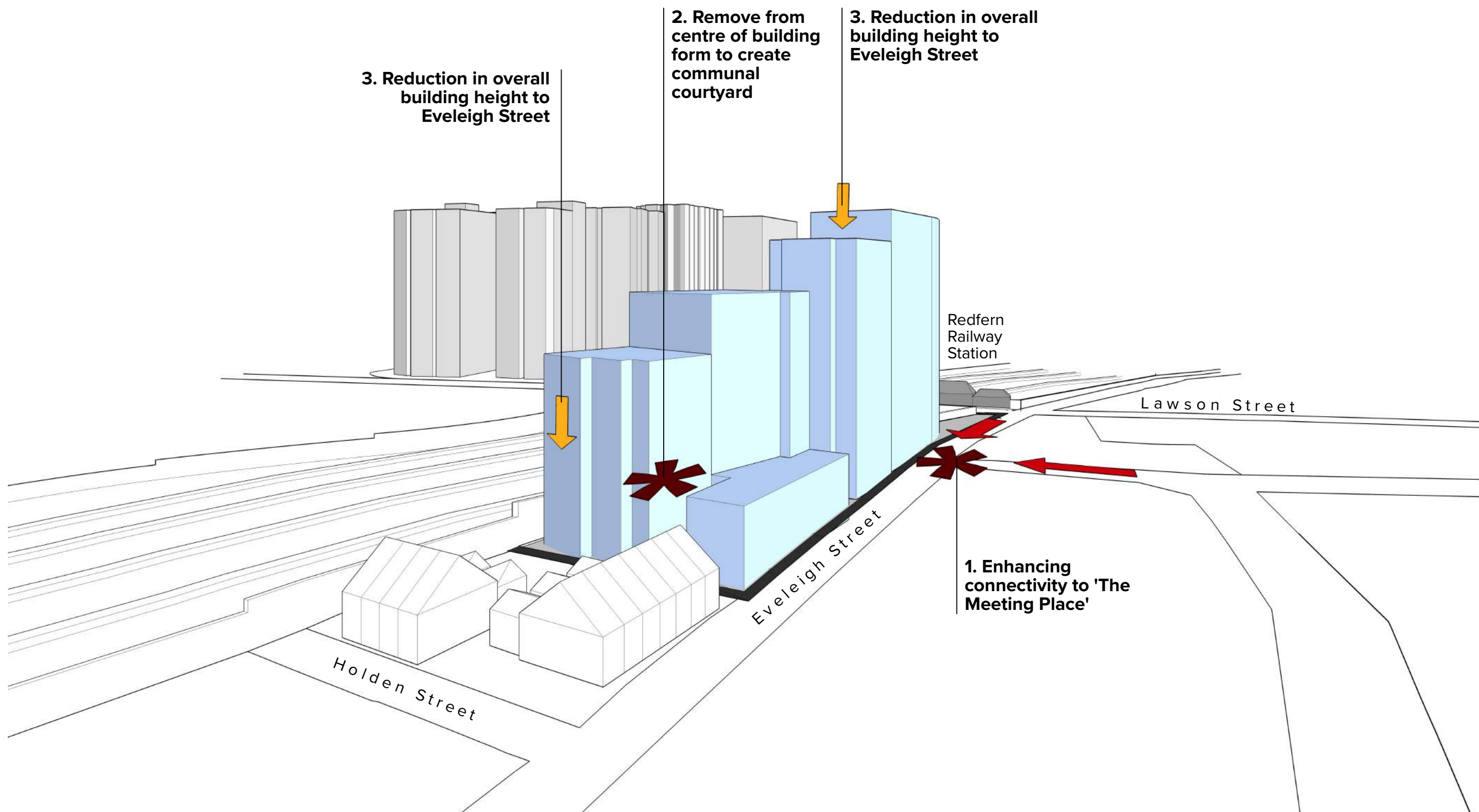
Rev. A DRP Workshop Session 02

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Improvement on SEARs Form

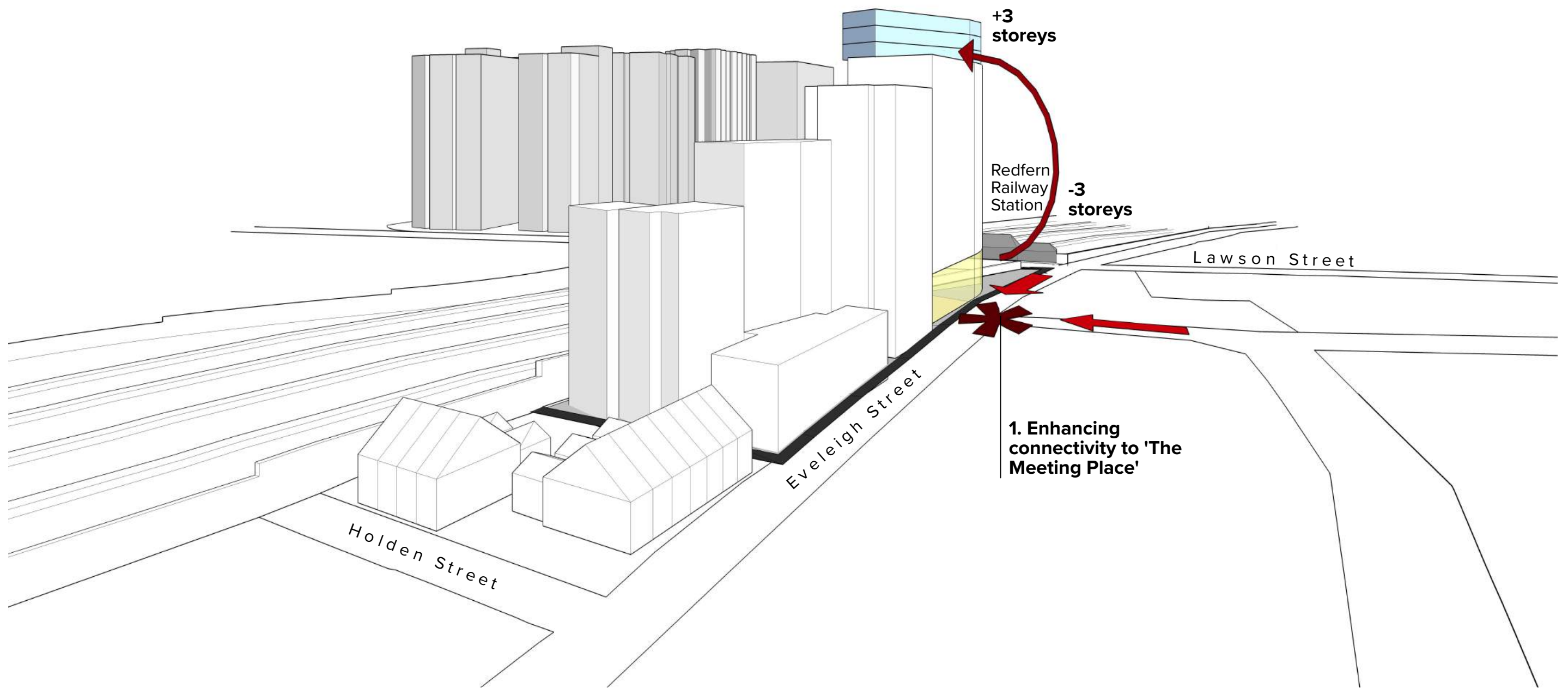
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Enhancing Connectivity to The Meeting Place

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2. Remove from
centre of building
form to create
communal
courtyard

+5 to 7
storeys

-11
storeys

+5
storeys

-8
storeys

Redfern
Railway
Station

Lawson Street

Eveleigh Street

Holden Street

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Communal Outdoor Space

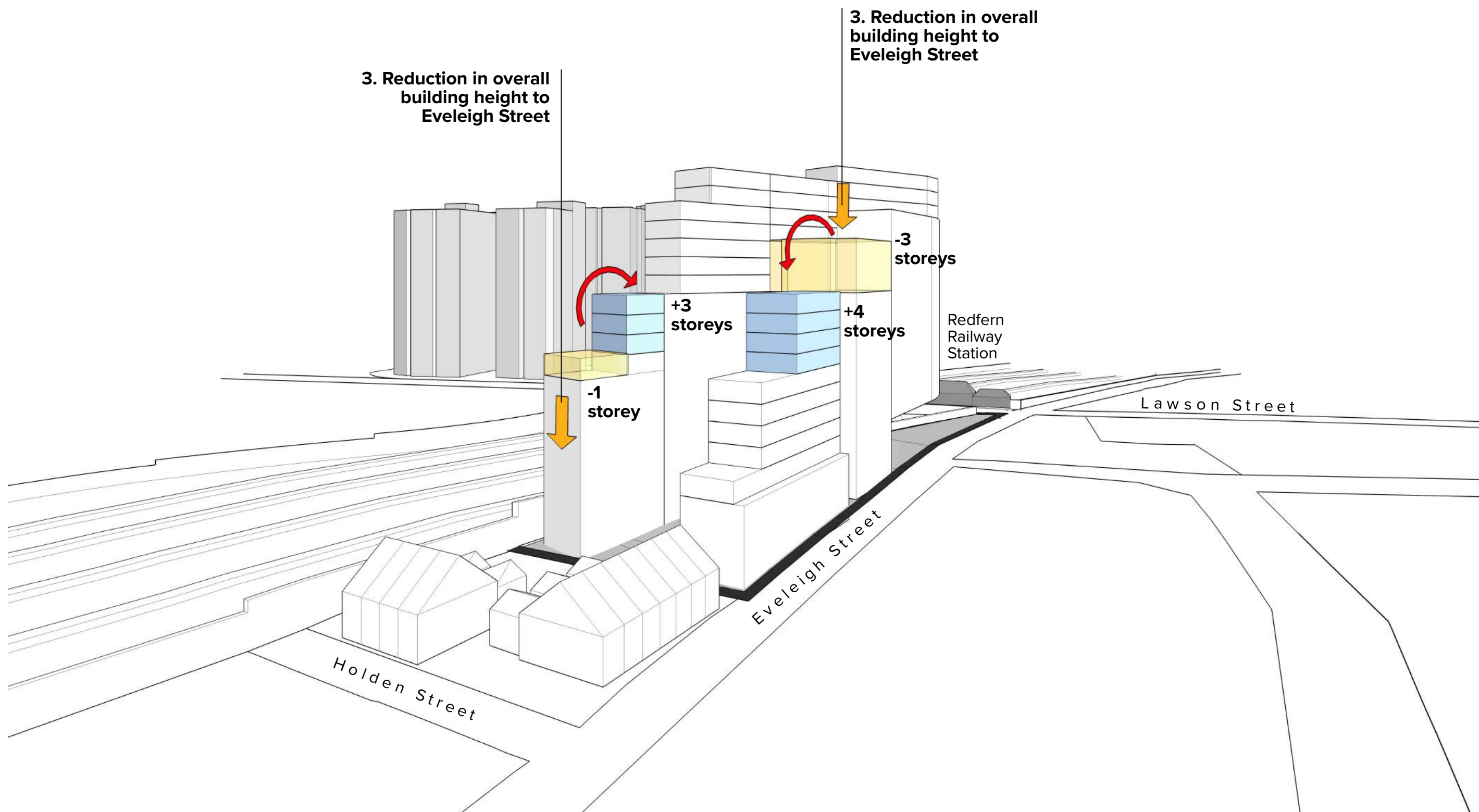
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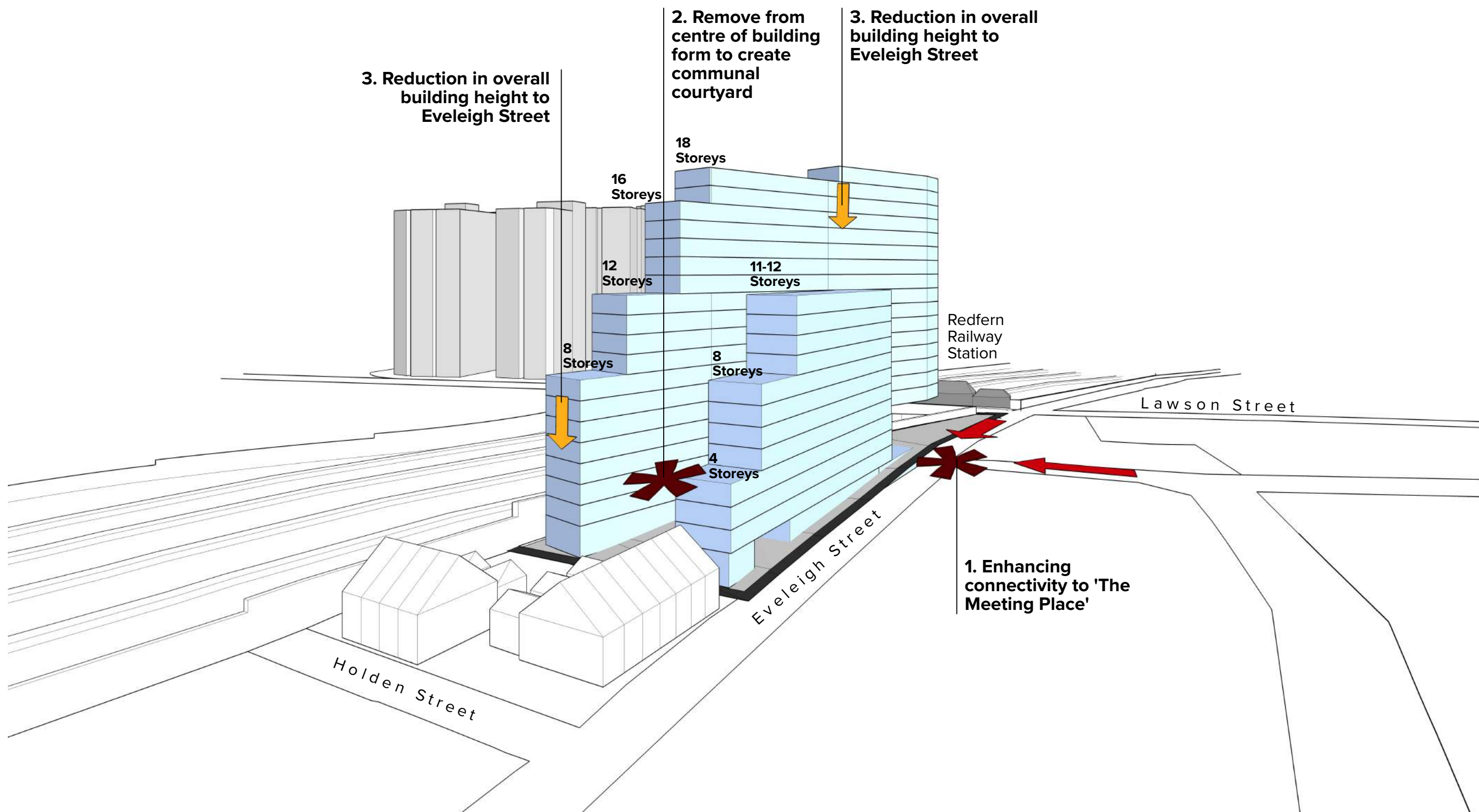
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Improved Connection to Local Context

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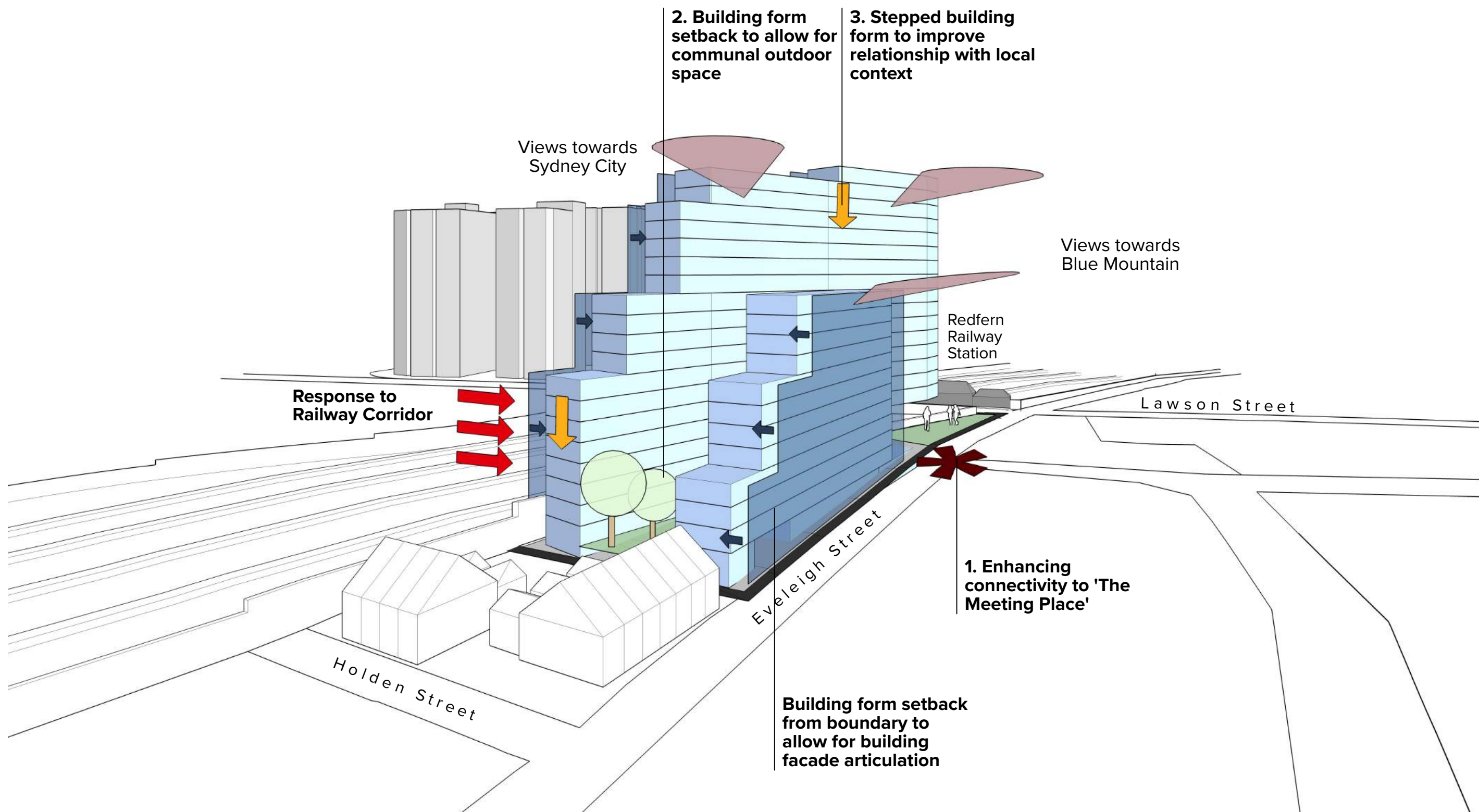
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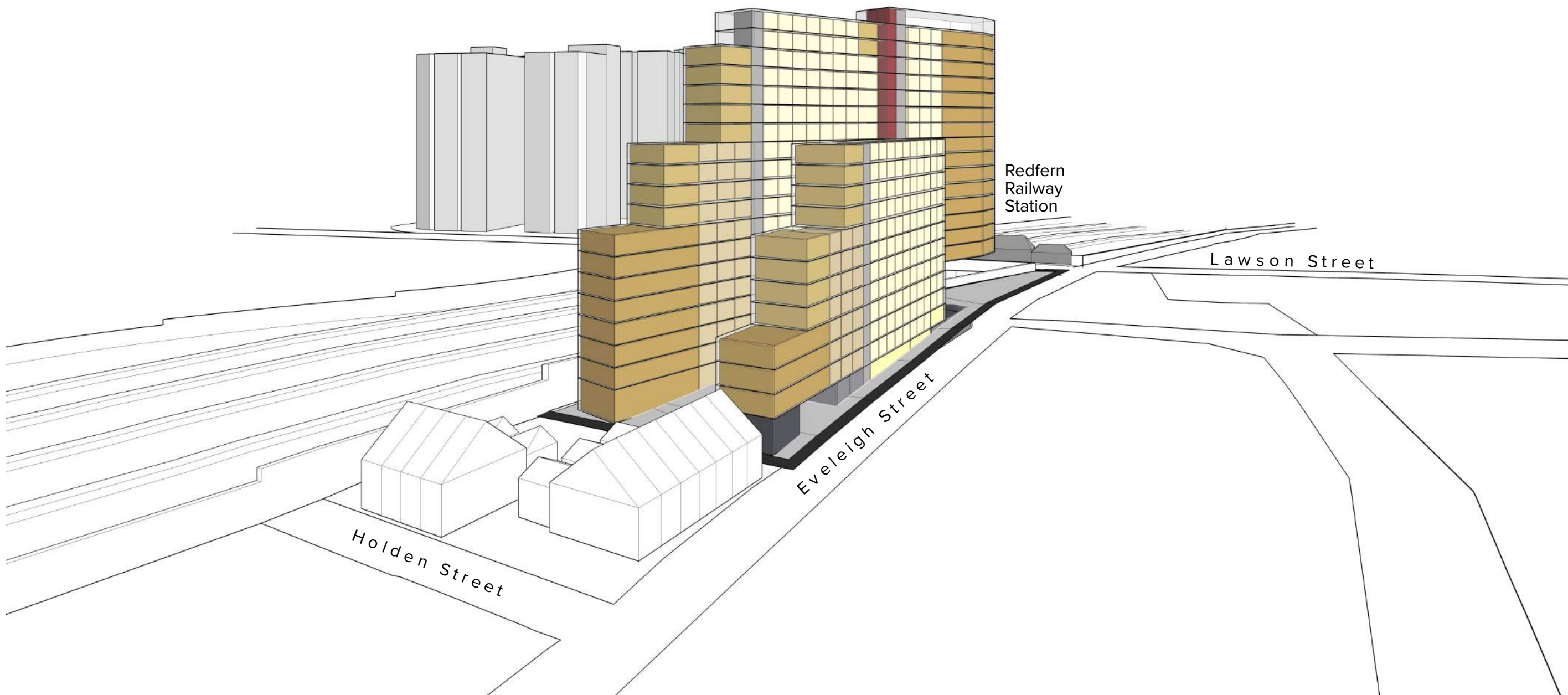
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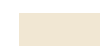
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LEGEND



STUDIO



TWIN



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CLUSTER



5BED
CLUSTER



COMMUNAL
AREA



SERVICES



LIFT
CORE



FIRE
STAIRS

Distribution of Programme

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Design Review Panel 03

Further Refinement to the Building Massing

27 February 2017

Col James - Student Accommodation

Project No. 16107

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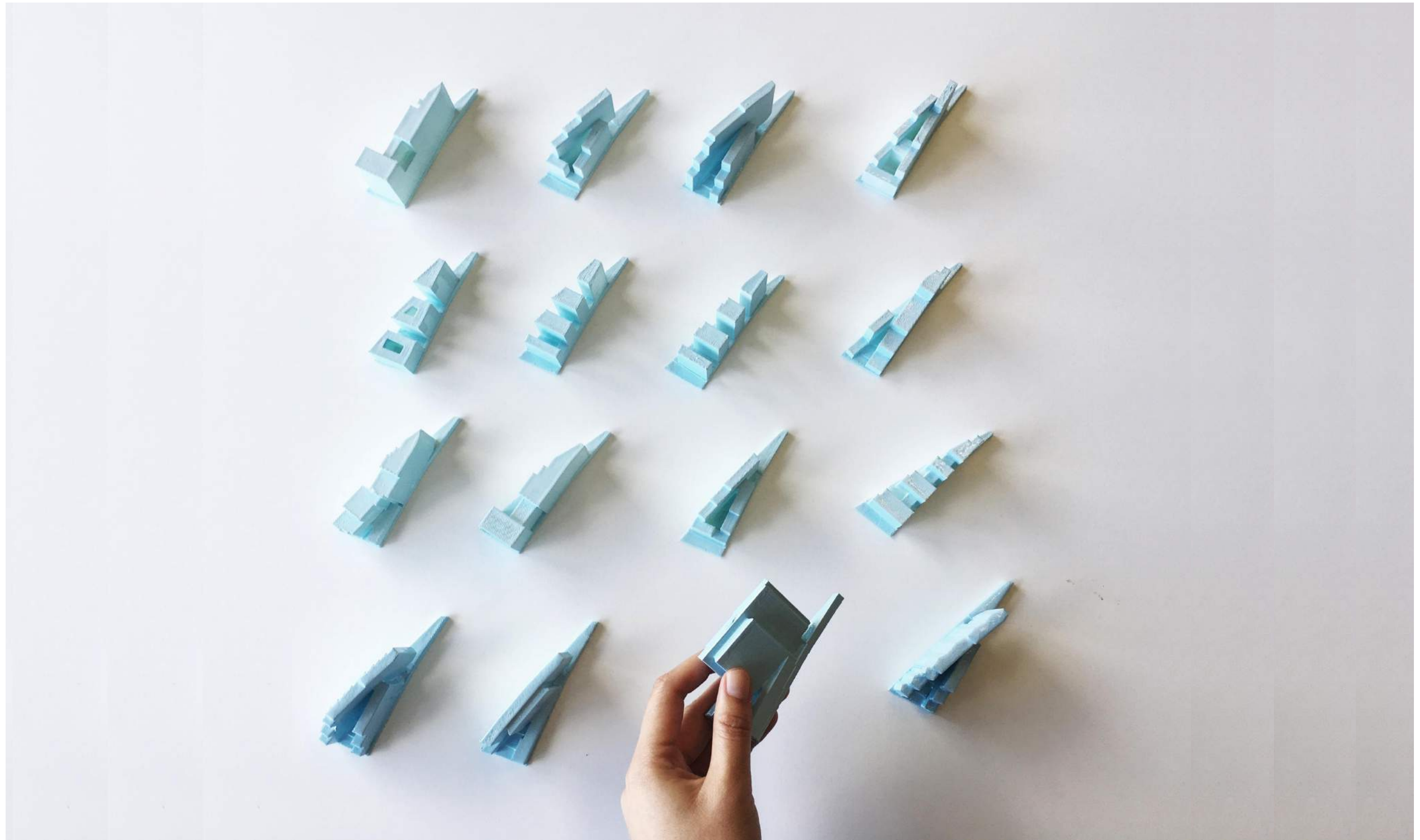
DRP 03

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Design Review Panel Progress

Rev. A DRP Workshop Session 03

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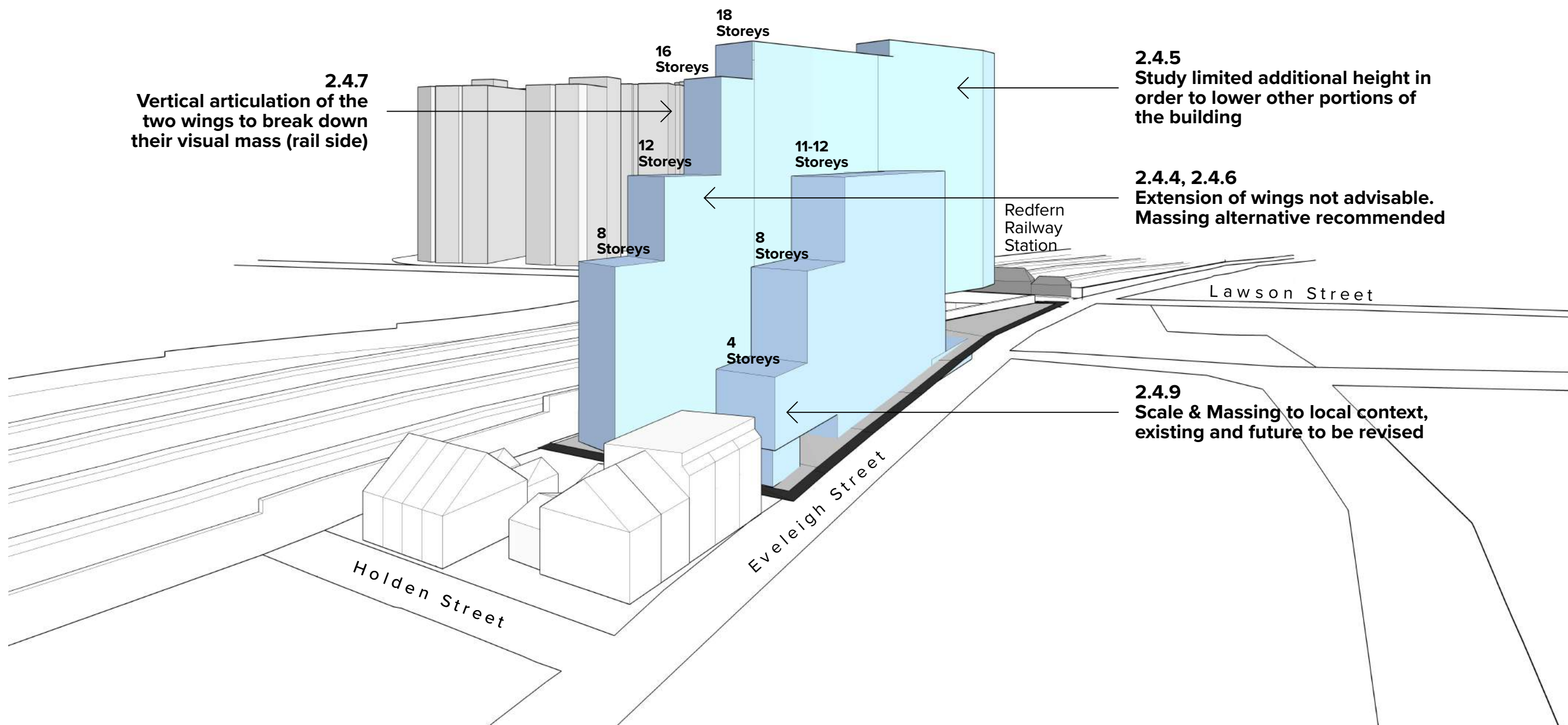
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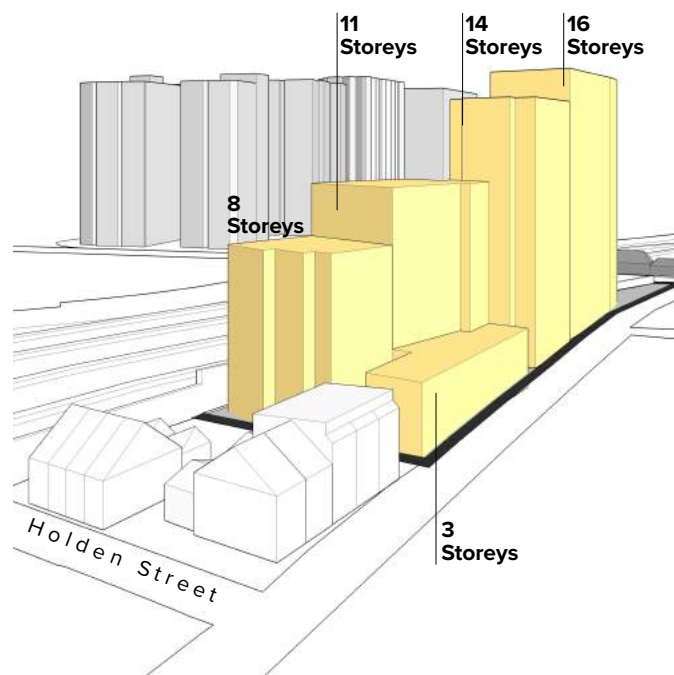
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 Horizontal Architect Nominees Turners 666, AIN 80 04 04 911

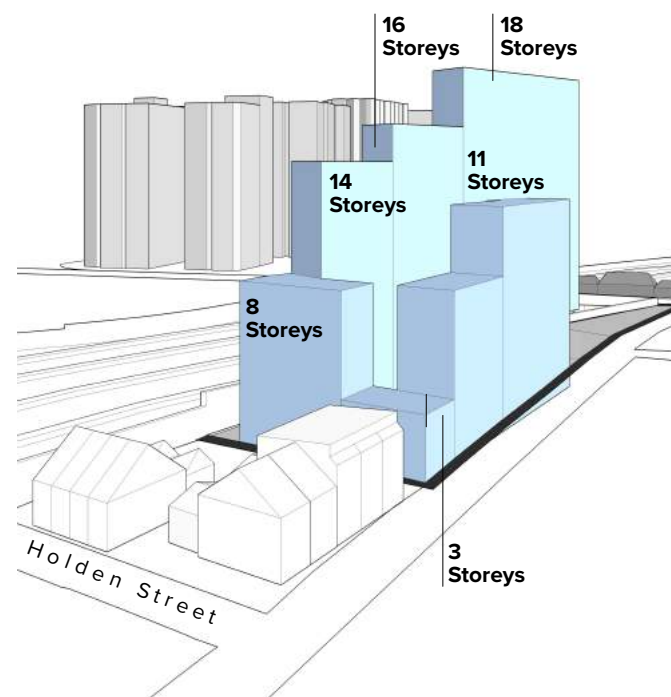
DRP 02 Summary of Comments

Rev. A DRP Workshop Session 03

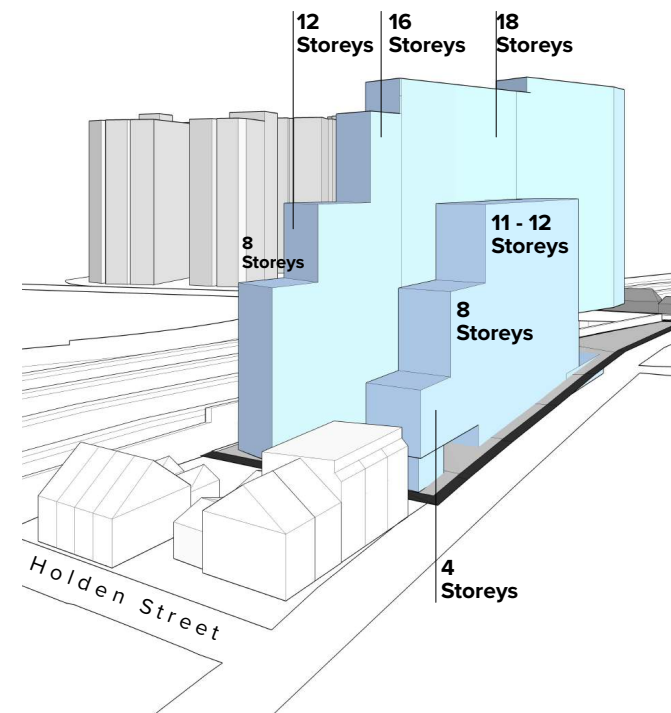
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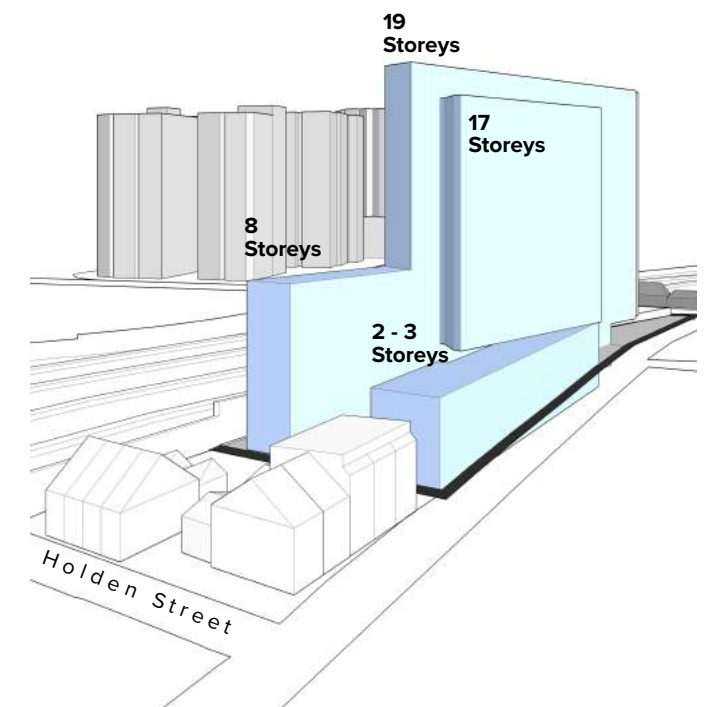
SEARs Approved Building Form



DRP No. 1 Building Form



DRP No. 2 Building Form



Current Building Form

Pemulwuy Precinct 3 - Student Housing

Project No. 16107

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DLCS Quality Framework Company ISO 9001:2015 Registered Number 29476
 National Architect Number 665, AIN 80 04 04 911

Building Form Comparison

Rev. A DRP Workshop Session 03

1/03/2017

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Design Review Panel 04

Building Character and Explanation of Built form
Articulation through varying height

7 March 2017

Col James - Student Accommodation

Project No. 16107

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DLCE Quality Endorsed Company 107 1001 2008 Registration Number 25476
Nominated Architect: Nicholas Turner 6881 ARIA 84 044 04 911

Rev. A DRP Presentation 07

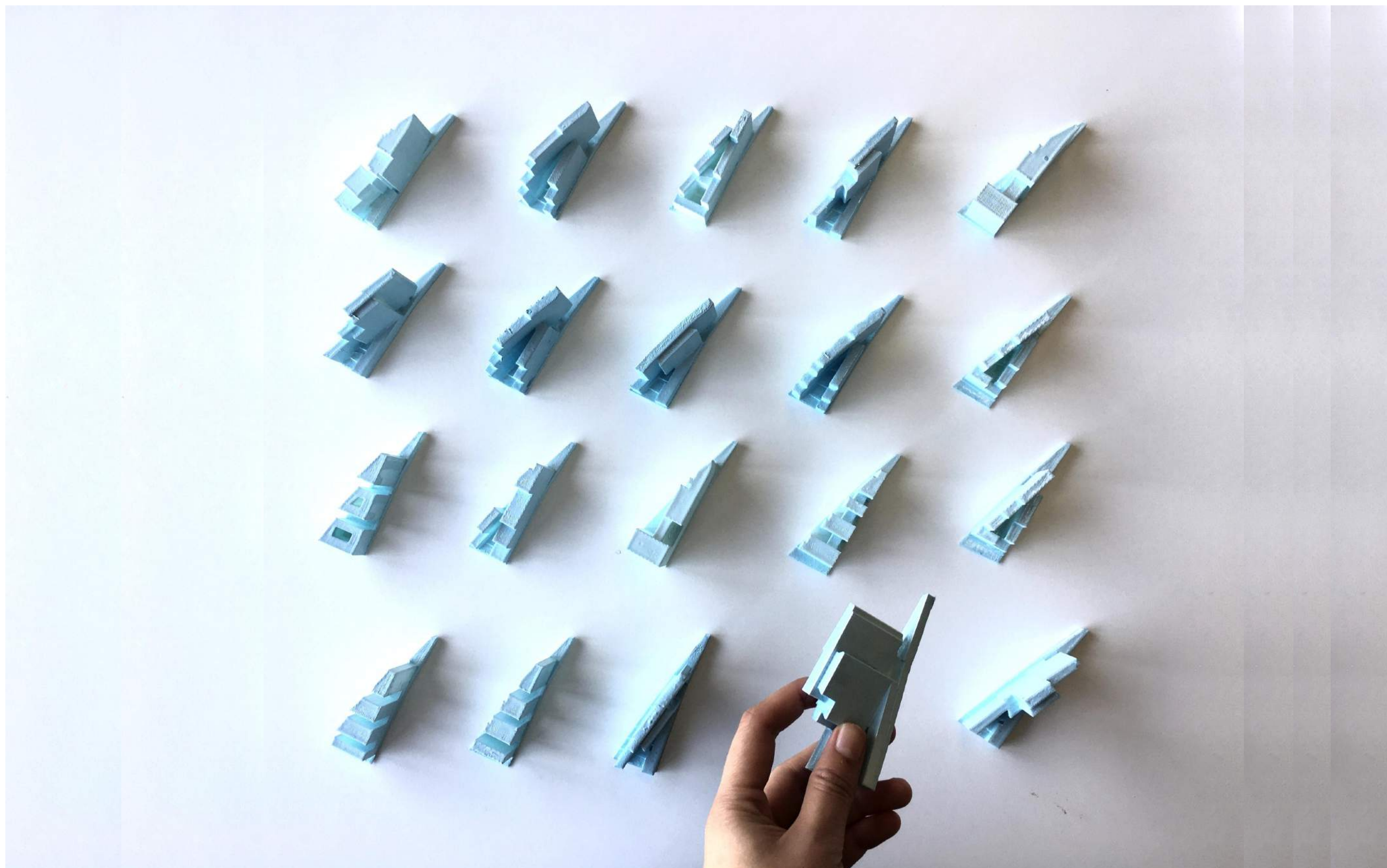
DRP 04

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 Nominated Architect: Nicholas Turner 2005 ISBN 96 264 764 011

Design Review Panel Progress

Rev. A DRP Workshop Session 04

7/03/2017

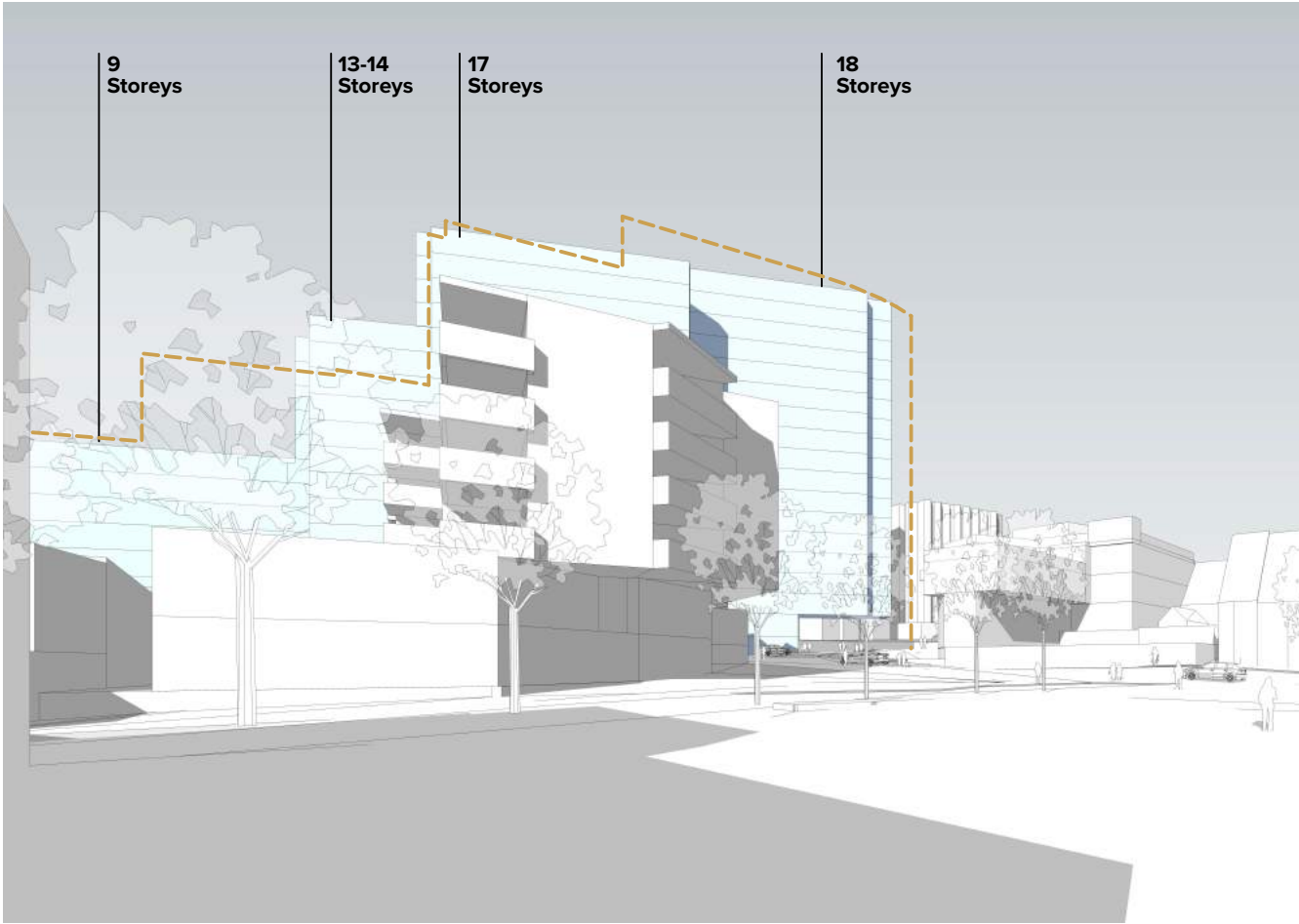
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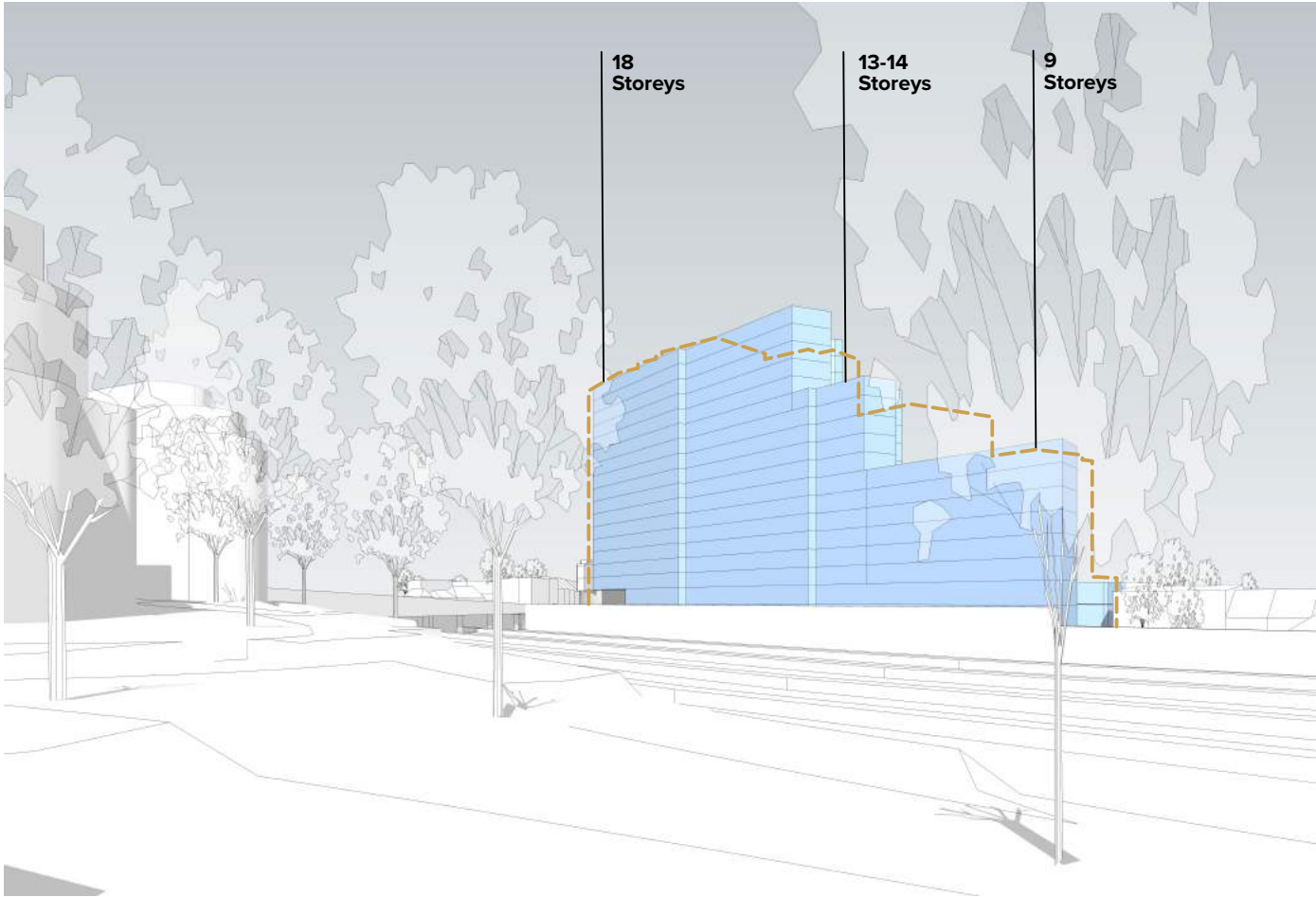
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Option 1

Form Generally Consistent with SEARs Envelope and Number of Rooms



View from Redfern Community Playground



View from Regent Street

Summary

Total Yield

rooms	522
beds	572


Pemulwuy Precinct 3 - Student Housing

Project No. 16107

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Hornbush Australia Victoria Turner 0855 48N 80 04 04 911

Legend

 SEARs approved building form

Rev. A DRP Workshop Session 04

Option 1

7/03/2017

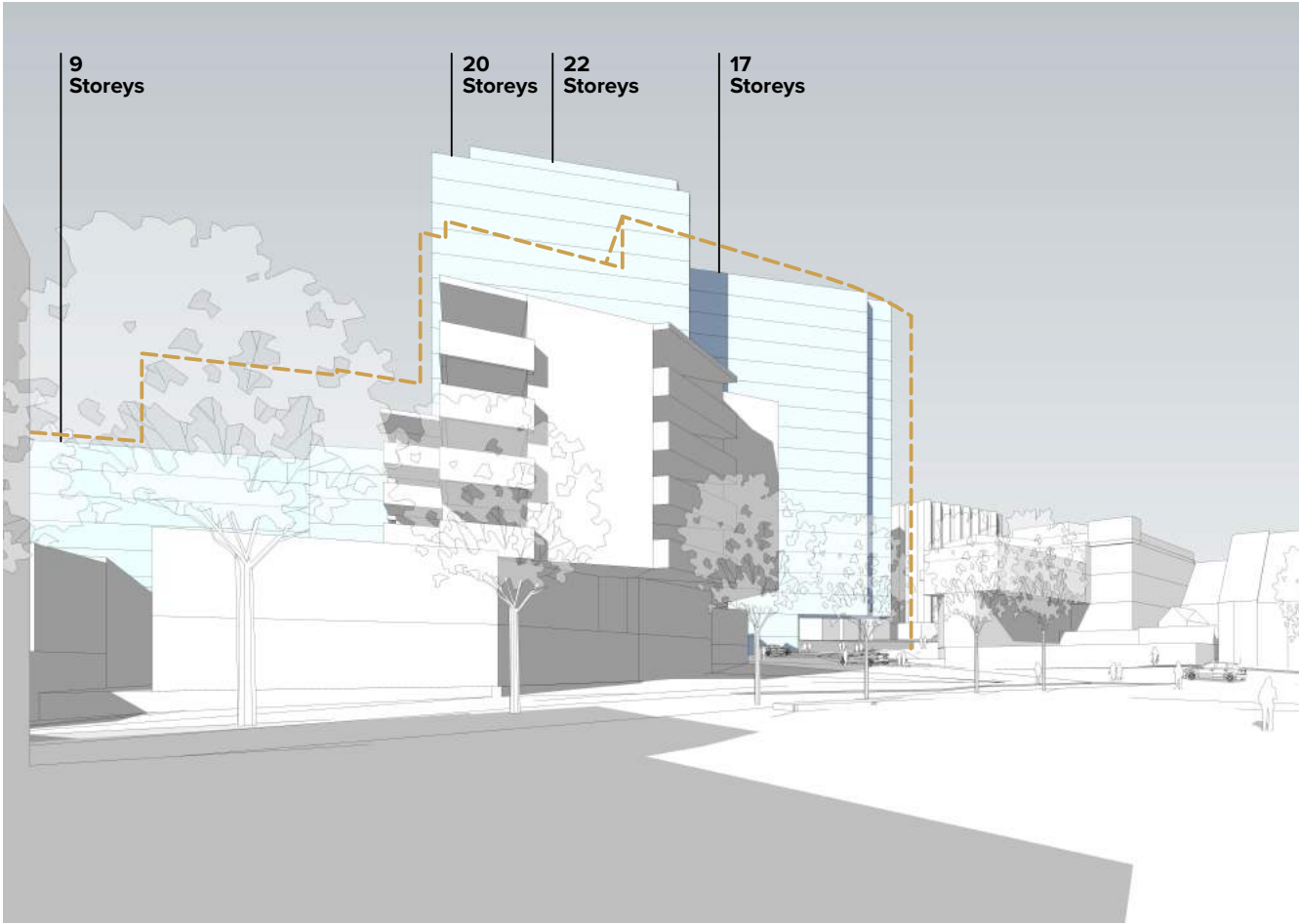
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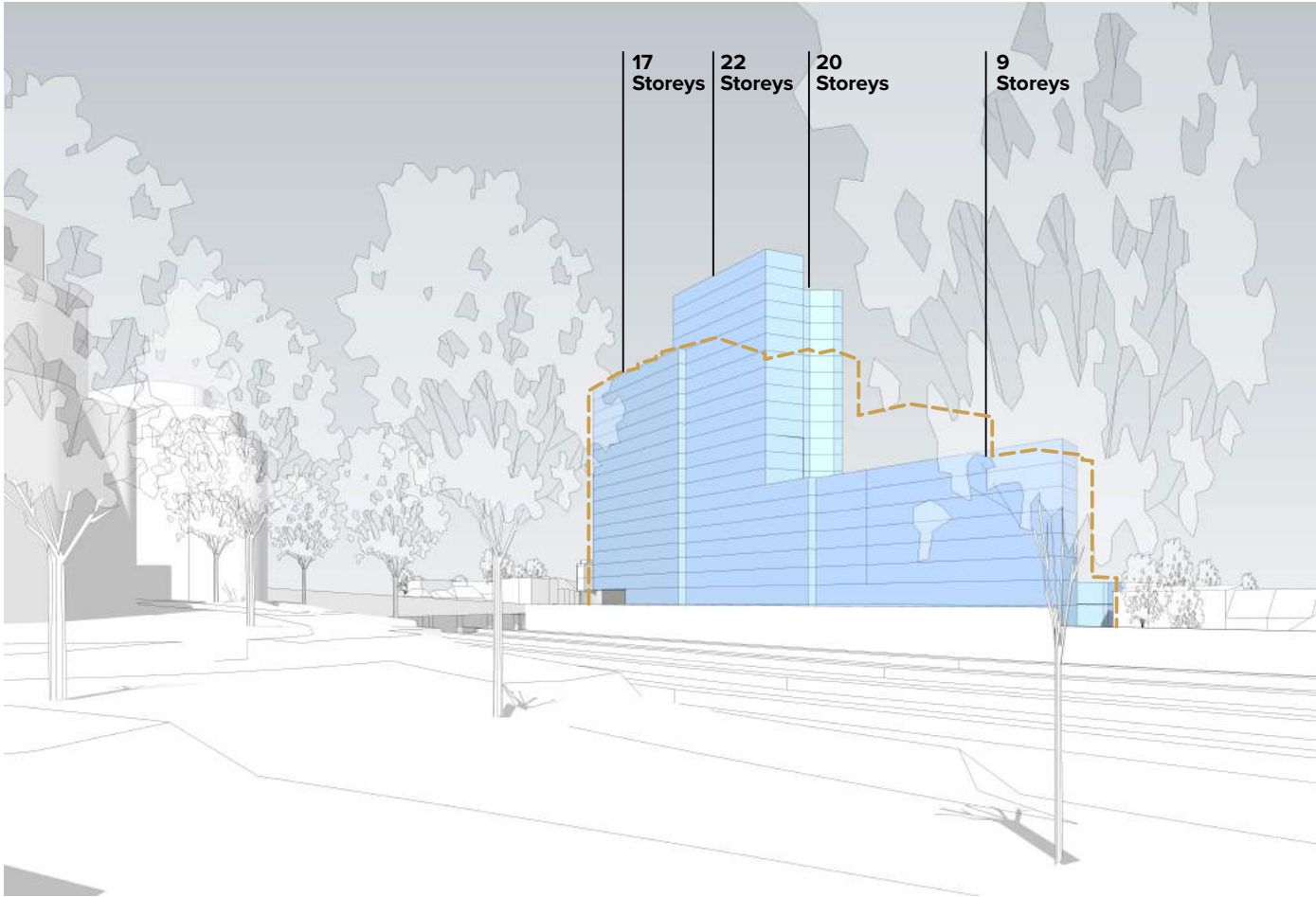
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Option 2

Variance in Built Form



View from Redfern Community Playground



View from Regent Street

Summary

Total Yield

rooms	527
beds	545

Pemulwuy Precinct 3 - Student Housing

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Legend



SEARs approved building form

Rev. A DRP Workshop Session 04

Option 2

7/03/2017

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View from Cleveland Street

Rev. A DRP Workshop Session 04

7/03/2017

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 National Architect Nominees Turner 665, ABN 80 064 064 911

View from Lawson Street

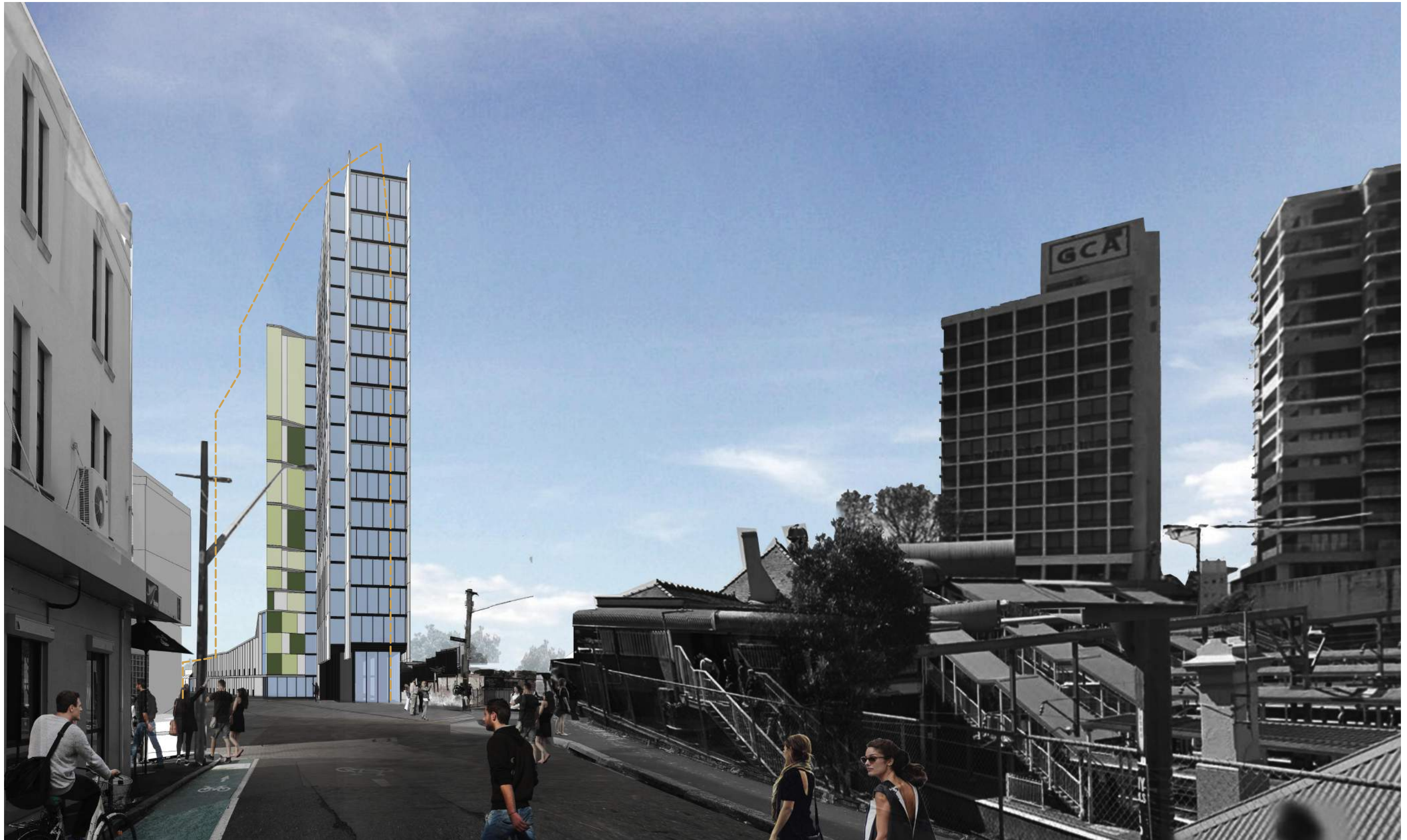
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The Corner

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Redfern Community Playground - Option A

Rev. A DRP Workshop Session 04

7/03/2017

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Design Review Panel 05

Built Form Refinement
Further consideration to varying height

21 March 2017

Col James - Student Accommodation

Project No. 16107

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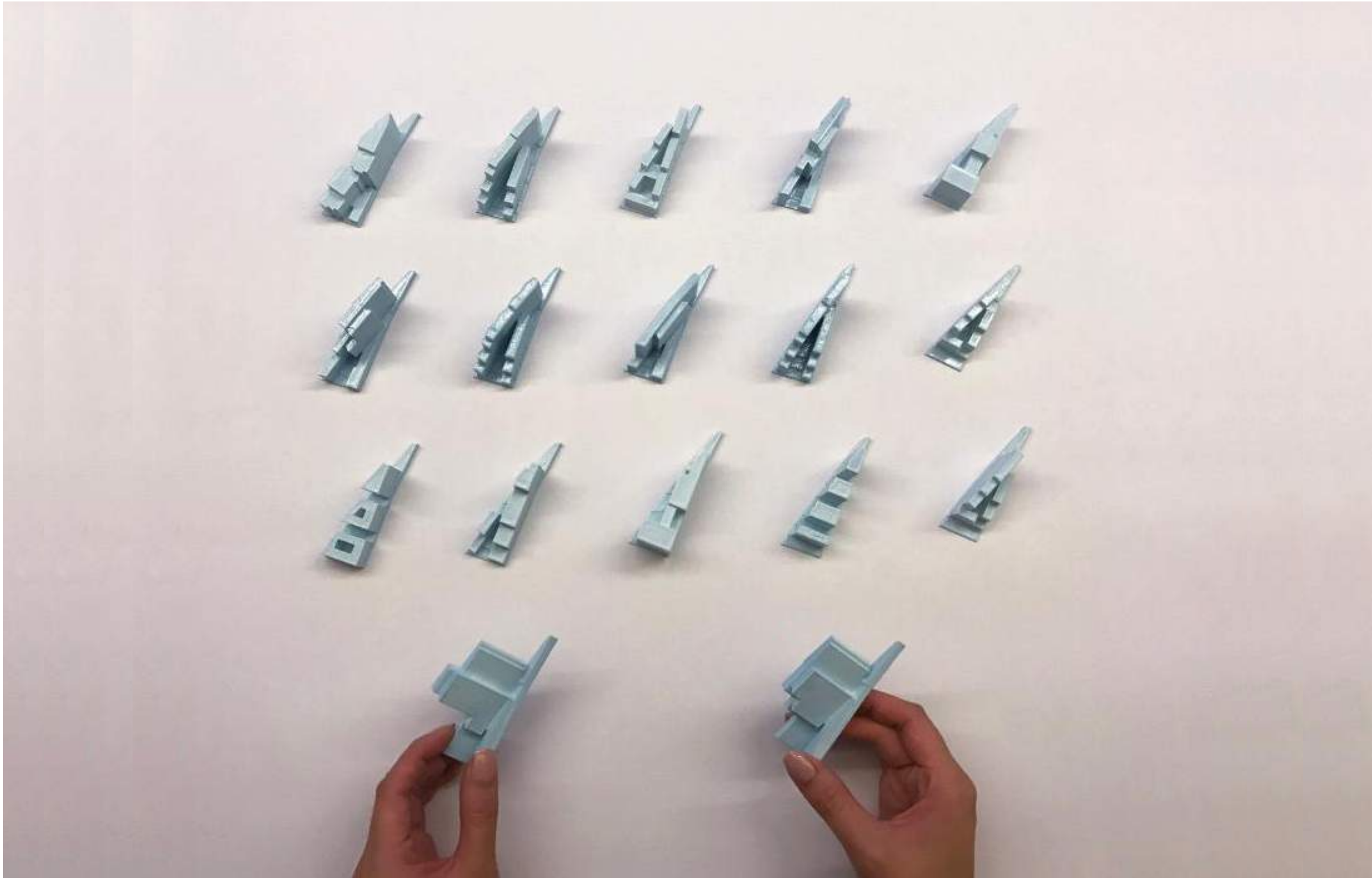
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Pemulwuy Precinct 3 - Student Housing

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Hornibrook Architects Pty Ltd ABN 65 04 04 911

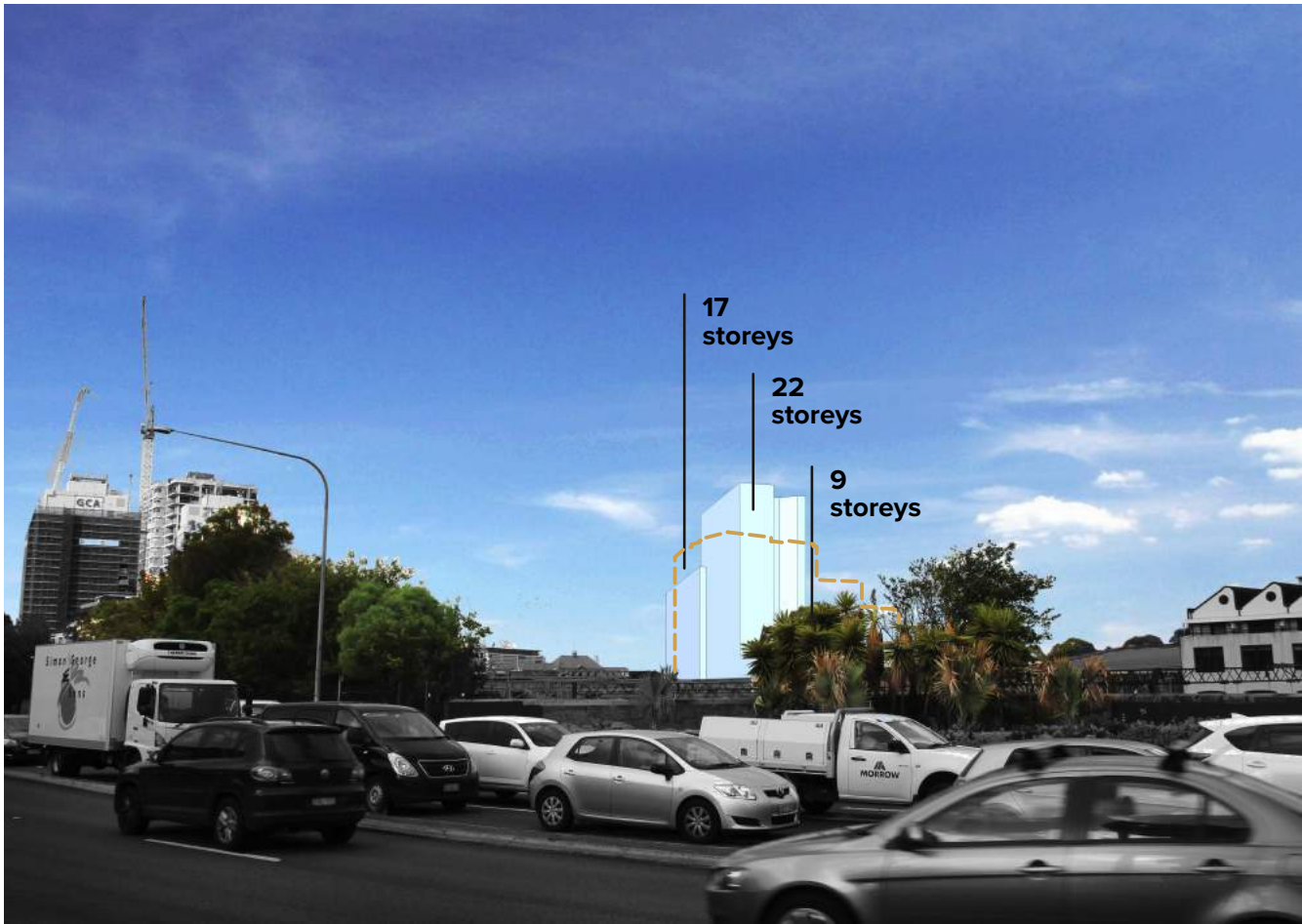
Design Review Panel Progress

Rev. A DRP Workshop Session 05

21/03/2017



Option 1



Option 2

Pemulwuy Precinct 3 - Student Housing

Project No. 16107

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 National Architect Nicholas Turner 6055, AIN 80 04 04 911

Legend



SEARs envelope building form

View from Cleveland Street

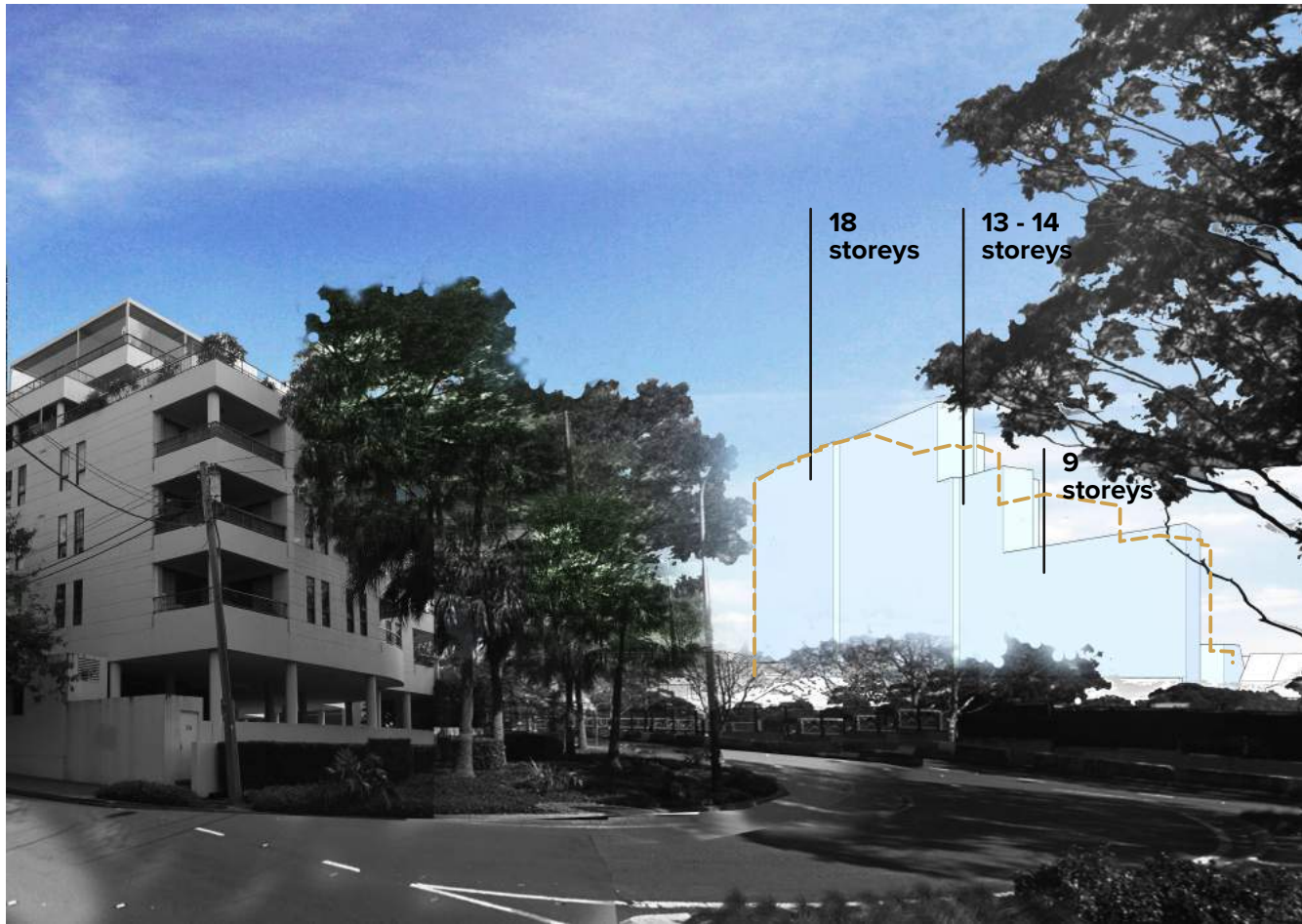
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21/03/2017

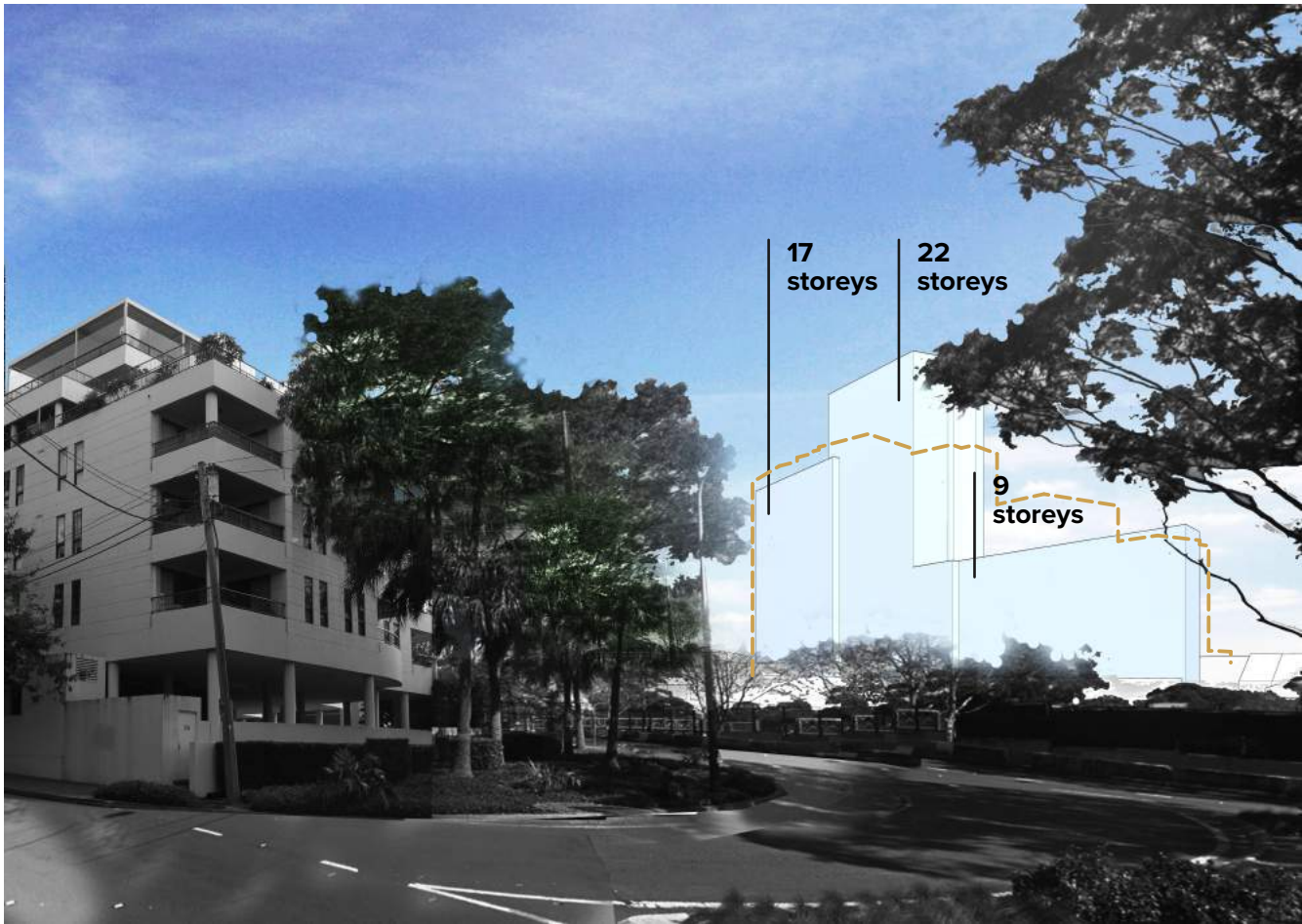
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Option 1



Option 2

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Legend



SEARs envelope building form

View from Regent Street

Rev. A DRP Workshop Session 05

21/03/2017

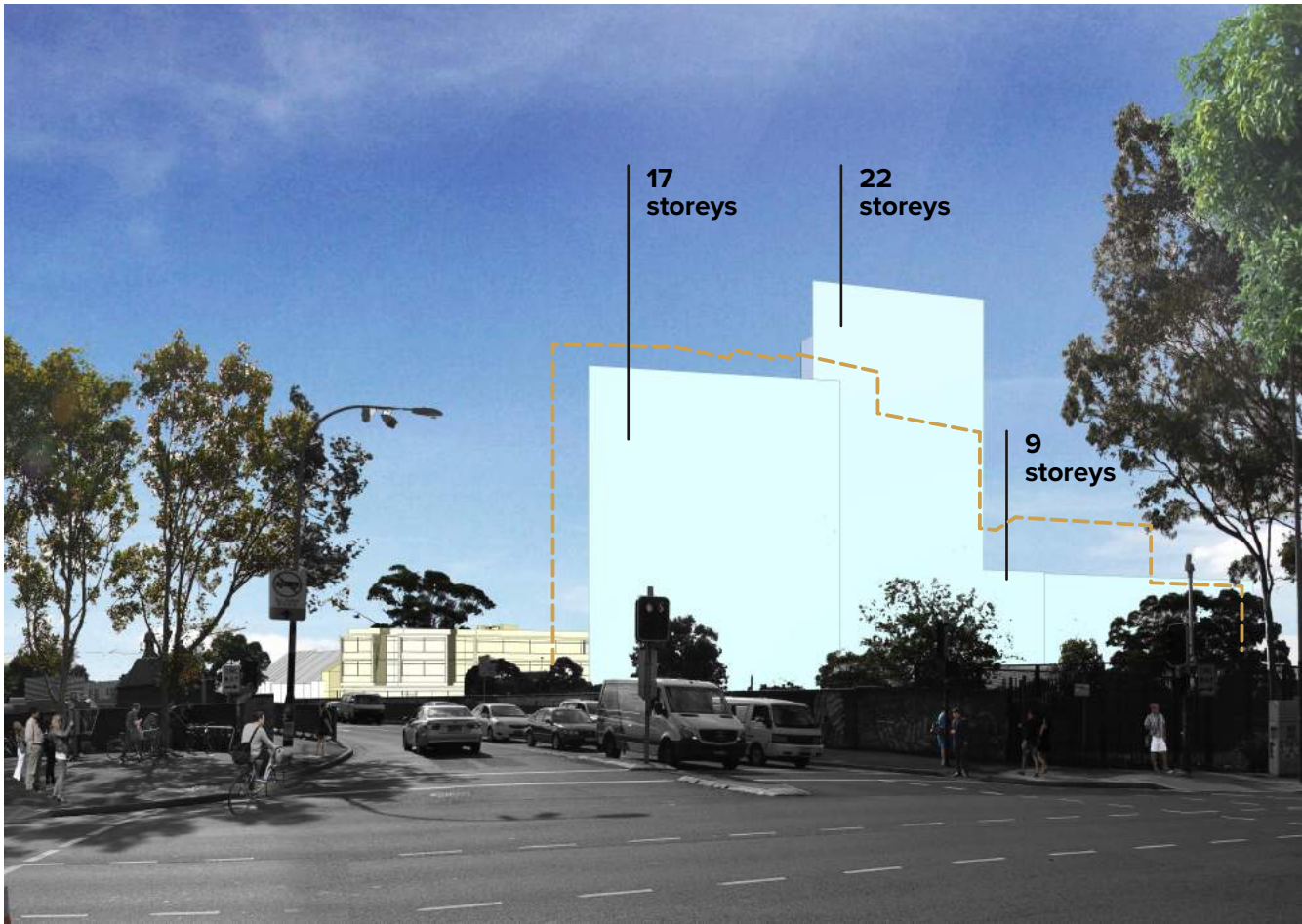
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Option 1



Option 2

Pemulwuy Precinct 3 - Student Housing

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DLCS Quality Framework Category 100 0001 2020 Registration Number 28476
 National Architect Nominees Turner 665, ABN 80 04 04 911

Legend



SEARs envelope building form

View from Lawson Street

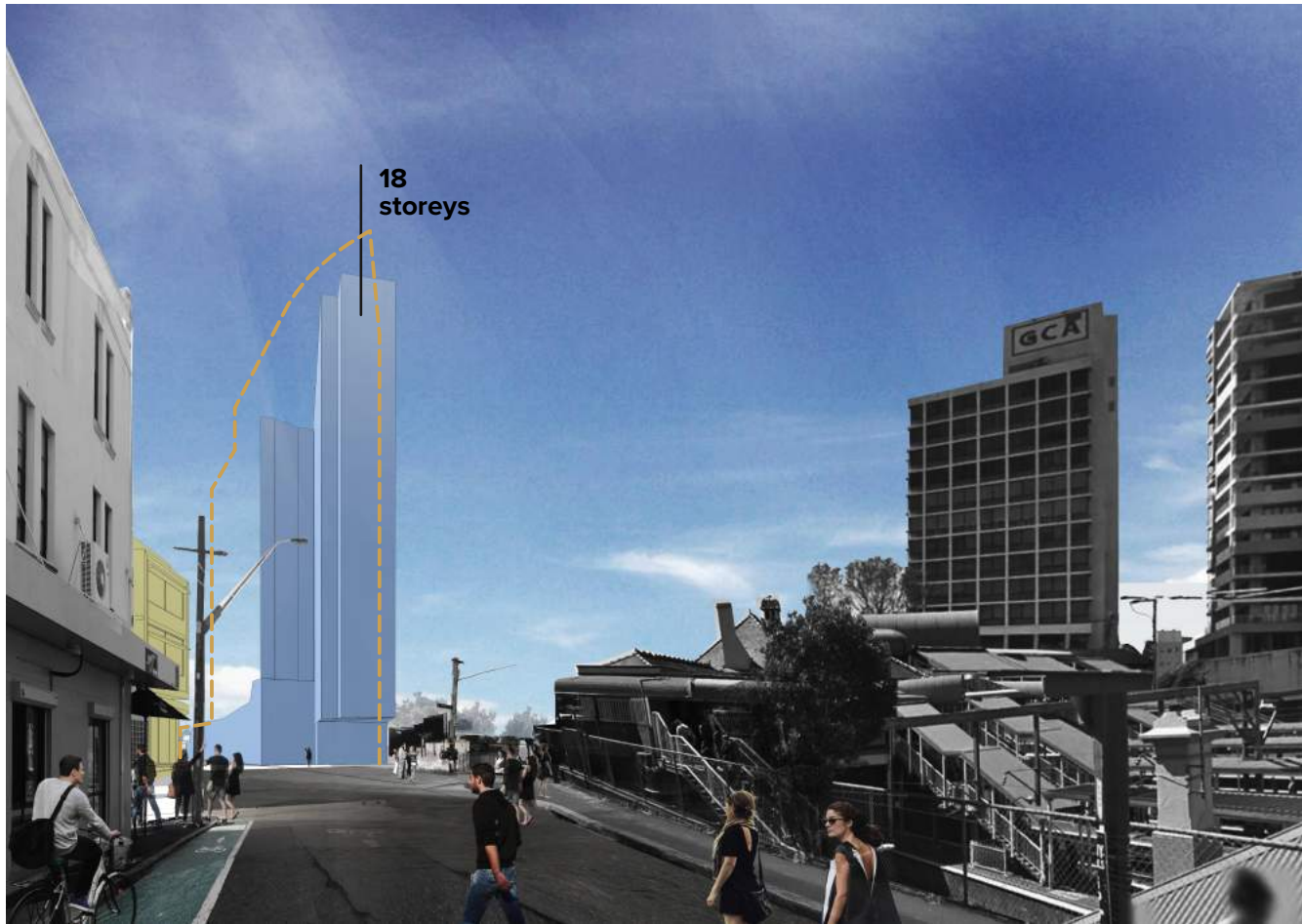
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Option 1



Option 2

Pemulwuy Precinct 3 - Student Housing

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Legend



SEARs envelope building form

View from Eveleigh Street

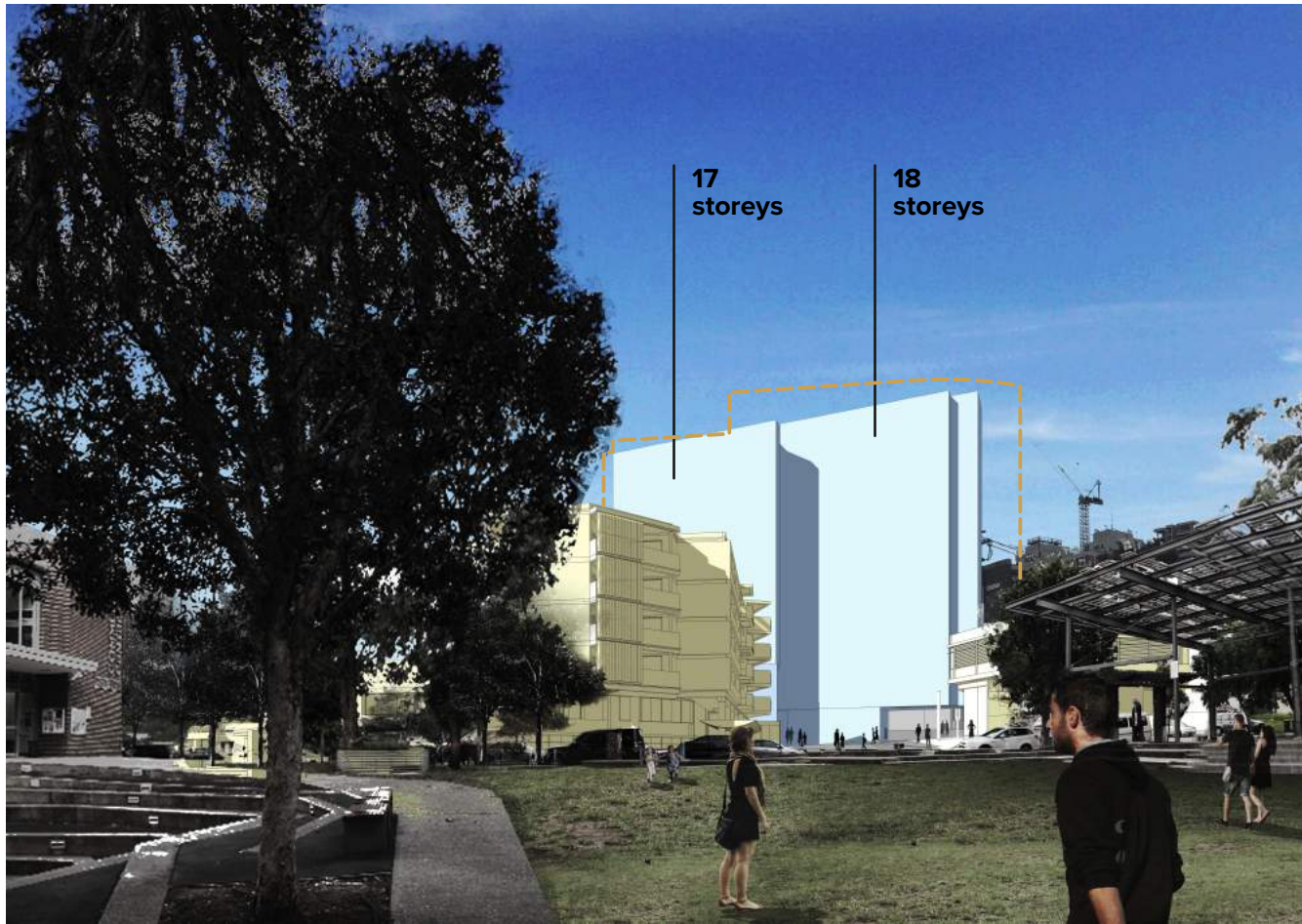
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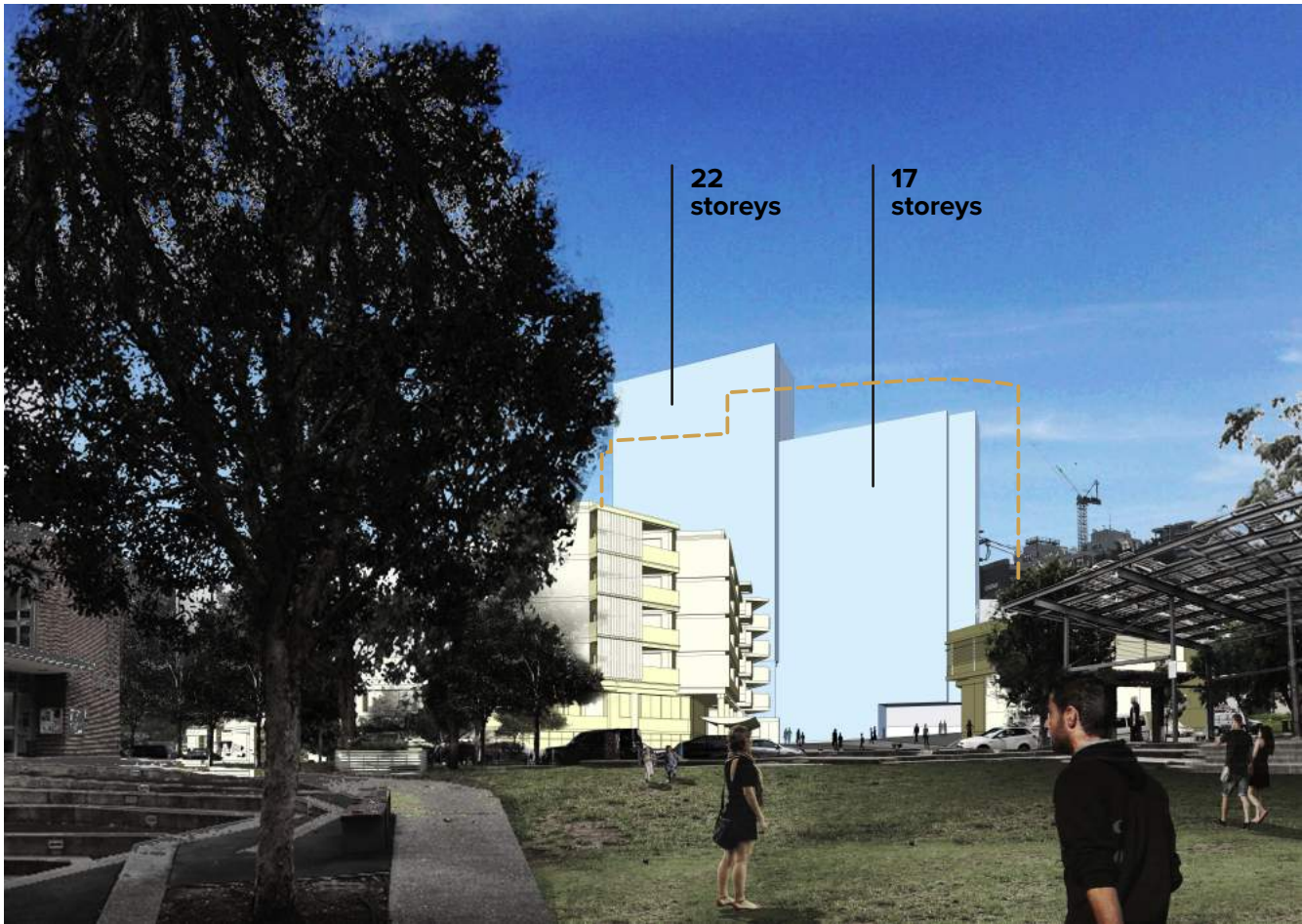
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Option 1



Option 2

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Legend



SEARs envelope building form

View from Redfern Community Centre

Rev. A DRP Workshop Session 05

21/03/2017

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View from Cleveland street - Option 1

Rev. A DRP Workshop Session 05

21/03/2017

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View from Lawson street - Option 1

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View from Eveleigh Street - Option 1

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View from Redfern Community Centre - Option 1

Rev. A DRP Workshop Session 05

21/03/2017

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Design Review Panel 06

Final Review

10 April 2017

Col James - Student Accommodation

Project No. 16107

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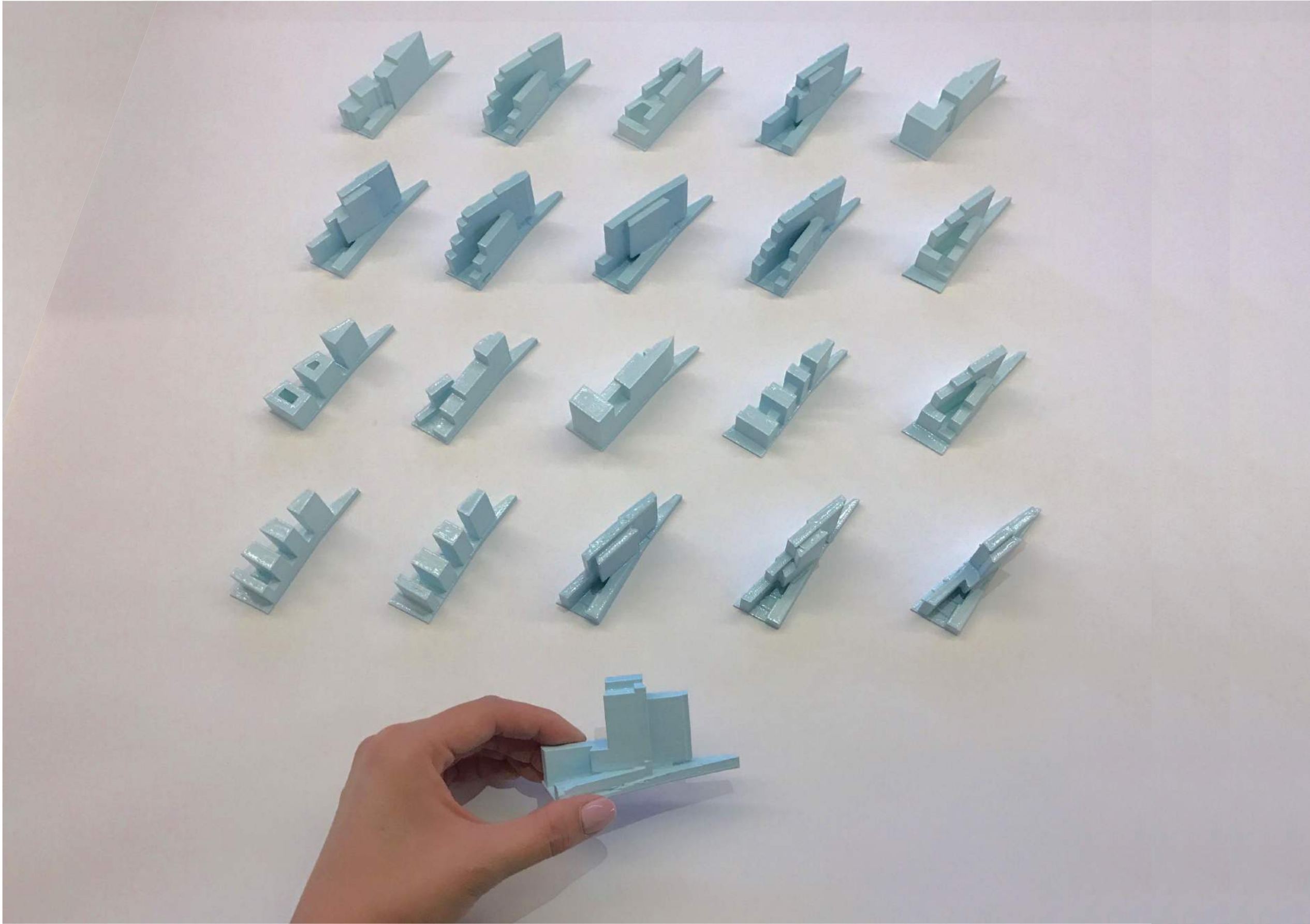
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DRP 06



Pemulwuy Precinct 3 - Student Housing

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Design Review Panel Progress

Rev. A DRP Workshop Session 06

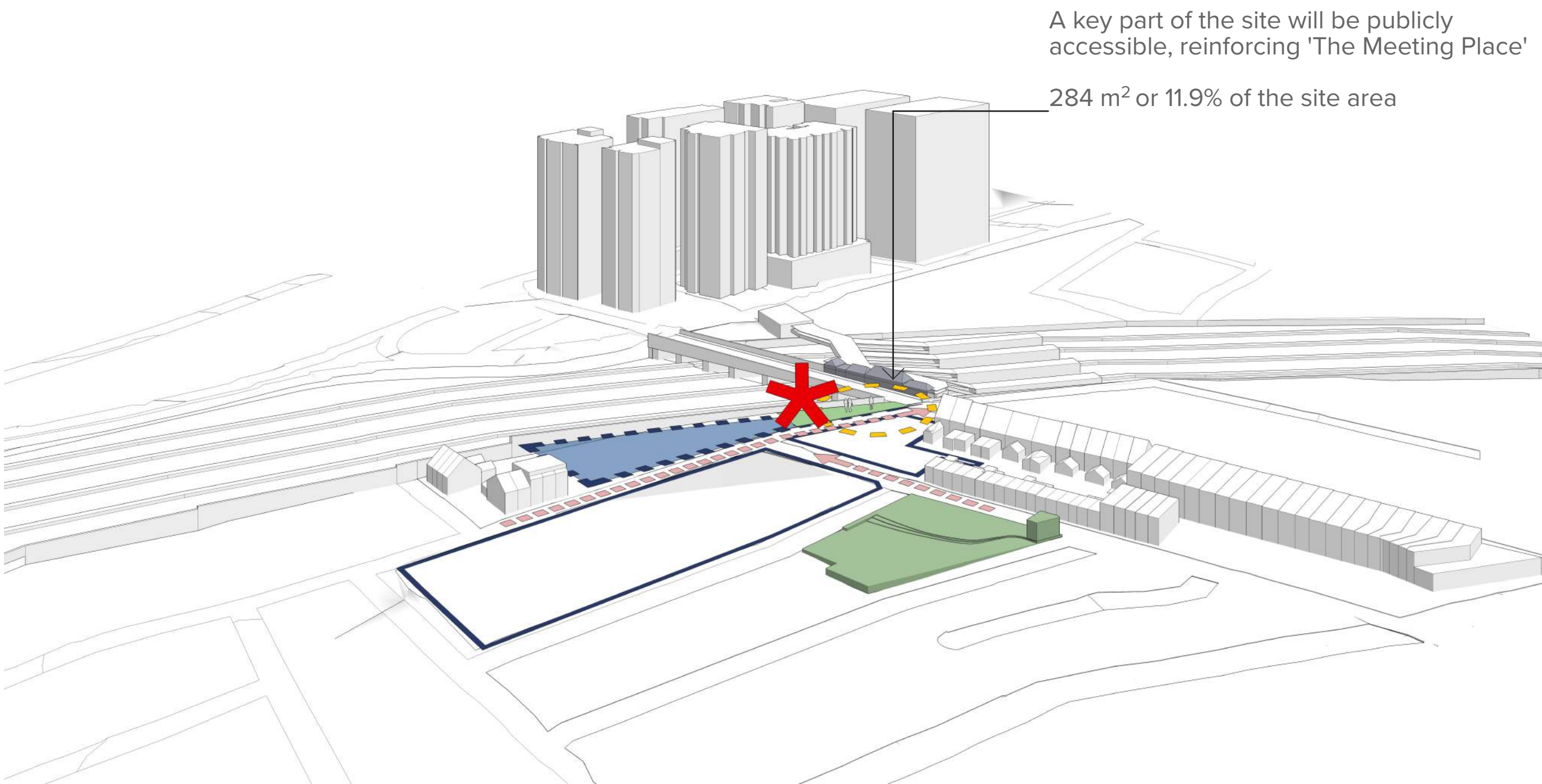
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Public Domain Interface



A key part of the site will be publicly accessible, reinforcing 'The Meeting Place'

284 m² or 11.9% of the site area

Pemulwuy Precinct 3 - Student Housing

Project No. 16107

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National Architect Nicholas Turner 6055, AIN 80 04 04 911

Rev. A DRP Workshop Session 06

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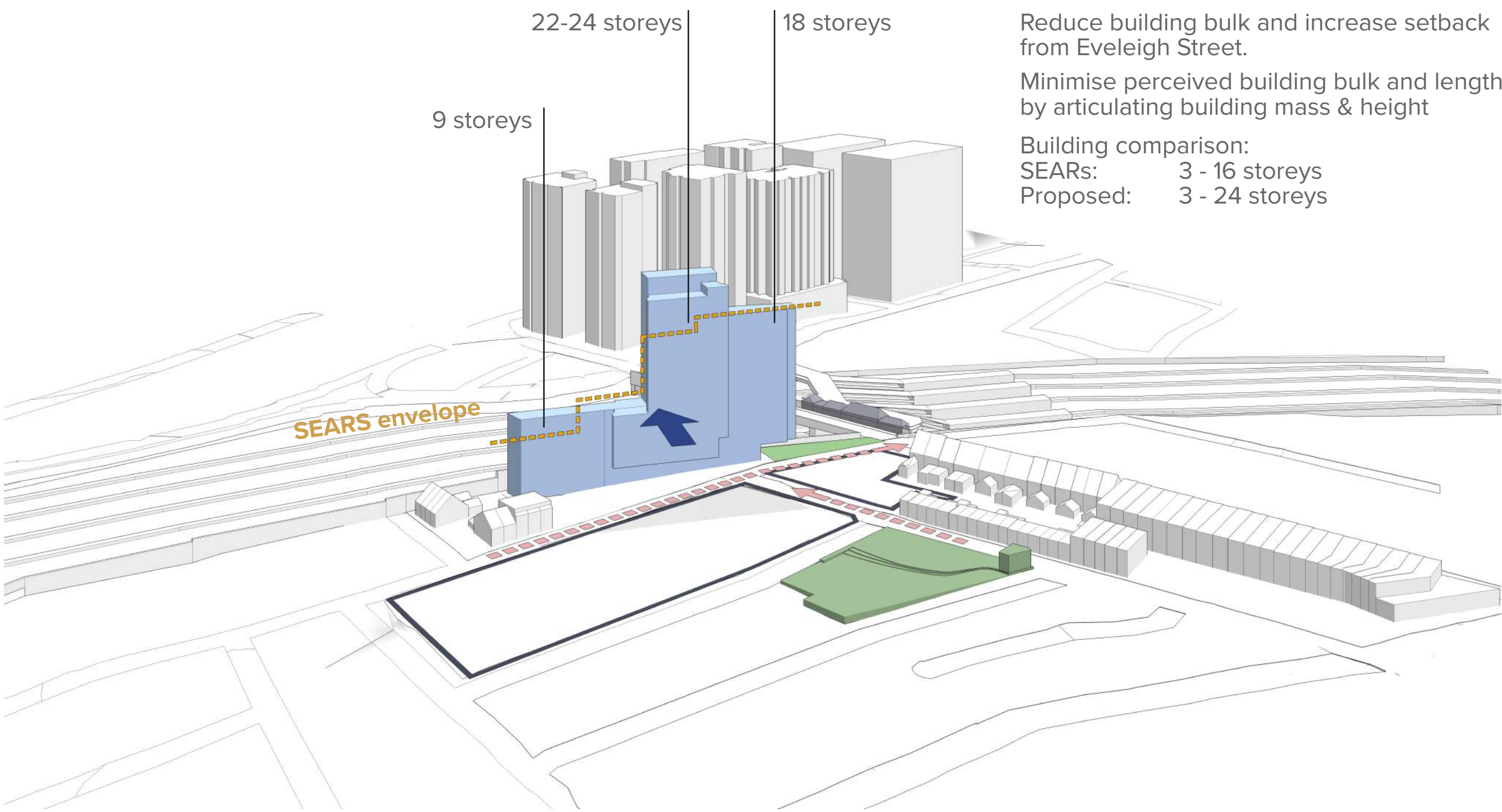
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Built Form Articulation



Reduce building bulk and increase setback from Eveleigh Street.

Minimise perceived building bulk and length by articulating building mass & height

Building comparison:
SEARs: 3 - 16 storeys
Proposed: 3 - 24 storeys

Pemulwuy Precinct 3 - Student Housing

Project No. 16107

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Rev. A DRP Workshop Session 06

10/04/2017

Built Form Articulation

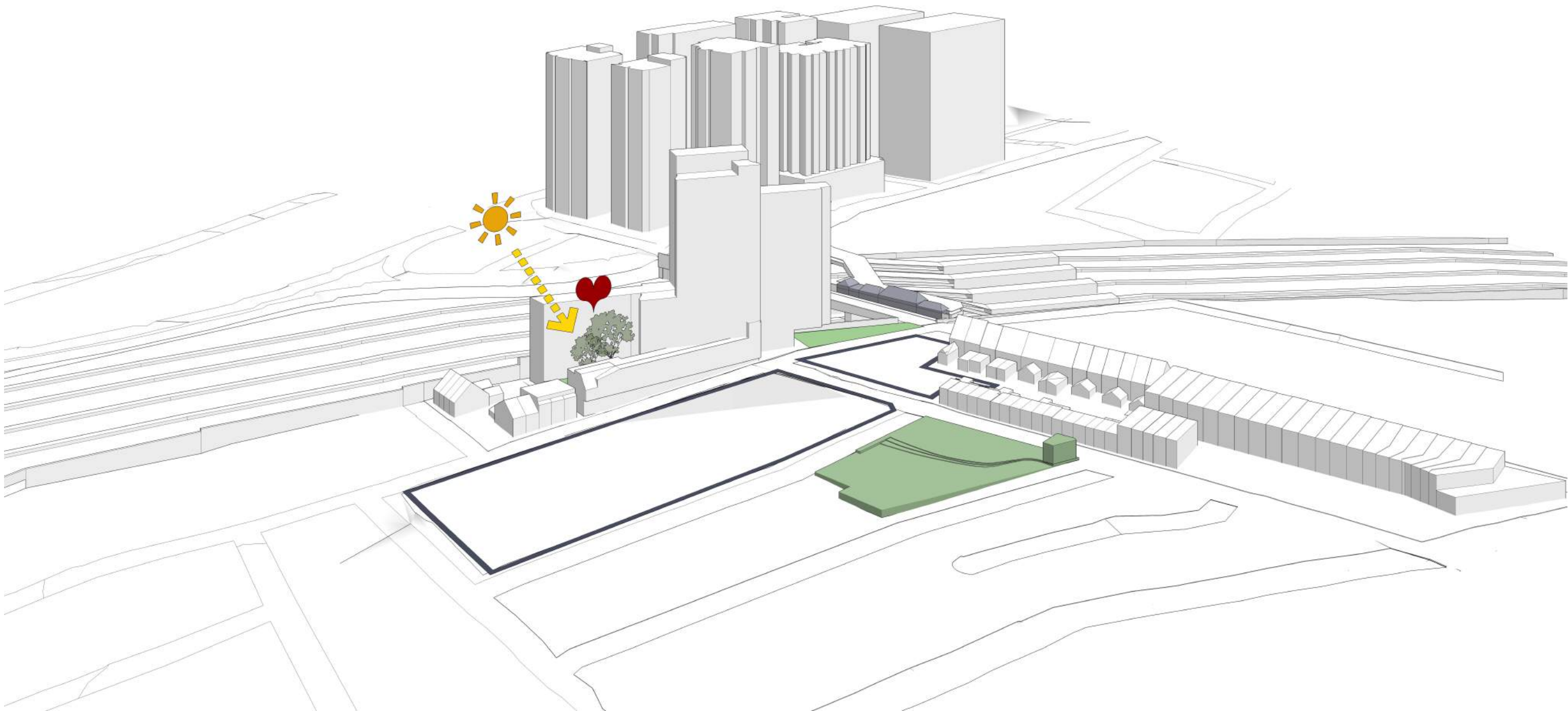
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Communal Courtyard

Create a central communal courtyard for students
378 m² or 15.9% of the site area



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Project No. 16107

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Communal Courtyard

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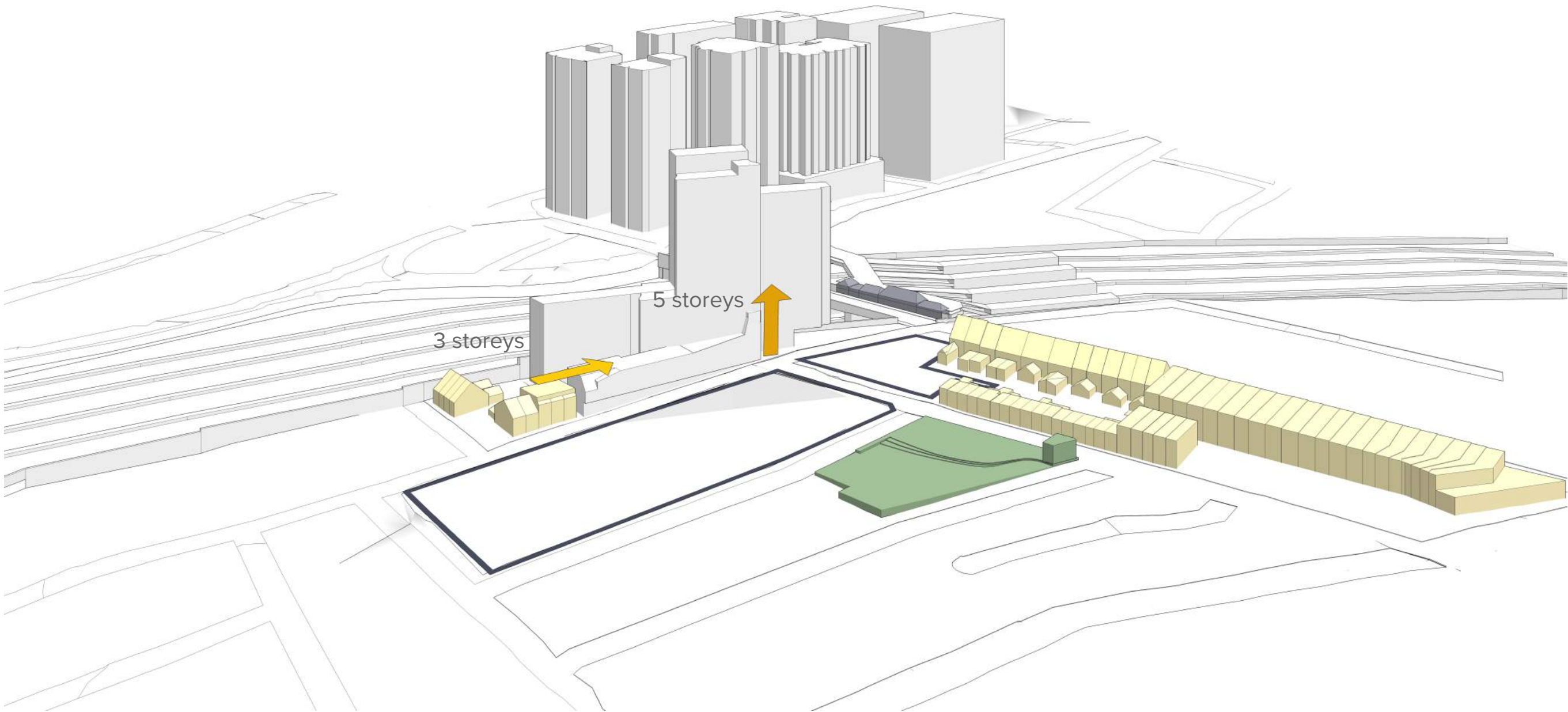
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Response to Eveleigh Street Context

Respond to the existing and future scale and context to Eveleigh Street



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Response to Eveleigh Street Context

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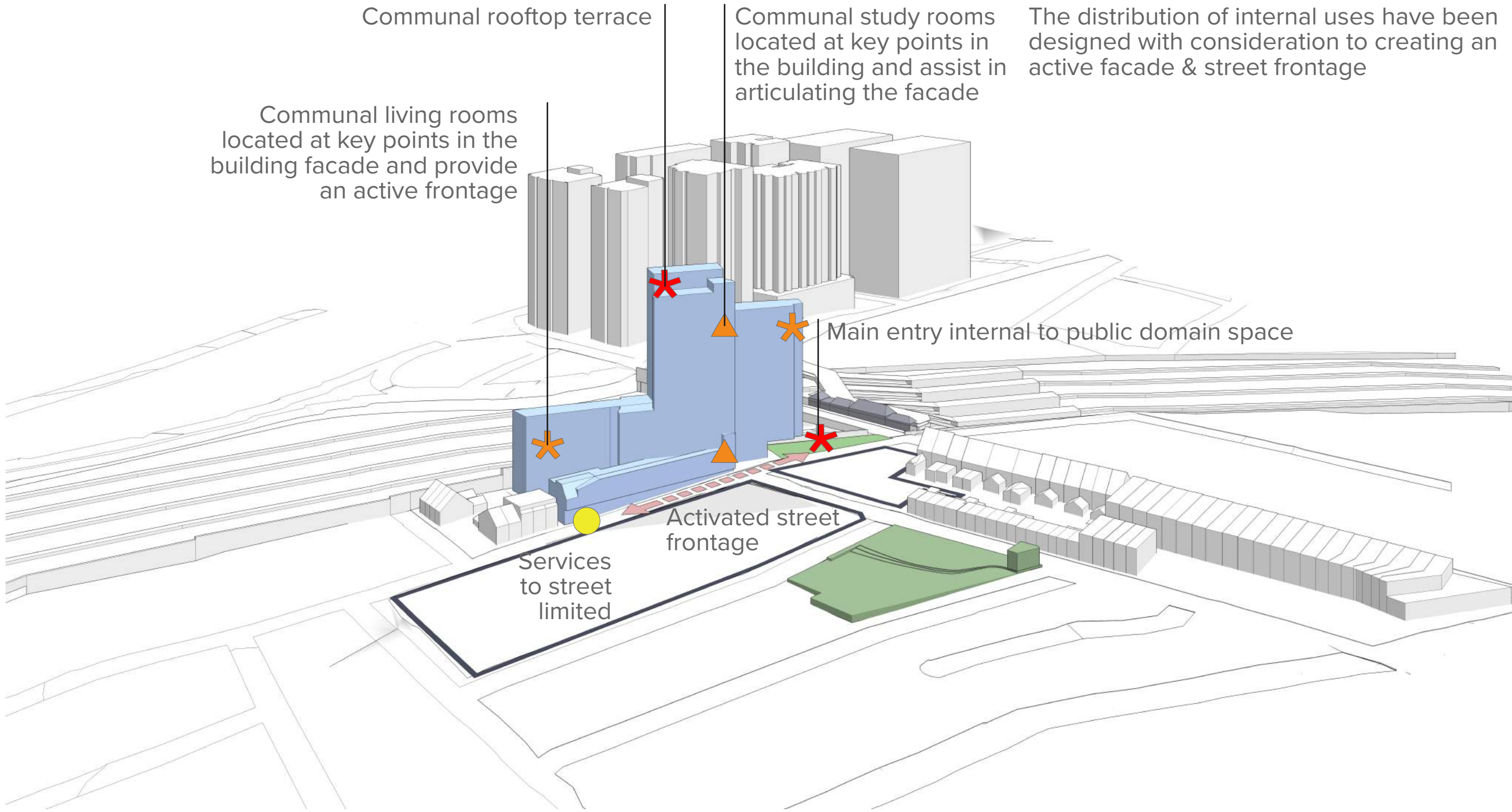
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Active Building Frontages



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Active Building Frontages

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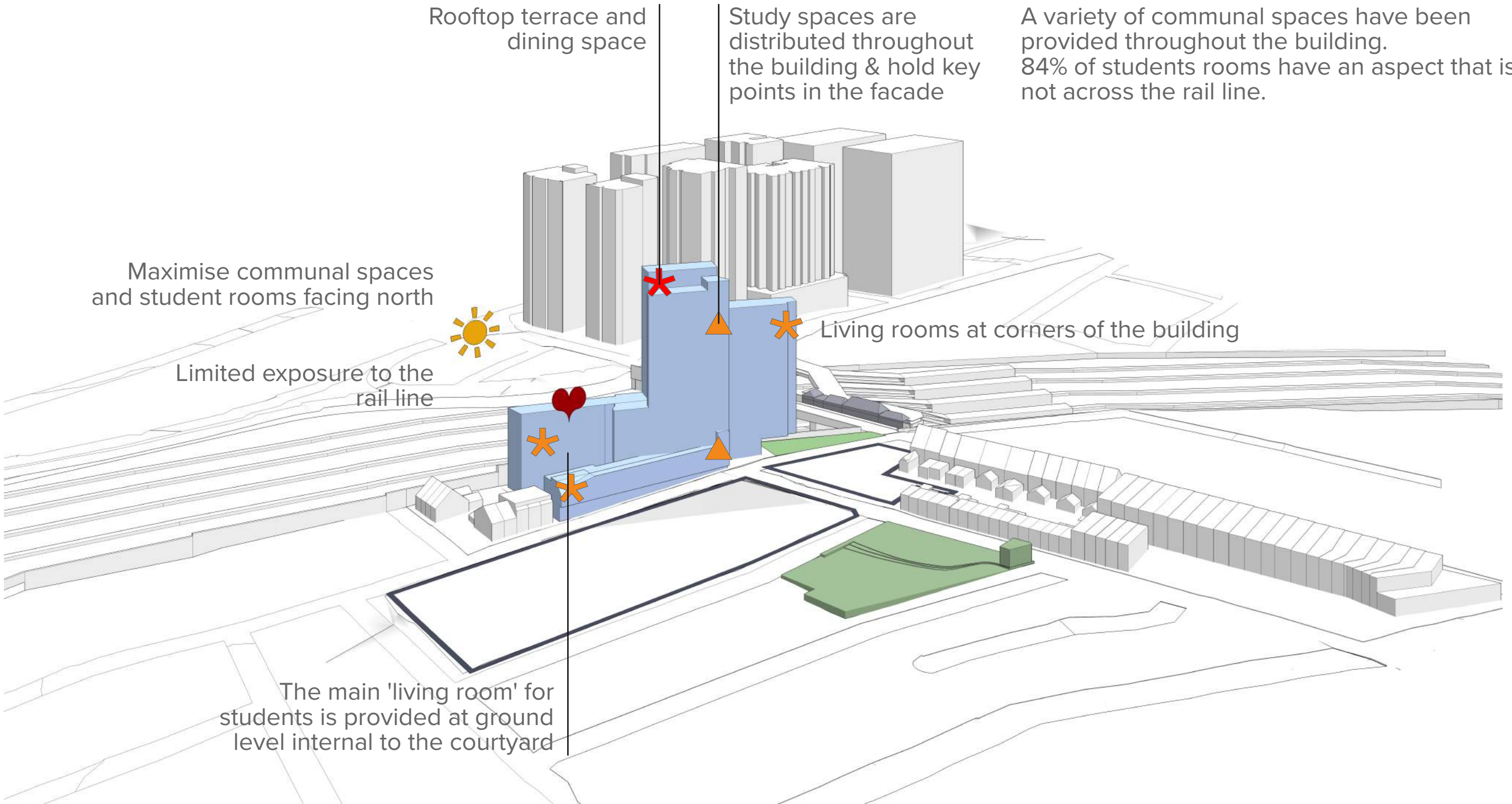
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Increased Amenity



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Eveleigh Street View 01

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Eveleigh Street View 02

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Eveleigh Street View 03

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Eveleigh Street View 04

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Caroline Street View

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Little Eveleigh Street View

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View from Cleveland Street

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View from Lawson Street

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View from Redfern Community Centre

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Final review by DRP prior to
DA Submission to
Department of Planning

Incorporating Final Refinements and
Reccomandations

07 June 2017

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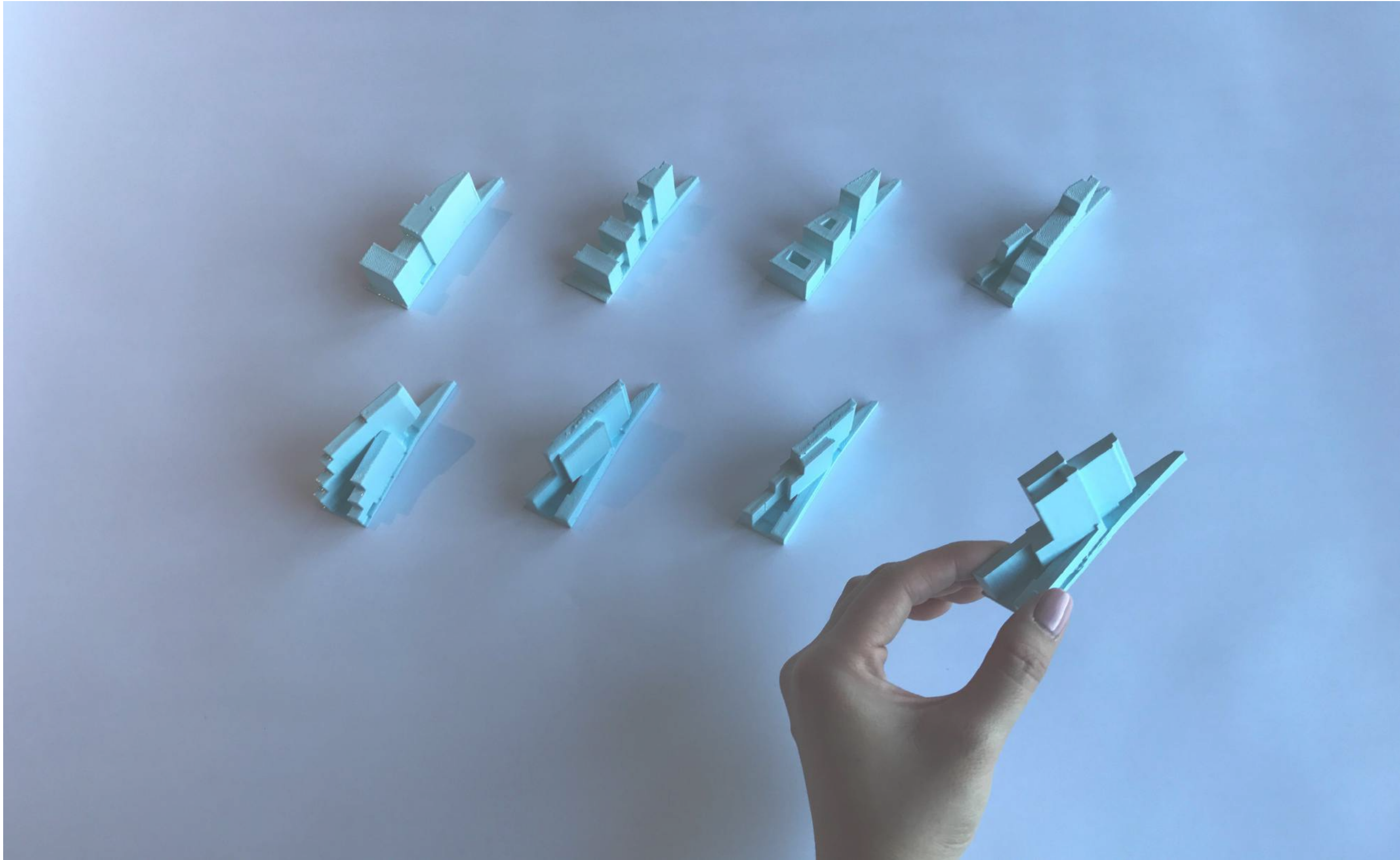
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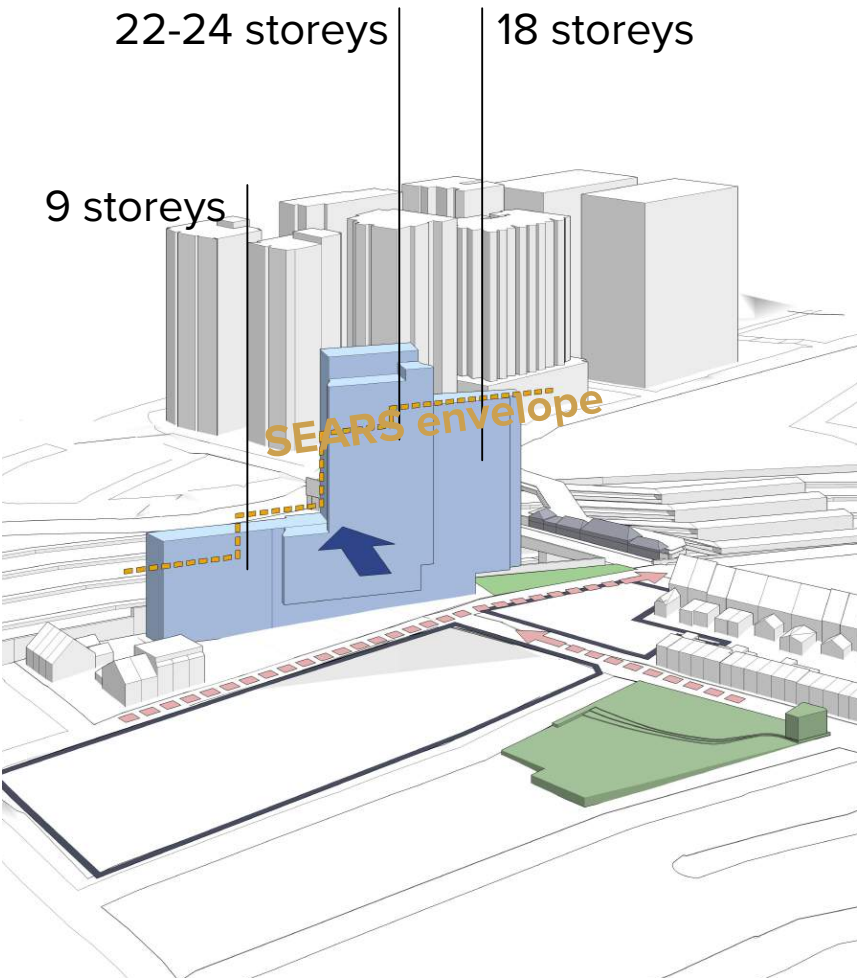
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Built Form Articulation



Reduce building bulk and increase setback from Eveleigh Street.
Minimise perceived building bulk and length by articulating building mass & height

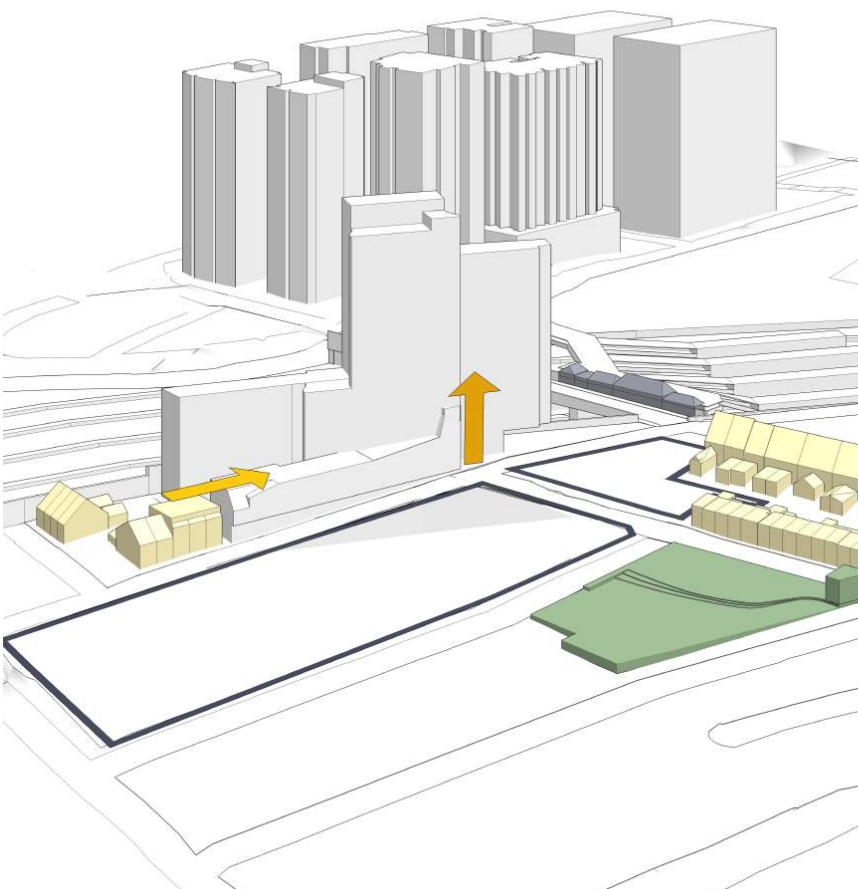
Building comparison:
SEARs: 3 - 16 storeys
Proposed: 3 - 24 storeys

Communal spaces



Create a central communal courtyard for students
378 m² or 15.9% of the site area

Response to Eveleigh Street



Respond to the existing and future scale and context to Eveleigh Street

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Built Form and Response to Context

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Architectural translation

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Public Art



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View from Caroline street

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View from Lawson street

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Part 3

Further Design Information:

- DA Submission Drawings
- DA Design Statement
- Architectural Design Concept story
- Design review Panel minutes

Further Design Information

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