

Stage A Shepherds Bay – Design Development Phase

Design Integrity Panel Meeting 2 December 2015

Location: Cox Richardson Offices (155 Clarence Street, Sydney)

Time: 11.00am

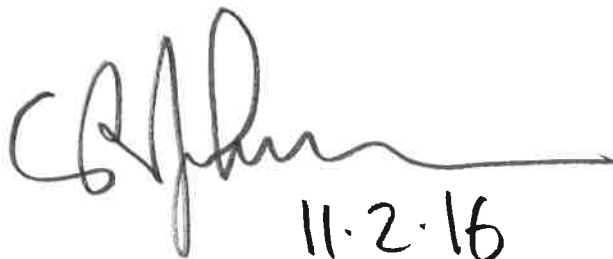
Attendance:

- Chris Johnson (CJ): Urban Taskforce (DIP member)
- Gabrielle Morrish (GM): GM Urban Design & Architecture (DIP member)
- Kevin Nassif (KN): Holdmark
- George Youssef (GY): Holdmark
- Carlo Di Giulio (CD): City Plan Strategy & Development
- Joe Agius (JA): Cox Richardson
- John Richardson (JR): Cox Richardson
- Rory Brady (RB): Cox Richardson
- Vanessa Alves dos Santos (VS): Kennedy Associates
- Vincente Castro Alvarez (VA): Kennedy Associates

<u>Item</u>	<u>Issue</u>	<u>Action</u>
<u>1.1</u>	<u>Ground Level Down</u>	
<u>1.1.1</u>	JA gave a brief run-down of design development to date, in particular the requirement to relocate the retail component of the development from Level 1 to Lower Ground and all associated amendments to accommodate this move	Noted
<u>1.1.2</u>	GM advised the blank wall to the “garbage storage area” was unfortunate and should be reviewed, possibility to sleeve in retail due to its prominent location	Noted Cox – Kennedy to review
<u>1.1.3</u>	GM advised the raised plinth wall to the “heritage shed” should be treated carefully, a blank unactuated 2-3m high wall would not be a good urban outcome	Cox – Kennedy to review
<u>1.1.4</u>	CJ noted the re-location of the retail space to Lower Ground Level was a positive move	Noted
<u>1.1.5</u>	Proposed re-location of car parking entry to Parsonage Street needs to be carefully considered. GM advised moving entry to adjacent council land would be preferable. RB noted discussions with Traffic engineer ongoing but current advice is RMS may have issue if entry is not directly off the apex of the roundabout. Failing the possibility of re-location, architectural treatment of entry will be imperative.	Noted Cox – Kennedy to review
<u>1.1.6</u>	Both CJ and GM commented on the need to ensure pedestrian access from the site down to the park functioned well.	Noted Cox – Kennedy to review

<u>2.2</u>	<u>Ground Level Up</u>	
<u>2.2.1</u>	Relocation of retail space from Level 1 to Lower Ground Floor, and substitution with Apartments is generally supported	Noted
<u>2.2.2</u>	Provision of commercial space to Church Street side of development is supported. GM suggested extending to Well St and eliminating current corner unit, which may have issues with noise due to proximity to Church street. Provision of communal facilities (gym/pool) preferred in this location as opposed to L7 roof terrace. GM suggested the possibility of double storey gym/pool space with increased openings to activate Church Street.	Noted Cox – Kennedy to review
<u>2.2.3</u>	GM noted current 1Bed units to lower wing fronting Well Street would not be acceptable due to bedroom opening onto corridor. Needs to be re-planned. RR suggested the possibility of double storey units; KN noted that these were saleable within this area.	Noted Cox – Kennedy to review
<u>3.3</u>	<u>Building Mass</u>	
<u>3.3.1</u>	JA discussed the extension in height (additional 4 levels to competition scheme) before and after comparisons were shown. CJ noted the revised height resulted in a taller more slender form that provided a superior architectural outcome, however clear justification for the reasoning behind the extension must be provided. GM while supportive in principle concurred that clear justification for increase must be provided.	Noted Cox – Kennedy to provide further justification.
<u>4.4</u>	<u>Building Mass</u>	
<u>4.4.1</u>	A series of photomontages comparing approved and proposed envelopes were tabled.	Noted
<u>4.4.2</u>	CJ and GM suggested that the proposed building form and articulation should be shown in the photomontages with the S75W envelope shown as a dotted line beyond.	Noted. Views and perspective images will be updated with proposed articulation.
<u>4.4.3</u>	GM suggested the S75W and DA should be lodged concurrently as there may be concern regarding approving an envelope without any guarantee of what the final architectural outcome would be. There was no guarantee the site would not be sold and the competition winning scheme may not be delivered. If not lodged concurrently additional information outlining the proposed scheme may need to be lodged as additional information in support of application.	Noted
<u>4.4.4</u>	CJ suggested montages should show all approved envelopes within the vicinity, and additional images showing the building in context with the other tall towers in the area would be helpful.	Noted. Perspective images will be updated accordingly.

<p><u>4.4.5</u></p>	<p>GM noted that the proposal must be grounded in the Ryde locale and its height must be tied back to Local Markers and in particular Top Ryde Centre. Sections/views or montages that justify the proposal within its context are important. CJ noted in addition to its local context, the proposal should also be examined in the context of the river and what was happening along its banks, such as Rhodes, in terms of development and height. CJ noted that the site is unique and warrants a building mass which celebrates its location adjacent the bridge and the entry to the Ryde LGA.</p>	<p>Noted. Further view images and strategy will be developed demonstrating further relationship with existing tower development at Top Ryde, Rhodes, Sydney Olympic Park and Carter St Precinct.</p>
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11.2.16

Dear Sir/Madam,

RE: DESIGN INTEGRITY PANEL – STAGE A, SHEPHERD’S BAY

We, Chris Johnson and Gabrielle Morrish, have been retained as members of the Design Integrity Panel for the Stage A site at Shepherd’s Bay. The primary purpose of our role, following our participation as jurors in the preceding Design Excellence Competition, is to ensure any ongoing scheme remains consistent with the principles established during the Design Excellence Competition.

As part of this process, we attended a design development meeting on 2 December 2015 at Cox Richardson’s offices. We reviewed an amended scheme for the Stage A site as presented by Cox Richardson Architects and Kennedy Associates Architects. The scheme was presented for the purposes of a Development Application (DA) to the City of Ryde Council.

We confirm that the attached minutes of the meeting is a true and accurate record of the meeting.

Overall, we are satisfied that the scheme, as presented on 2 December 2015, continues to display design excellence and is worthy of ongoing design development.



Chris Johnson
Chief Executive Officer
Urban Taskforce

Date 11.2.16

Gabrielle Morrish
Director
GM Urban Design & Architecture

Date _____

Stage A Shepherds Bay – Design Development Phase

Design Integrity Panel Meeting 2 December 2015

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4.4.5	<p>GM noted that the proposal must be grounded in the Ryde locale and its height must be tied back to Local Markers and in particular Top Ryde Centre. Sections/views or montages that justify the proposal within its context are important. CJ noted in addition to its local context, the proposal should also be examined in the context of the river and what was happening along its banks, such as Rhodes, in terms of development and height. CJ noted that the site is unique and warrants a building mass which celebrates its location adjacent the bridge and the entry to the Ryde LGA.</p>	<p>Noted. Further view images and strategy will be developed demonstrating further relationship with existing tower development at Top Ryde, Rhodes, Sydney Olympic Park and Carter St Precinct.</p>
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Gabrielle Morrish
Director
GM Urban Design & Architecture

Date: 12/02/2016

Dear Sir/Madam,

RE: DESIGN INTEGRITY PANEL – STAGE A, SHEPHERD'S BAY

We, Chris Johnson and Gabrielle Morrish, have been retained as members of the Design Integrity Panel for the Stage A site at Shepherd's Bay. The primary purpose of our role, following our participation as jurors in the preceding Design Excellence Competition, is to ensure any ongoing scheme remains consistent with the principles established during the Design Excellence Competition.

As part of this process, we attended a design development meeting on 2 December 2015 at Cox Richardson's offices. We reviewed an amended scheme for the Stage A site as presented by Cox Richardson Architects and Kennedy Associates Architects. The scheme was presented for the purposes of a Development Application (DA) to the City of Ryde Council.

We confirm that the attached minutes of the meeting is a true and accurate record of the meeting.

Overall, we are satisfied that the scheme, as presented on 2 December 2015, continues to display design excellence and is worthy of ongoing design development.

Chris Johnson
Chief Executive Officer
Urban Taskforce

Date _____



Gabrielle Morrish
Director
GM Urban Design & Architecture

Date 12/02/2016

Matthew Rosel

From: Carlo Di Giulio <carlod@cityplan.com.au>
Sent: Tuesday, 15 March 2016 5:52 PM
To: Zia Ahmed
Cc: Sandra Bailey; Vince Galletto; lcoad@ryde.nsw.gov.au; GConnolly@ryde.nsw.gov.au; Amy Watson; Matthew Rosel; Gavin Carrier; 'Christina Boumelhem'; Kevin Nassif; Sue Francis
Subject: Signed minutes from second Design Integrity Panel meeting | RE: Shepherds Bay | MP09_216 MOD 2 | Response to Council's Correspondence
Attachments: 2nd DIP minutes_C. Johnson_signed.pdf; 2nd DIP minutes_G.Morrish_signed.pdf

Dear Zia,

Please find attached minutes from the 2nd Design Integrity Panel (DIP) meeting held for the Stage A site at Shepherds Bay. Council will note that the minutes have been signed by the DIP members. In doing so, the DIP members state that the proposal remains consistent with the original design intent for the Stage A site, as determined during the Design Excellence competition, and that the proposal continues to display design excellence.

Council will also note that there was ongoing discussion following the actual DIP meeting between the DIP members and the project architects. This demonstrates the proponent's commitment to the design excellence process.

We would be pleased if Council takes into consideration the attached minutes as part of its submission to the DPE in relation to the S75W application, and any ongoing assessment of the proposed development.

Should Council require any clarification of the matters above, please do not hesitate to contact the undersigned.

Regards,

Carlo Di Giulio

Associate - Planner | STRATEGY & DEVELOPMENT

SUITE 6.02, 120 SUSSEX STREET, SYDNEY NSW 2000

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CITY PLAN SERVICES

PLANNING | BUILDING | HERITAGE | URBAN DESIGN



WE HAVE MOVED

City Plan Services have moved their Sydney office.

We can now be found at:

Suite 6.02, 120 Sussex Street,
Sydney NSW 2000

Our phone, fax and email addresses all remain unchanged

TEL: 02 8270 3500 | FAX: 02 8270 3501

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Stage A Shepherds Bay – Design Development Phase

2nd Design Integrity Panel (DIP) Meeting – 15 February 2016

Location: Offices of GM Urban Design & Architecture Pty Ltd (Suite 8.03, 75 Miller Street, North Sydney)

Time: 4.30pm

Attendance:

- Chris Johnson (CJ): Urban Taskforce (DIP member)
- Gabrielle Morrish (GM): GM Urban Design & Architecture (DIP member)
- George Youssef (GY): Holdmark
- Carlo Di Giulio (CD): City Plan Strategy & Development
- Joe Agius (JA): Cox Richardson
- Vanessa Alves dos Santos (VS): Kennedy Associates
- Vincente Castro Alvarez (VA): Kennedy Associates
- Steve Kennedy (SK): Kennedy Associates
- Gavin Carrier (GC): Holdmark

<u>Item</u>	<u>Issue</u>	<u>Action</u>
1.	JA gave a brief introduction and described at which stage the scheme is currently in since the first DIP meeting.	Noted
2.	CD explained the town planning process to date noting the recent meetings with NSW Department of Planning & Environment (DPE) and the City of Ryde Council.	Noted
3.	GM queried whether the application would be considered by Council's Design Review Panel	Noted
4.	CD noted that Council had not requested nor encouraged this. Further, there had been several statutory, strategic and design based meetings with Council. There was likely to be a further meeting with Council prior to lodgement of the DA. These were likely to be sufficient to address any main design related issues.	Noted

Item	Issue	Action
5.	JA discussed some of the changes to the scheme since the 1 st DIP meeting, and particularly some changes which were intended to address some of the issues raised by the DIP members at the 1 st DIP meeting. These included reconfigurations of some room layouts to improve amenity, deletion of the pool, ongoing refinement of the publicly accessible plaza and in particular its finished levels, BCA matters, as well as ongoing refinement of 'the shed'. JA concluded that the scheme remained consistent with the design principles developed during the design excellence competition,	Noted
6.	Both GM and CJ stated that the scheme appeared to have lost some of its original 'industrial' appearance. In particular, both CJ and GM noted that the significance of the structural steel features along the northern elevation, which related to the Ryde Bridge, had been lessened.	Cox/Kennedy to review visual prominence of structural steel features.
7.	CJ stated that these elements were defining to the original proposal and a key feature for the Design Excellence jury selecting the Cox/Kennedy scheme as the winning entry. CJ stated that these elements were important to reinforce the significance of the nearby Ryde Bridge.	Cox/Kennedy to review visual prominence of structural steel features.
8.	GM and CJ noted that these elements had differentiated the winning scheme from most other apartment buildings.	Cox/Kennedy to review visual prominence of structural steel features.
9.	JA noted that the structural elements remained but had been enclosed to improve the amenity of the stairs. JA further noted that the structural features as well as the silos on the roof of the building remained.	Cox/Kennedy to review visual prominence of structural steel features.
10.	GC agreed with GM and CJ in relation to the significance of all the structural steel features.	Cox/Kennedy to review visual prominence of structural steel features.
11.	JA noted that the structural features referred to by CJ and GM (i.e. those on the northern elevation) could be easily re-emphasised by exposing the stairs.	Cox/Kennedy to review visual prominence of structural steel features.

Item	Issue	Action
12.	JA reaffirmed that although the double and single height perforated window screens will be retained as part of the elevations, further refinement is required in relation to their design operation and maintenance as part of the post DA design development phase. Similarly, JA further noted that buildability and maintenance will become a key consideration in the post DA design development phase.	Noted
13.	GM noted that the screens were a dynamic element and contributed to the scheme's 'industrial' appearance.	Noted
14.	JA stated that the protruding box like elements on the southern elevation had been retained to again reaffirm the 'industrial' appearance.	Noted
15.	JA noted that the recessive stair elements in the southern elevation had been retained and this assists with making the scheme slender and reducing its bulk.	Noted
16.	SK noted that the box like elements, the roof top silos, as well as the roof top structural features ensured the proposal retained its original 'industrial' appearance when viewed from along the river.	Noted – although Cox/Kennedy to review structural steel elements to achieve further emphasis.
17.	JA noted further floor plan changes including a smaller gym, expansion of office type floor space along the lower levels to avoid conflict with noise from Church Street.	Noted
18.	CJ queried the mix of dwellings, the relatively high number of 2 bedroom dwellings and apparent low number of single bedroom or studio dwellings.	Noted
19.	GC noted that the dwelling mix was determined following direct feedback from the marketing team. GC further noted that there were strong sales figures for 2 bedroom dwellings in the locality.	Noted
20.	GC stated that the marketing team had reviewed and commented on the scheme. Their feedback was positive. The office space component, whether sold individually or as part of the dwellings, was becoming increasingly popular. The target market for the office space was Stage A dwelling owners and/or other Shepherds Bay residents.	Noted
21.	GM suggested further windows along the ground level, particularly the Church Street elevation to improve streetscape appearance. GM noted that these could be translucent, coloured glass or glass blocks.	Cox/Kennedy to review potential for further windows.

Item	Issue	Action
22.	JA and SK noted that there was a generous Church St setback (6m) which would be largely landscaped to create an appropriate streetscape. The landscaping would be likely to shield the ground level from the street.	Noted – however Cox/Kennedy will review potential for further windows.
23.	VA discussed the floor plans of the dwellings throughout the podium. The 'up and over' apartments had been retained and refined to improve amenity.	Noted
24.	GM queried as to whether ADG/SEPP 65 testing had taken place. GM noted that some balconies were quite deep and this may make ADG compliance difficult.	Noted
25.	VA stated that ADG/SEPP 65 compliance had taken place and the scheme was compliant.	Noted
26.	GM, SK and JA noted the waste chutes whilst reviewing the floor plans, noting further that they were located adjacent the stairwell. There was a suggestion that these could be exposed to further emphasis the scheme's industrial appearance.	Cox/Kennedy to review whether chutes can be exposed.
27.	SK discussed ongoing consideration of the Level 7 roof top communal open space area. It has effectively been reconfigured into 3 different spaces, including spaces for growing of vegetables, a semi-enclosed space for gatherings, and an open air space.	Noted
28.	GM noted the positive benefits of the vegetable growing space. GM advised that careful consideration was required in relation to its environment, such as exposure to wind, sun, storage and transportation of waste materials, use of compost and fertilisers and watering etc..... Overall however, this was noted as a positive element and could be potentially expanded in the form of recycling waste from the building for use as compost for example.	Noted
29.	JA and GC noted that maintenance for this area was a key consideration. There were ongoing deliberations as to whether the plots should form part of individual titles or remain communal, for maintenance purposes. It was noted that these matters would be resolved post DA and as part of any strata titling.	Arrangements for maintenance to be finalised during strata subdivision and appointment of strata manager.
30.	GC noted that there were ongoing negotiations with FLOW systems in relation to energy, sewer and water supply for the entire Shepherds Bay precinct.	Noted

Item	Issue	Action
31.	JA stated that the receiving dock has been the subject of ongoing consideration by RMS and Holdmark's traffic consultant. The receiving dock entry has been refined and is recessed. It still requires ongoing refinement but is understood to now be in a configuration which complies with RMS requirements.	Cox/Kennedy to undertake ongoing design development.
32.	SK noted that service vehicles will enter the site via a driveway from a slip lane, while the radius at the Church St & Well Street intersection has been reduced to reduce the speed of cars off Church Street.	Noted
33.	JA noted that entry for retail customer and resident's vehicles was still from Parsonage Street as this was the preferred outcome from RMS, traffic consultant and Council. Parsonage Street is now proposed to be one – way as per RMS's suggestions.	Noted
34.	GM queried the finishes treatment to the customer and resident's vehicle entry. GM suggested a dividing wall between the entry and exit driveway to reduce the scale of the space as well as continuation of the gabion for some part within the entry/exit driveway.	Cox/Kennedy to undertake further design resolution of finishes to vehicle entries.
35.	JA noted that a dividing wall can be introduced and that gabion finishes can be included within the entry/exit space.	Cox/Kennedy to undertake further design resolution of finishes to vehicle entries.
36.	JA noted the continuation of glazing around 'the shed' including its lower level or around and above the entry/exit driveway.	Noted
37.	GM noted this was a significant improvement from the 1 st DIP meeting.	Noted
38.	GM suggested further refinement of the fire escape adjacent 'the shed'.	Cox/Kennedy to undertake further detailed design analysis throughout the plaza area.
39.	JA agreed noting that finishes and design considerations around these areas had not been completed. JA noted that the fire escape would be recessed.	Cox/Kennedy to undertake further detailed design analysis throughout the plaza area.
40.	GM suggested the space under 'the shed' should remain for some form of retail use.	Noted

Item	Issue	Action
41.	VA explained the proposed landscape and material finish treatment to the public plaza, noting that the design was ongoing. Specific reference was made to the trellis features as a means of creating smaller, personable spaces in the plaza.	Cox/Kennedy to undertake further detailed design analysis throughout the plaza area.
42.	GM noted that although the plaza's design was demonstrating potential, further consideration was required in relation to its program. GM suggested discussions could be held with council in relation to potential activities in the plaza.	Cox/Kennedy to undertake further detailed design analysis throughout the plaza area.
43.	GM queried the width of the pathway between the main podium and 'the shed' to ensure it could support a successful retail or similar land use.	Noted
44.	VS noted the width was 4m and sufficient for tables and chairs for the purposes of a café or similar.	Noted
45.	JA noted the small retail tenancy at the north west corner of the podium had been deleted as this was causing wind tunnelling. JA further noted that this expands views through the plaza from Wells Street as well as for dwellings on the northern side of Wells Street.	Noted
46.	GM noted that the corner retail tenancy was previously a strong element in the programming of the plaza but nevertheless, 'the shed' would provide this outcome, particularly if the space under 'the shed' remained for retail or similar land uses.	Noted
47.	GM suggested detailed consideration should be given to the configuration of the stairs between the plaza and the surrounding ground. GM suggested these could be broken up with the use of landings or designed to encourage use as seating.	Cox/Kennedy to undertake further detailed design analysis throughout the plaza area.
48.	GM and CJ noted that overall, the scheme as presented demonstrates merit.	Noted
49.	GC suggested amended plans should be presented to the DIP members as soon as possible demonstrating satisfactory resolution of the structural steel feature. GC suggested these should be provided prior to any DA lodgement.	Cox/Kennedy will present amend plans to DIP to specifically address the prominence of the structural steel elements.

Post Meeting Note:

Pursuant to item 49 above, amended plans were forwarded to the DIP members on 24 February 2016. Other than a suggestion that the proposal's roof top structural elements could be emphasised even further, DIP member Chris Johnson was satisfied with the amended scheme.

In relation to the amended plans dated 24 February 2016, DIP member Gabrielle Morrish requested further information and/or clarification in relation to the following matters:

- The treatment and presence created by the east – west roof top structural elements.
- How the southern end of the tower generates sufficient visual interest given its exposure to both the Ryde Bridge and Parramatta River.
- The materials and finishes around the Church Street loading dock entry to ensure satisfactory streetscape presentation.
- Whether a wall was to be included to divide the Parsonage Street car park entry, as discussed at the 2nd DIP meeting (refer to item no. 34 above).
- What treatment was to be provided around the fire escape adjacent 'the shed' retail tenancy in order to ensure it remained visually recessive.
- Clarification as to the colour palette for the elevations.

Cox Richardson and Kennedy Associates Architects subsequently considered the responses provided by DIP member Gabrielle Morrish. Where necessary, the plans were amended and forwarded to Gabrielle Morrish on 10 March 2016 (as well as Chris Johnson). Architect Joe Agius from Cox Richardson subsequently held various discussions with Gabrielle Morrish to explain the amended plans and/or their rationale for specific building elements. Most of the queries raised by Gabrielle Morrish were addressed by providing other and/or better quality images or elaborating on the design rationale for specific elements of the proposal, rather than implementing further design amendments.

In summary, the matters raised by DIP member Gabrielle Morrish were addressed as follows:

- The east – west roof top structural elements are recessive to express the hierarchy of all the roof top structural elements (i.e. the north – south elements are intended to be visually dominant). All the roof top structural elements had been previously 'bulked up'. All the roof top structural elements had been previously raised off the roof to increase their visibility.
- The colour palette for the box like elements within the southern elevation has been darkened to emphasis their visibility. Specifically, their exposed slab faces and glazing has been darkened.
- The Church Street loading dock entry was treated with a lighter colour finish to integrate with the vertical break that extends throughout the tower above.
- The material and colour finishes adopted for most of the podium level were also adopted around the loading dock exit (i.e. Well Street).
- A dividing wall has been inserted into the Parsonage Street car park entry.
- The colour finishes to the fire escape door were amended such that they are consistent with those on the surrounding wall.

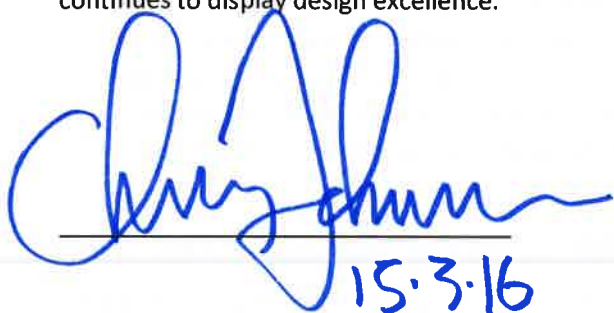
- The adjoining gabion finished feature wall has been pulled forward of the fire escape door to minimise the door's visibility.
- Detailed discussions in relation to the colour palette for the elevations. An apparent lack of detail in the plans forwarded on 24 February 2016 was most likely because of a printing error.

On 14 March 2016, DIP member Gabrielle Morrish reviewed the abovementioned items and provided relevant feedback. Gabrielle was generally satisfied with the amendments but expressed some concern in relation to the visibility of the Church Street loading dock entry.

In response, Cox Richardson and Kennedy Associates Architects provided further images to Gabrielle Morrish on 15 March 2016. The images didn't include design amendments but presented different views or angles of the loading dock, with the intention being that they would clarify any remaining concerns. The Church Street loading dock entry, as designed, is intended to remain recessive relative to remainder of the podium, whilst remaining consistent with the relief provided by the emergency stairs immediately above.

Following a review of the additional justification, DIP member Gabrielle Morrish was satisfied that the outstanding matters had been satisfactorily addressed.

Accordingly, both DIP members have expressed their satisfaction that the amended DA plans retain the integrity of the Design Excellence Competition's winning scheme and that the proposal continues to display design excellence.



Chris Johnson

Chief Executive Officer

Urban Taskforce

Gabrielle Morrish

Director

GM Urban Design & Architecture

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In response, Cox Richardson and Kennedy Associates Architects provided further images to Gabrielle Morrish on 15 March 2016. The images didn't include design amendments but presented different views or angles of the loading dock, with the intention being that they would clarify any remaining concerns. The Church Street loading dock entry, as designed, is intended to remain recessive relative to remainder of the podium, whilst remaining consistent with the relief provided by the emergency stairs immediately above.

Following a review of the additional justification, DIP member Gabrielle Morrish was satisfied that the outstanding matters had been satisfactorily addressed.

Accordingly, both DIP members have expressed their satisfaction that the amended DA plans retain the integrity of the Design Excellence Competition's winning scheme and that the proposal continues to display design excellence.

Chris Johnson

Chief Executive Officer

Urban Taskforce



Gabrielle Morrish

Director

GM Urban Design & Architecture