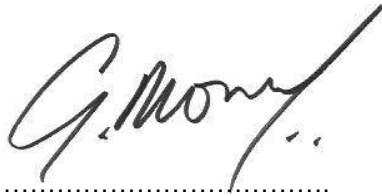


## **S75W MODIFICATION PROPOSAL FOR STAGE A, SHEPHERDS BAY**

### **MINUTES OF 2<sup>ND</sup> DESIGN INTEGRITY PANEL MEETING (this meeting took place electronically between 24 November 2017 and 5 December 2017)**

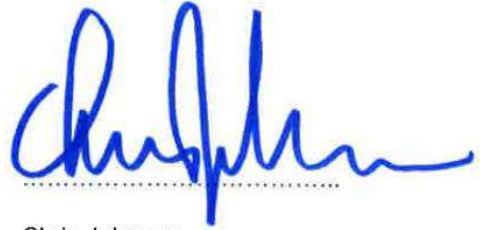
1. DIP ('Panel') members Gabrielle Morrish and Chris Johnson, together with the design team for the proponent, met on 3 November 2017 to discuss a proposed 15 storey scheme for Stage A (included as Appendix A). Olivia Hyde wasn't available to attend that meeting. The minutes of this meeting are provided in Appendix B.
2. At the conclusion of the meeting of 3 November 2017, it was agreed that testing of the 10-storey envelope as currently approved by the Concept Approval (MOD 2), should be undertaken to confirm whether it allows for design excellence as required by Condition 1 in (Schedule 3) of the Concept Approval.
3. The proponent's design team, Cox Richardson and Kennedy Associates Architects, prepared an indicative sketch, as requested by the panel, (included as Appendix C).
4. The Panel has reviewed the indicative sketch. Whilst the information provided was limited to the 3D images, the Panel was informed that due to the reduced financial return on a lower scheme, this option would have to deliver less in public domain terms including reduced material and detail quality of the public square itself, replacement of retail uses intended to activate the square with residential uses, and the deletion of the interpreted 'heritage' building.
5. The Panel believe that the location of the building next to the bridge crossing the Parramatta River justifies a more significant built form that acts as a marker and defines the entry to the Ryde side of the river. Furthermore, the Panel believes the loss of retail activation at the ground floor to the plaza and the loss of the interpreted 'heritage' building substantially reduce the quality of the public domain and the design excellence of the project.
6. As such, the Panel are of the view the scheme presented by Cox Richardson and Kennedy Associates Architects on 3/11/2017 (Appendix A) achieves design excellence. In addition, it remains consistent with the Design Excellence Competition winning scheme by Cox Kennedy and Kennedy Associates.
7. Whilst the Panel confirms that the 15-storey scheme presented by Cox Kennedy and Kennedy Associates Architects achieves design excellence, Olivia Hyde raised concerns about the impact traffic and pedestrian safety measures are having on the quality of the publicly accessible square. Olivia Hyde suggested whether a footpath or similar treatment can be provided along the Parsonage Street edge of the square.

8. Joe Agius of Cox Architecture advised the concerns were meritorious and the design team had indeed advocated a similar position to RMS. The RMS require a physical barrier on the kerb i.e. a fence. RMS's view is that a public square, or indeed a footpath, is an inducement for pedestrians to jaywalk across Parsonage Street and hence presents a traffic and pedestrian safety concern. The current proposal landscapes the kerb edge and effectively includes the footpath within the public square. This approach addresses the RMS concern while avoiding a fence.
9. Olivia Hyde confirms that whilst the 15-storey scheme presented by Cox Richardson and Kennedy Associates Architects represents design excellence, any increase to the Stage A gross floor area is a town planning related decision.



Gabrielle Morrish

Date: 8.12.17



Chris Johnson

Date: 8.12.17

# bridge

8 parsonage street, ryde

**S75W (Mod 3) Presentation**

Department of Planning &  
Environment

01.11.17

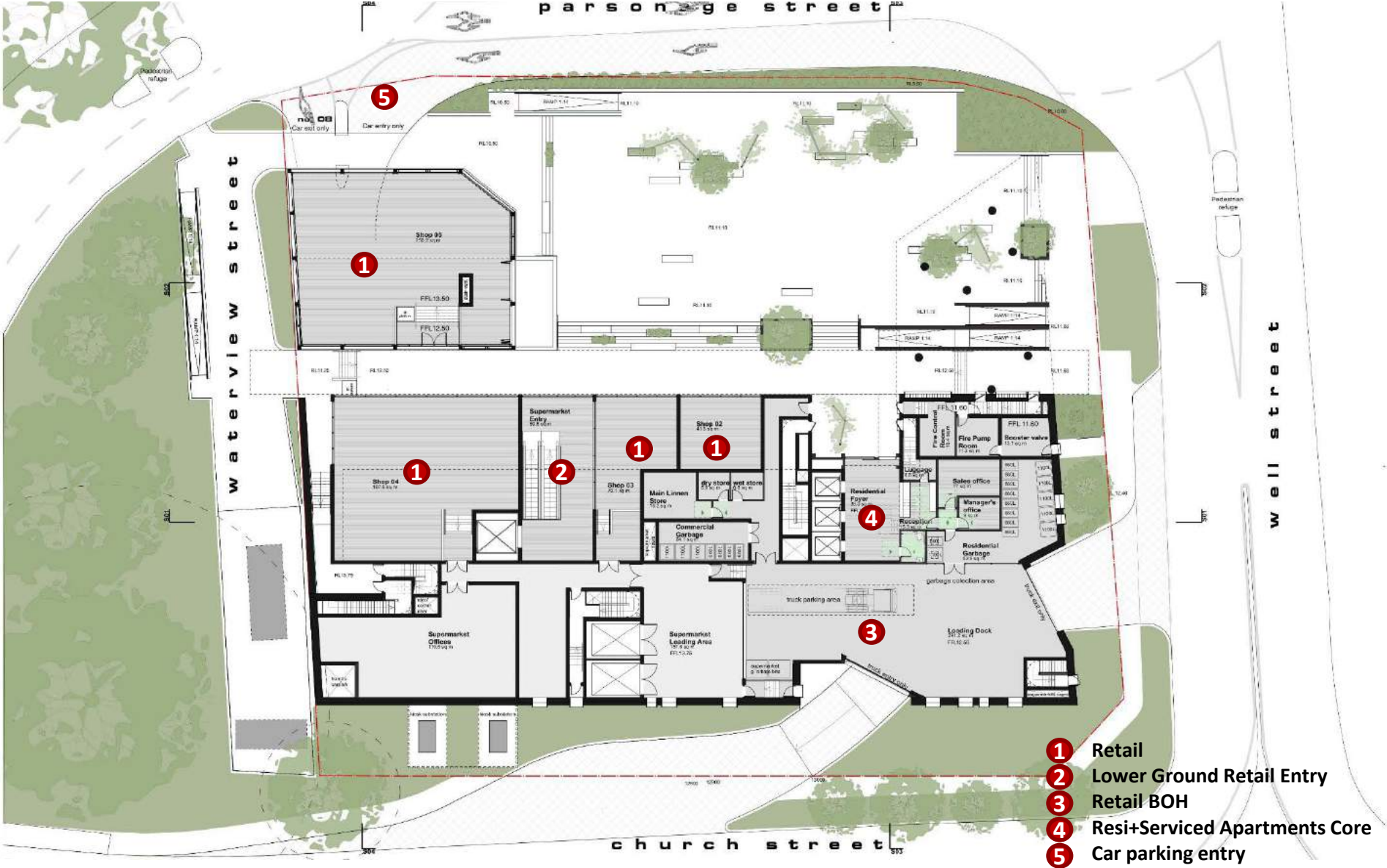


Indicative View

cox architecture + kennedy associates architects



Indicative Ground Level - Down



## Indicative Lower Ground Level



Indicative Level 1-6



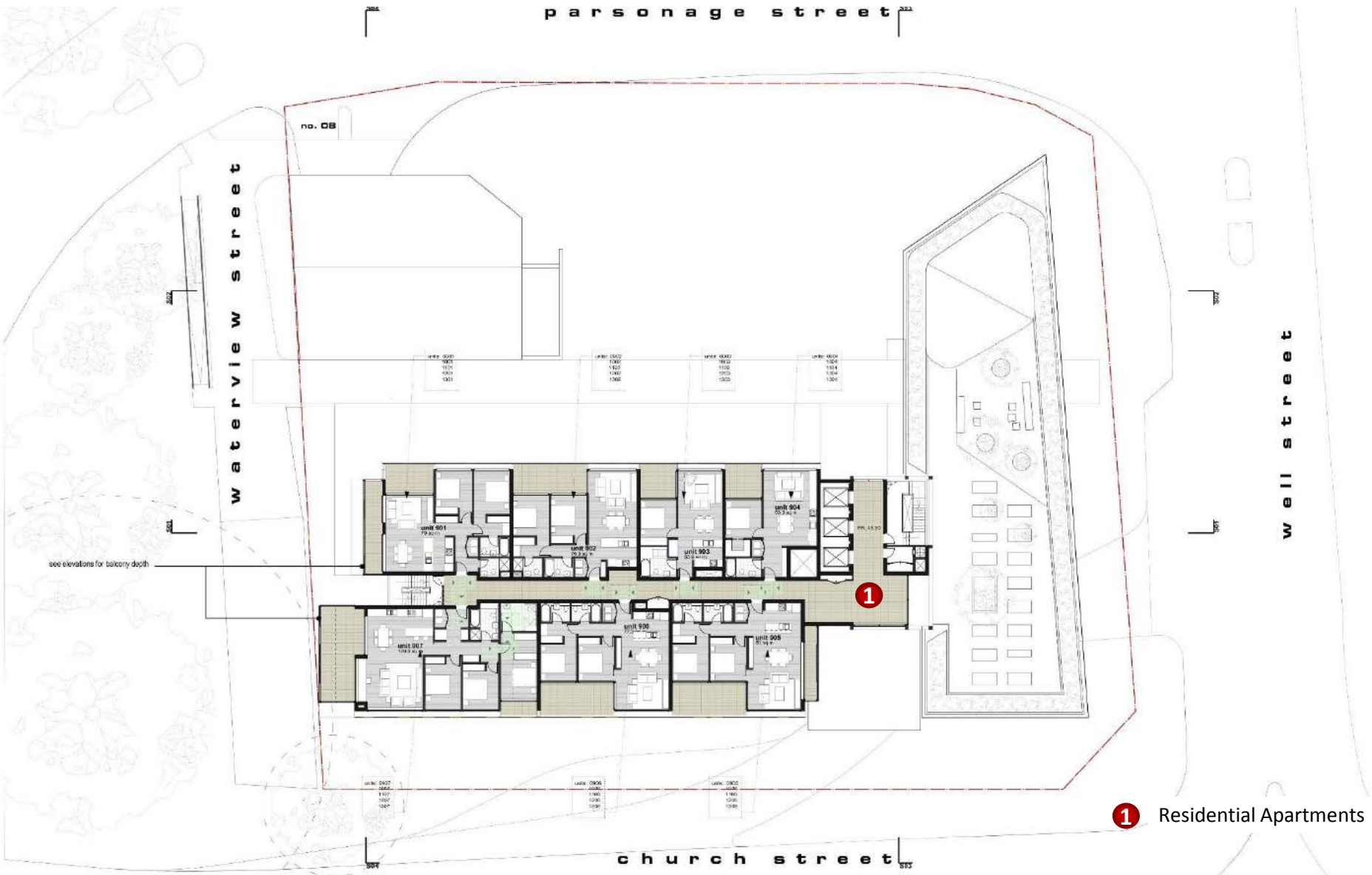
1 Serviced Apartments



Indicative Level 7

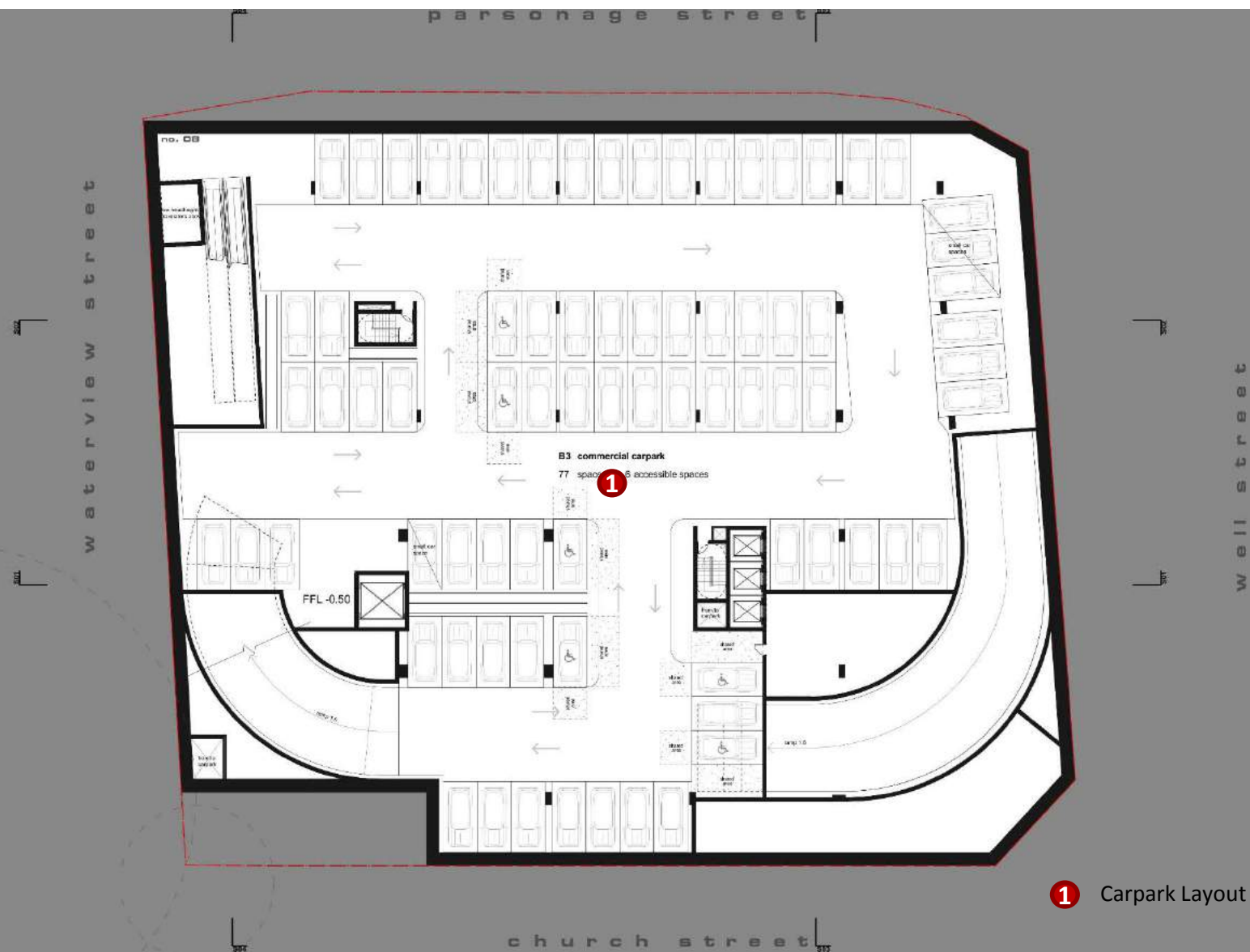


1 Roof Terrace





## Indicative Typical Retail Basement



**1** Carpark Layout

# Sections & Elevations



Church Street Elevation



Loop Road Elevation

# Sections & Elevations



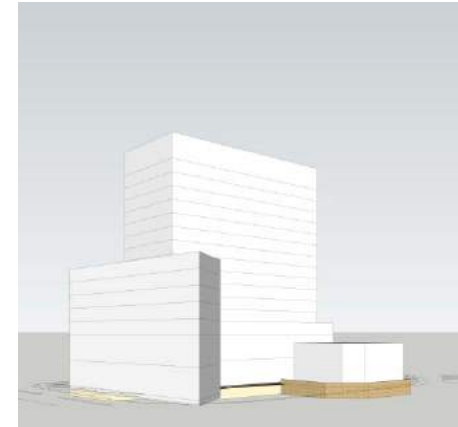
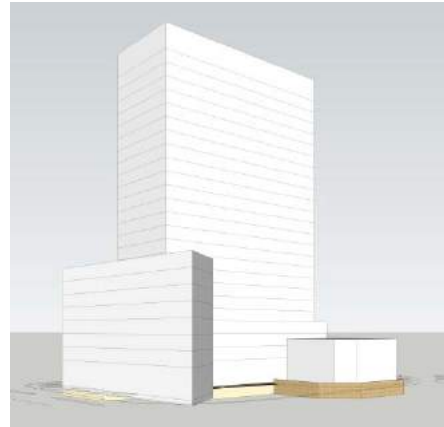
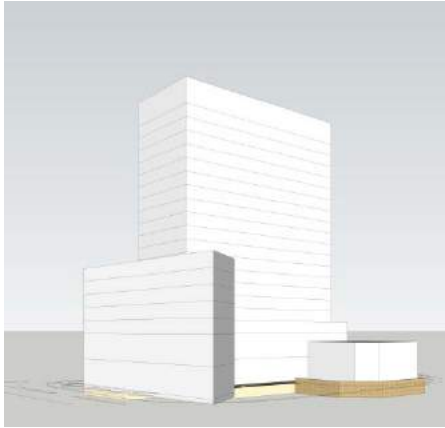
Well Street Elevation



Parsonage Street Elevation



# Massing Comparison



Competition  
20 Levels



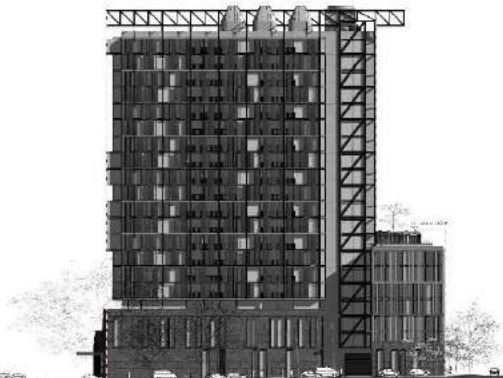
Previous S75W  
24 Levels



Proposed S75W  
Recommended by DPE  
15 Levels



# Massing Comparison



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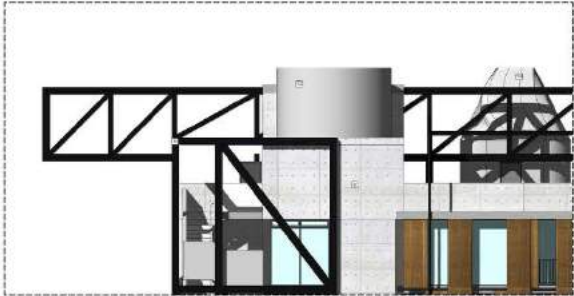
Competition  
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Previous S75W  
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# Materials Palette



**gabion wall**  
slab steel mesh / sandstone



**off form concrete**



**metal cladding**  
mid grey powder coated steel



**louvres**  
bronze metallic anodized aluminum



**structural frame**  
black powder coated steel/aluminum



**metal balustrades + trim**  
deep grey powder coated steel/aluminum



**window frames**  
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**wall**  
deep grey painted render



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**chiller box**  
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**sandstone**  
wavyfoot sandstone

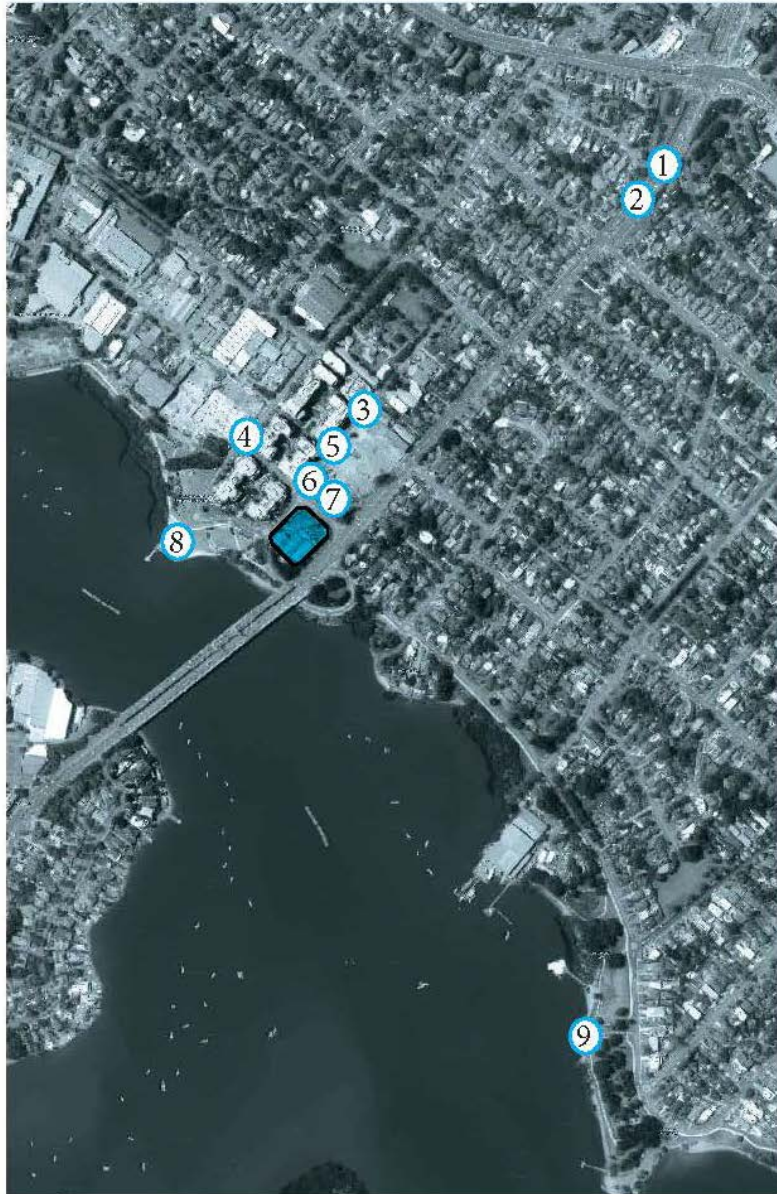
**materials palette**  
project materials shall be similar or equal to selections referenced above



Indicative View







## Key Plan:

1. Church Street C
2. Church Street D
3. Position 3 Level 1
4. Wells Street
5. Meriton Building A
6. Meriton Building B
7. Meriton Building D
8. Ryde Wharf
9. Yarala Road, Bennelong Park





1. Church Street





2. Church Street





3. Position 03– Level 01

cox architecture + kennedy associates architects





4. Wells Street

cox architecture + kennedy associates architects





5. Meriton Building A- Level 05





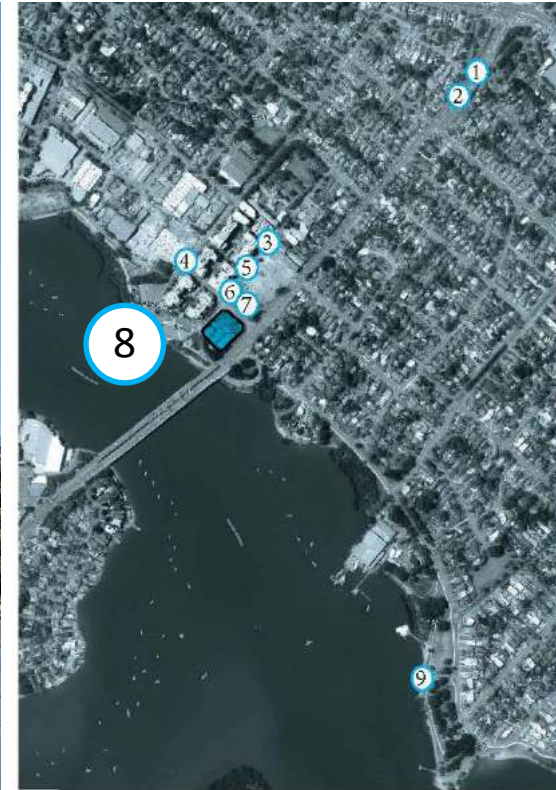
6. Meriton Building B – Level 3





## 7. Meriton Building D

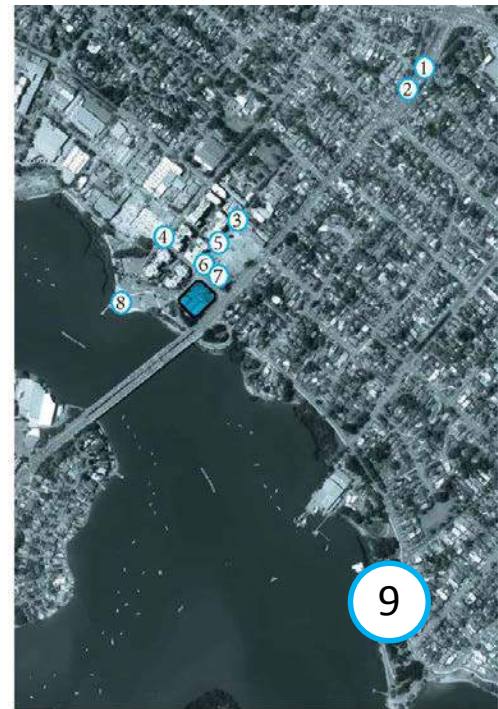
cox architecture + kennedy associates architects



## 8. Ryde Wharf

cox architecture + kennedy associates architects





9. Bennelong Park, Yaralla Rd





cox architecture + kennedy associates architects

## **S75W MODIFICATION PROPOSAL FOR STAGE A, SHEPHERDS BAY**

### **SUMMARY OF 1st DESIGN INTEGRITY PANEL MEETING**

The following is a summary of the comments made by the Design Integrity Panel (DIP) at their meeting held on 3/11/17 in relation to a proposed modification by Holdmark to the winning Design Excellence Scheme (DEXS) of Cox Richardson/Kennedy Associates for Stage A at Shepherds Bay, in order to lodge a new S75W application.

This S75W application will be a fresh modification in response to the recommendation, for both the original Concept Plan and subsequent modification, by the NSW Department of Planning & Environment for a 15-storey envelope on the Stage A site (ultimately reduced to 10 storeys by the NSW Planning Assessment Commission on 16 January 2017).

#### **Attendees**

- Sue Francis - City Plan Strategy & Development P/L (Convenor) - SF
- Carlo Di Giulio - City Plan Strategy & Development P/L (Convenor/minute taker) - CD
- Gabrielle Morrish - GMU (DIP member) - GM
- Chris Johnson - Urban Taskforce (DIP member) - CJ
- Joe Agius - Cox Richardson (Architect) - JA
- Vicente Castro - Cox Richardson (Architect) - VC
- Gavin Carrier - Holdmark (Proponent/Observer) - GC
- Kevin Nassif - Holdmark (Proponent/observer) - KN
- Jasna Stajic - Holdmark (Proponent/Observer) - JS

#### **Absent**

- Olivia Hyde - NSW Government Architect, Director of Design Excellence (DIP member)

#### **Summary Notes from Meeting**

- SF provided a summary of development and statutory planning approvals relevant to the Shepherds Bay precinct as well as the history of the recent approval which will be the subject of the s75W mod.
- SF stated that the previous proposal for Stage A as part of the most recent S75W application was reduced to 10 storeys by NSW Planning Assessment Commission

(PAC) and confirmed that the DPE recommended approval for a 15 Storey envelope of the proposal.

- SF indicated that the current proposal (15 storeys) has less GFA than the originally approved concept envelope but does not seek to increase the currently approved dwelling cap or parking cap (the previous S75W did).
- There was general discussion by attending DIP members that design excellence, as required by the Concept Approval, cannot, in their view, be delivered as part of a 10-storey envelope and it would be particularly difficult to deliver design excellence in the envelope allowed by Concept Approval MP09\_216 (Mod 2).
- GM questioned whether additional substations have been added along proposal's Church Street frontage. JA states that this will have to be confirmed, but doesn't believe this had changed since last scheme which was endorsed by DIP.
- GM queried what changes have been made since the previously endorsed scheme; noting that changes appear to have been made to pedestrian accessibility to the publicly accessible plaza.
- JA stated that since the previously endorsed scheme, relevant authorities were approached to refine the proposal. RMS and TfNSW raised safety concerns with unlimited access to the publicly accessible plaza from adjoining roads and required a fence. JA stated that in response to the proposed fence, landscaping was provided around part of its perimeter to control access.
- JA described further amendments to Stage A proposal since proposal submitted as part of previous S75W. The intent was to maintain as much of the Design Excellence Competition winning scheme as possible. As such, the main change was simply a reduction in height to 15 storeys, with negligible changes to the facade. Internally, on lower levels, serviced apartments will now be provided in lieu of residential dwellings. Residential uses will be limited to 42 dwellings on upper levels - this equates to the maximum available under the existing 2033 dwelling 'cap'. The overall envelope would include basement parking, a supermarket and other commercial tenancies within any podium, serviced apartments above the podium, and residential dwellings on the upper most levels.
- JA further described that serviced apartments would be dual key. Shared recreational facilities atop the podium would be provided for visitors of the serviced apartments and occupants of the dwellings, SEPP 65/ADG solar access and natural ventilation controls are satisfied. Less parking is provided compared to the previous S75W proposal as overall intensity has reduced. There were minimal changes to the elevations in order to maintain integrity with the Design Excellence Competition winning scheme.
- GM suggested providing a 10-storey scheme, based generally on the design approach of the current 15 storey proposal, as a means of testing whether design excellence could be delivered in a 10-storey envelope.
- GM stated that the currently approved envelope is almost a uniform 10 storey envelope which wouldn't allow for a sufficiently interesting envelope when spread across such a large footprint. The intended podium + 15 storey tower envelope breaks down scale and allows for visual interesting forms.
- JA further stated that due to requirements for Design Excellence, a higher standard of finishes (fenestration, finishes, roof top heritage interpretation etc...) have been included in the proposal. There are higher costs associated with these elements. With a 10-storey scheme, it would be difficult to deliver other public oriented features at all, or to a suitable standard, such as the heritage re-interpreted 'shed', or the publicly accessible plaza.



- GM suggested gross floor area (GFA) previously allowed by Concept Approval may be compromised in terms of quantity and quality. JA confirmed that GFA allowed by currently approved envelope for Stage A is less than the envelope provided by Mod 1.
- CJ reiterated and reaffirmed the characteristics which guided the Design Excellence Competition, being that 'Stage A is a landmark site, it is important to achieve a relationship to the heritage listed bridge as well as the river, a vertical element would provide a visually interesting feature to the majority of horizontal building envelopes throughout Shepherds Bay etc....' CJ stated that these were critical reasons behind the Cox Richardson/Kennedy Associates entry being the winning scheme and they should be retained. CJ doubted whether they can be delivered in a 10-storey envelope.
- CJ and GM stated that because design excellence is a key issue, PAC members need to be skilled in this area, or need relevant advice.
- DIP members and JA agreed that 10 storeys is a poor urban form in this location.
- CJ stated that the proposal's dominant tower component creates visual interest, which is an important factor in achieving design excellence.
- Overall, the DIP did not raise any particular concerns with the amended scheme. The DIP wished to see the same general design approach in a 10-storey envelope to test whether design excellence could be achieved before any final endorsement is given to the proposed 15 storey scheme. The DIP members suggested this could be done in electronic format.
- It was agreed to forward this further information to the DIP so that they can formally provide their input.



Gabrielle Morrish

Date: 29.11.17



Chris Johnson

Date: 21.11.17

**NOTE:** Please refer to separate attachment which contains comments from Olivia Hyde.





# bridge

8 parsonage street, ryde

**S75W (Mod 3) Presentation**

Department of Planning &  
Environment

01.11.17

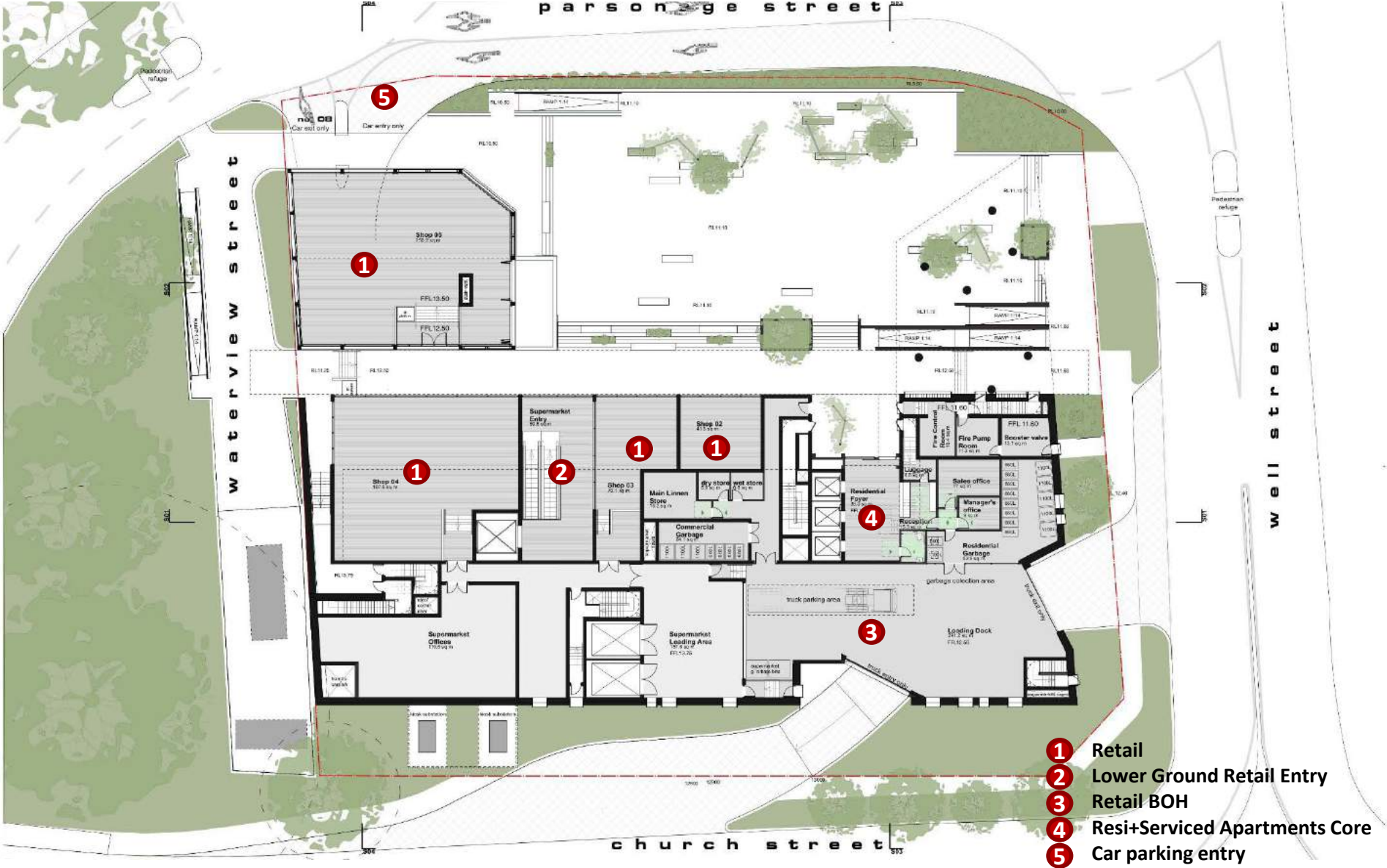


Indicative View

cox architecture + kennedy associates architects



Indicative Ground Level - Down



## cox architecture + kennedy associates architects





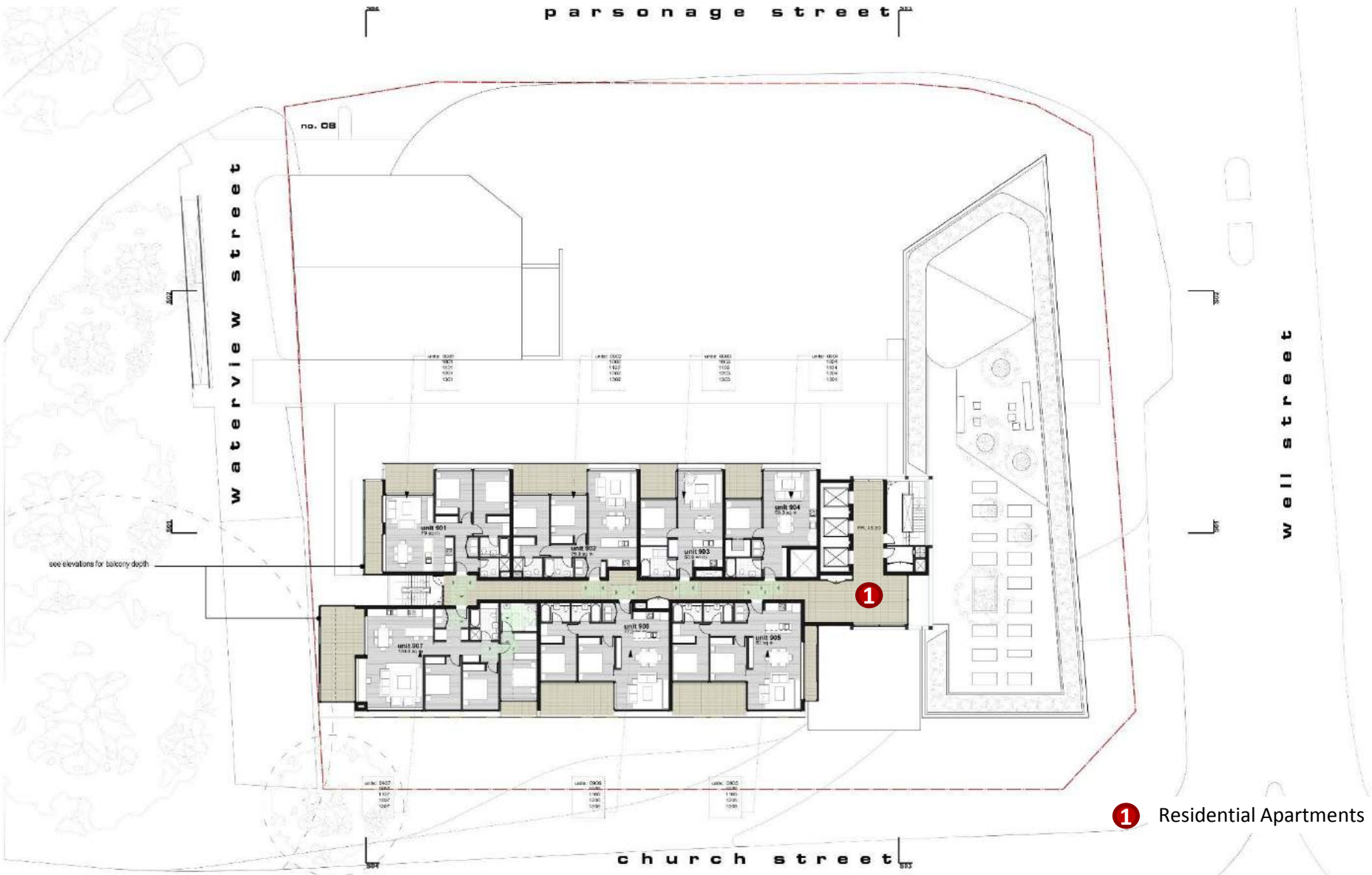
## cox architecture + kennedy associates architects





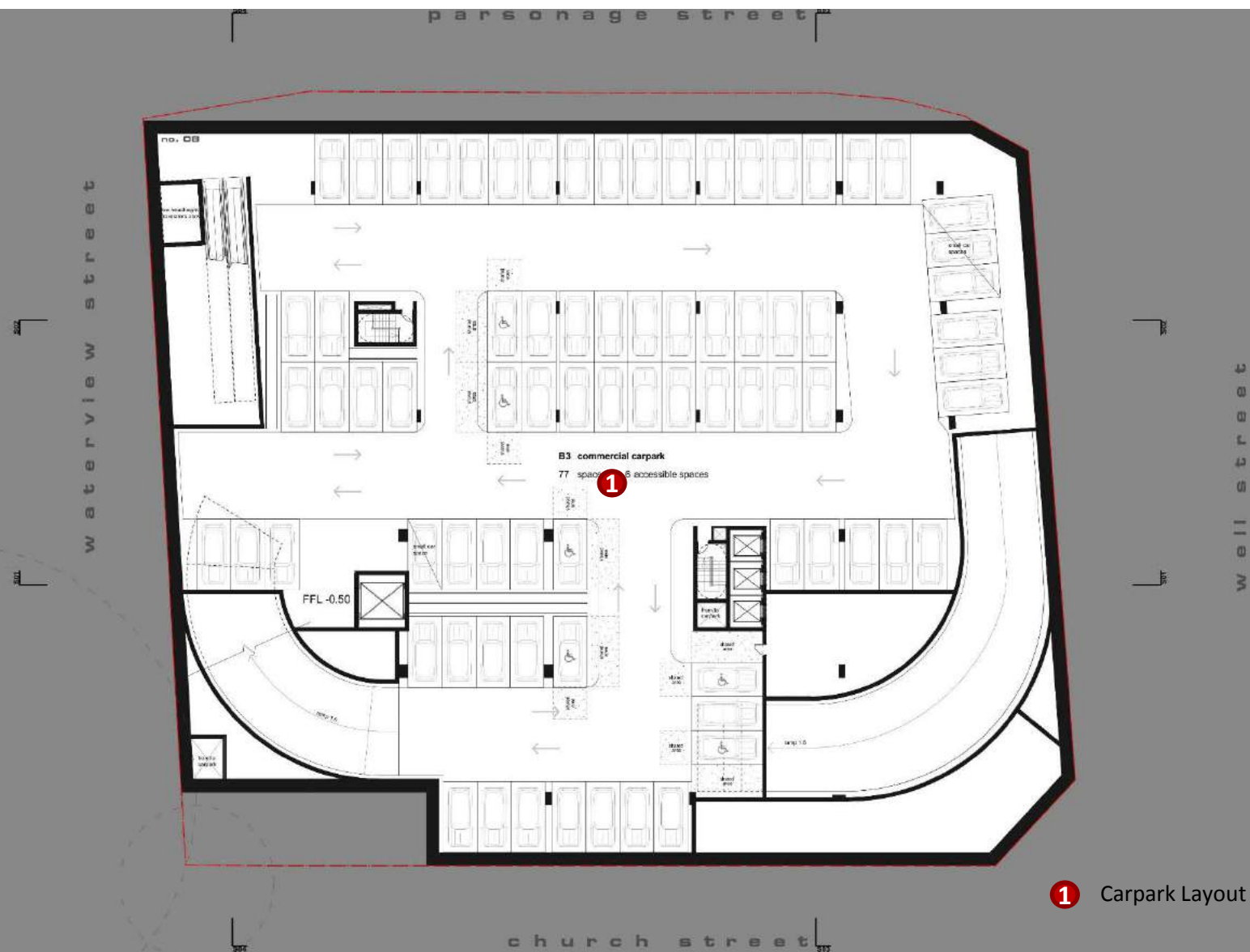
1 Roof Terrace





1 Residential Apartments

## Indicative Typical Retail Basement



**1** Carpark Layout



# Sections & Elevations



Church Street Elevation

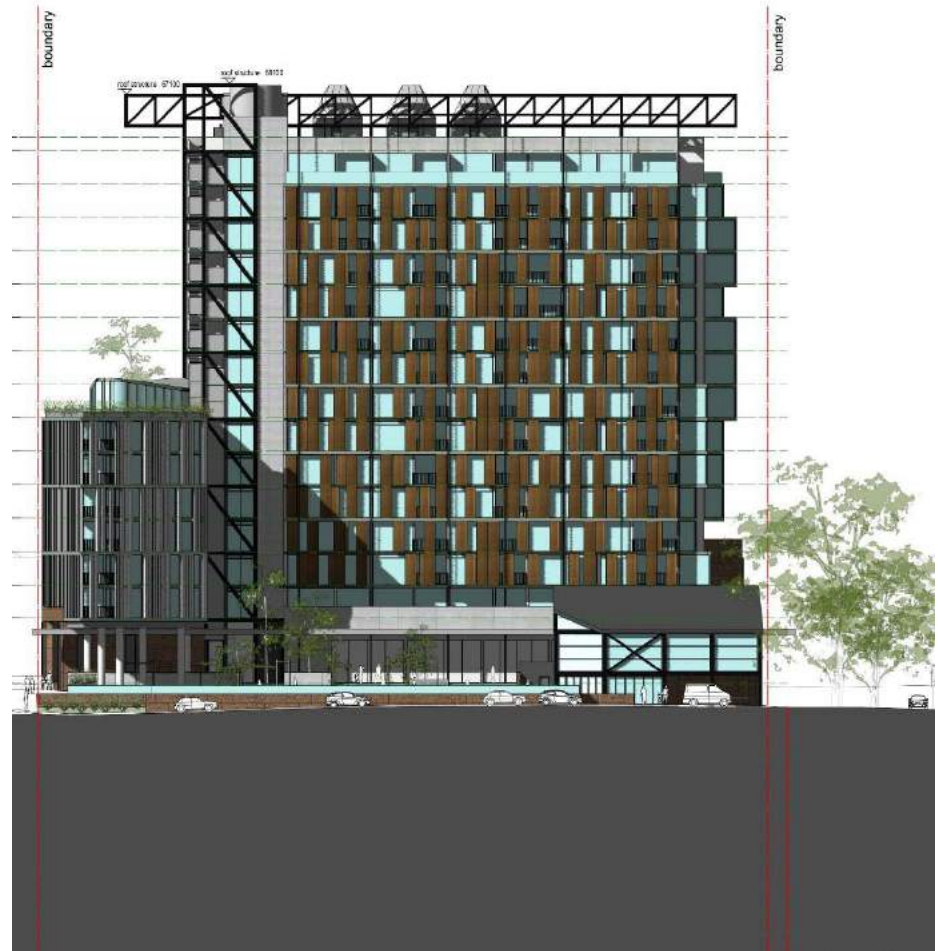


Loop Road Elevation

# Sections & Elevations



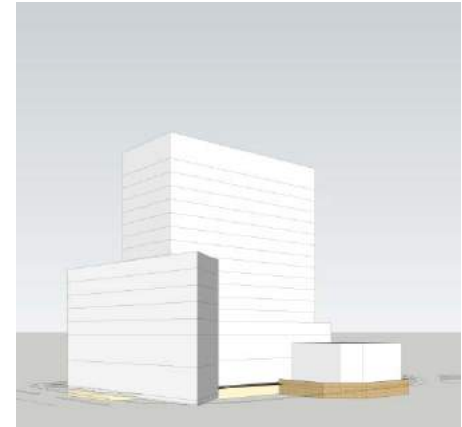
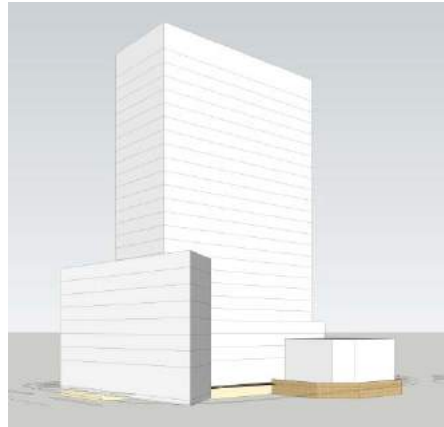
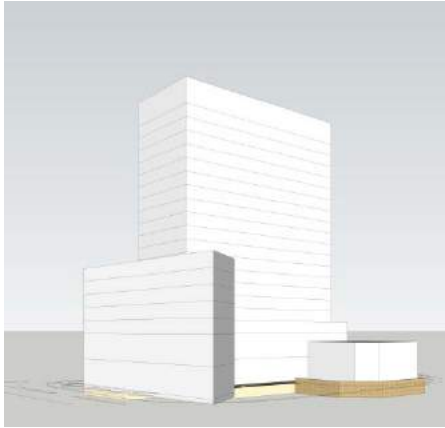
Well Street Elevation



Parsonage Street Elevation



# Massing Comparison



Competition  
20 Levels



Previous S75W  
24 Levels



Proposed S75W  
Recommended by DPE  
15 Levels

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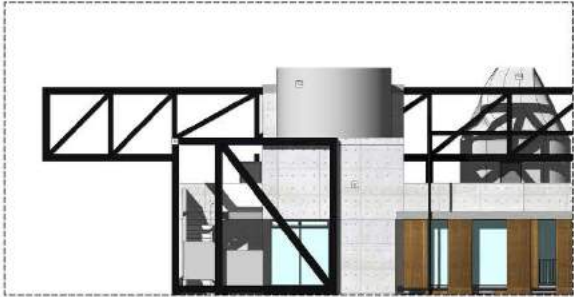


Competition  
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Recommended by DPE  
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# Materials Palette



**gabion wall**  
slab steel mesh / sandstone



**off form concrete**



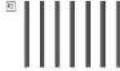
**metal cladding**  
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**materials palette**  
project materials shall be similar or equal to selections referenced above

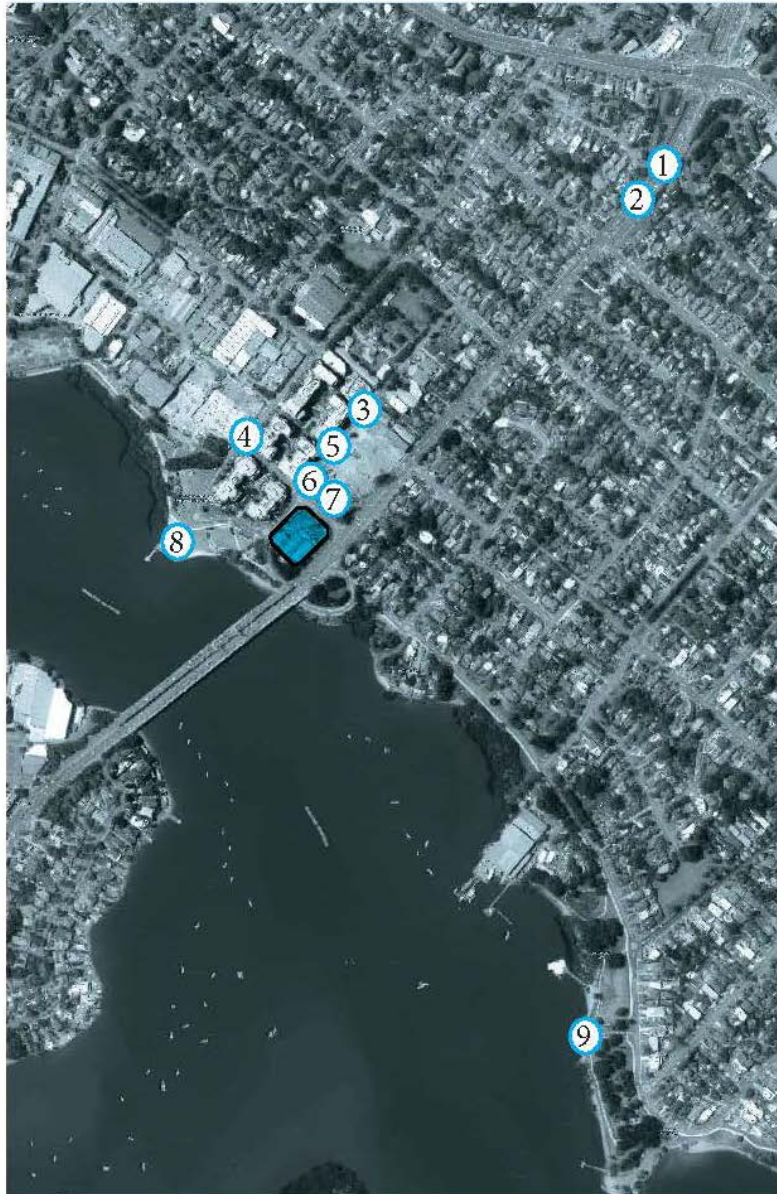




Indicative View







## Key Plan:

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2. Church Street D
3. Position 3 Level 1
4. Wells Street
5. Meriton Building A
6. Meriton Building B
7. Meriton Building D
8. Ryde Wharf
9. Yarala Road, Bennelong Park





1. Church Street

cox architecture + kennedy associates architects







2. Church Street

cox architecture + kennedy associates architects





3. Position 03– Level 01

cox architecture + kennedy associates architects





Indicative View



4. Wells Street

cox architecture + kennedy associates architects





5. Meriton Building A- Level 05





Indicative View



## 6. Meriton Building B – Level 3

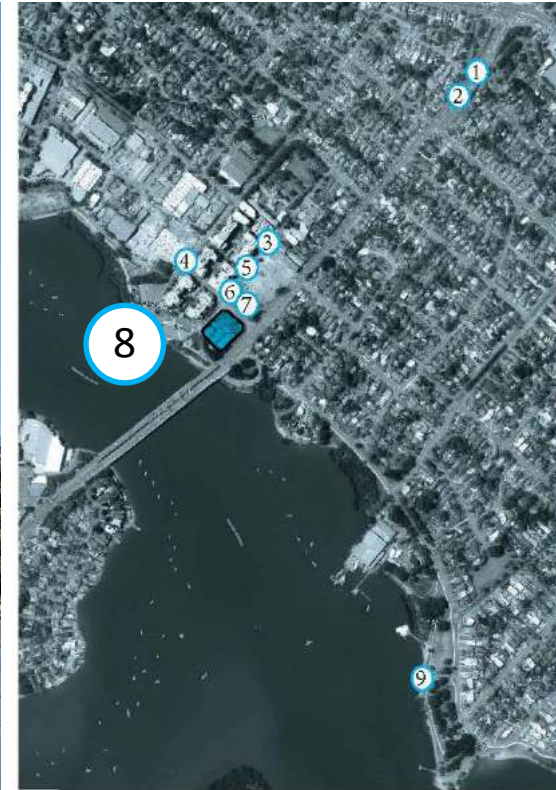
cox architecture + kennedy associates architects





## 7. Meriton Building D

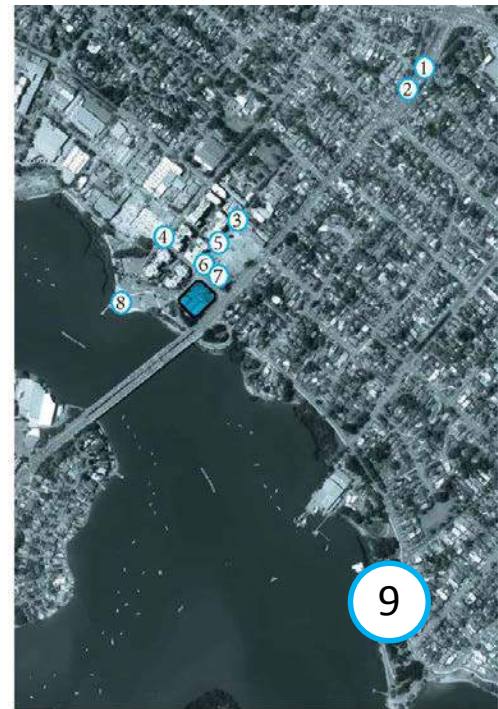
cox architecture + kennedy associates architects



## 8. Ryde Wharf

cox architecture + kennedy associates architects





9. Bennelong Park, Yaralla Rd





cox architecture + kennedy associates architects

## **S75W MODIFICATION PROPOSAL FOR STAGE A, SHEPHERDS BAY**

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