

## PEMULWUY DEVELOPMENT (SITE 1) – Design Review Panel Meeting No.1

**DATE:** 24/01/17

**TIME/LOCATION:** 3.00-4.30pm, Lev.7, 1 Oxford Street, Darlinghurst (Turner Office)

**APOLOGIES:** Nil

**MINUTES BY:** Dillon Kombumerri

### PRESENT:

Name	Ab.	Organisation	Contact	P
Kim CRESTANI	KC	Order Architects DRP Chair	9016-5526 kim@orderarchitects.com	<input checked="" type="checkbox"/>
Tony Caro	TC	Tony Caro Architects DRP Member	0413 154533 tony@tonycaroarchitecture.com.au	<input checked="" type="checkbox"/>
Dillon Kombumerri	DK	Principle Architect – GA DRP Member	8217-2007 dillon.kombumerri@planning.nsw.gov.au	<input checked="" type="checkbox"/>
Michael Mundine	MM	CEO Aboriginal Housing Company	9319 1824 ceo@ahc.org.au	<input checked="" type="checkbox"/>
Lani Tuitavake	LT	GM - Aboriginal Housing Company	9319 1824 info@ahc.org.au	<input checked="" type="checkbox"/>
Alisi Tutuila	AT	Chair AHC Board of Directors	9319 1824 info@ahc.org.au	<input checked="" type="checkbox"/>

Greg Colbran	GC	Deicorp	8665-4100 gcolbran@deicorp.com.au	☒
Andy Ludvik	AL	Deicorp	8665-4100 aludvik@ozemail.com.au	☒
Nick Turner	NT	Turner - Director	8668-0000 nturner@turnerstudio.com.au	☒
Dan Szwaj	DS	Turner – Design Team	8668-0000 dszwaj@turnerstudio.com.au	☒
Ingrid Shi	IS	Turner – Project Architect	8668 0000 ishi@turnerstudio.com.au	☒

## MINUTES

ITEM	Action/Outcome	Date
<b>1.1 Welcome</b>		
	All present – no apologies	Noted
<b>1.2 Previous business arising</b>		
	Nil	
<b>1.3 Design Review Panel Program</b>		
	4 DRP meetings are scheduled as below to held at Turner office from 3.00-4.30pm <ol style="list-style-type: none"> <li>1. 24.01.17</li> <li>2. 13.02.17</li> <li>3. 27.02.17</li> <li>4. 07.03.17</li> </ol>	Noted

1.4 Project Brief		
	<u>SEARs Concept Plan Modification 2</u> Site Area                                2385m2 Maximum building height        16 stories GFA                                        17080 sqm FSR                                        7.16:1 Rooms                                    522	
1.5 Design Presentation		
	The Panel was briefed on the history of the project and its ability to be of generational change for the occupants and the surrounding area. TURNER presented the conceptual scheme with 3-D models and drawings in the surrounding context and in particular the interface with Precincts 1 and 2 and the lower scale of the surrounding environs.	
1.6 Public Art		
	4 indigenous artists were proposed with selection of one to collaborate with the design team (TBC). <ul style="list-style-type: none"> <li>• Nicole Monks</li> <li>• Bronwyn Bancroft</li> <li>• Kevin O'Brien</li> <li>• Balarinji</li> </ul>	
1.7 Panel Discussion		
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
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	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. It was noted that the adjoining TNT towers were about 18 storeys high.	Noted
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
1.7.5	The resolution of this interface should also consider testing of views along the corridor and surrounding public streets.	IS 13/2/17
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.	IS 13/2/17
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.	IS 13/2/17
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.	IS 13/2/17
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.	IS 13/2/17
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	IS 1/3/17

	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.	
1.7.11	The panel believes that the proposal will have a positive catalytic effect on this diverse, dynamic rapidly transforming precinct, and in particular will add great value to enliven the area with urban rooms facing onto the meeting place signalling the project's civic importance.	Noted
1.7.12	The panel looks forward to on-going design review of this incredibly significant and special project.	Noted

Distribution: All Present