

PEMULWUY DEVELOPMENT (Precinct 3) – Design Review Panel Meeting No.5

DATE: 21/03/2017

TIME/LOCATION: 9.30-11.30AM, Department of Planning & Environment – L26 (Tea Tree Room), 320 Pitt St, Sydney

APOLOGIES: Dillon Kombumerri (Olivia Hyde proxy panel member)

MINUTES BY: **Notes:** Diana Snape (OGA) **Final Report:** Olivia Hyde

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"/>
Olivia Hyde	OH	Office of the Government Architect	Olivia.hyde@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"/>
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Dan Szwaj	DS	Turner – Design Team	8668-0000 dszwaj@turnerstudio.com.au	<input checked="" type="checkbox"/>
Georgia Jezeph	GJ	Scott Carver – Design Team	Georgia Jezeph <georgiaj@scottcarver.com.au>	

MINUTES

ITEM	Action/Outcome	Date
5.1 Welcome		
5.1.1	The Panel acknowledges the challenges of the community consultation process, and reiterates that the role of the panel is to give frank advice specific to design considerations in support of the planning assessments process.	
5.1.2	Additional review session (#6) was confirmed for Monday April 10.	
5.1.3	Disclaimer: the panel are not an approval body for this or any other proposal. No member of this panel or the Office of the Government Architect was consulted in the development or analysis of the SEARs reference scheme for this site. Consequently, it should be understood that any support given by the panel for design direction that includes departure from the SEARs should not be taken to be indicative of likely approval.	
5.1.4	Olivia Hyde attended for Dillon Kombumerri	
5.2 Previous business arising		
5.3 Design Presentation		
5.3.1	Design development of project since DRP4 presented to DRP, including presentation of landscape concept by Scott Carver team.	
5.4 Panel Discussion/Recommendations		
5.4.1	The panel notes that the requirement for vehicular access across the nominal meeting places will require careful management of the design such that its use as a meeting place is protected. - [not used]	

	<ul style="list-style-type: none"> - [not used] - [not used] - [not used] 	
5.4.2	The panel notes that the Eveleigh Street interface is one of the most important ones for this development and will have a significant impact on the future character of the precinct. T that end the panel anticipates further information at the next review session that demonstrates a strategic approach to off-set the currently defensive character that results from extensive service and back of house access on Eveleigh Street. The panel also notes that this is already a busy pedestrian thoroughfare which should be supported.	
5.4.3	Overall, the panel supports the response to the scale of Eveleigh Street, and reiterates the recommendation 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. In particular, the current expression emphasises a heavy horizontal which overwhelms any sense of a 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 spaces which have a precedent in the area.	
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 height at upper levels if it is undertaken as a means of redistributing rather than increasing overall floor space.	
5.4.5	Overall, the panel supports the current design direction of the Option 1 scheme. In particular, the mitigation of the visual bulk of the eastern and western elevations. However, the panel encourages further testing of Option 2. The panel acknowledge the potential risks involved in pursuing additional height on the site, but advocate the need for rigorous and robust propositions in relation to urban design and public realm outcomes.	
5.4.6	The panel do not support the approach to landscape design in its current form and strongly encourage that the next review session should include a cohesive drawing that articulates a whole of site strategy and demonstrates how this responds to the urban context. In particular, the panel are concerned at how the overarching strategy for the precinct relates to the core principle of the meeting place and how this will function and support the community.	
5.4.7	The panel recommend further development of the proposed landscape approach to the shared zone that includes the meeting place in order to demonstrate likely use (or modes of use), and note that this space should be clearly understood as an	

	important space relative to the immediate urban context. The panel also reiterate the recommendation that the open space on the eastern edge of the site, adjacent the existing art wall, requires further definition and clarification as to likely use and access.	
5.4.8	The panel note that an integrated public art strategy is under discussion and encourage ongoing consultation with artists and with Professor Michael Tawa.	
5.4.9	The panel supports the overall scale, density and height of the proposal in context and in response to the requirements of program and use. Acknowledging the presentation of precedent comparisons, the panel recommend inclusion of Moore Park Gardens in any precedent studies that may be presented if seeking amendments to the current SEARs.	

Distribution: All Present