

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

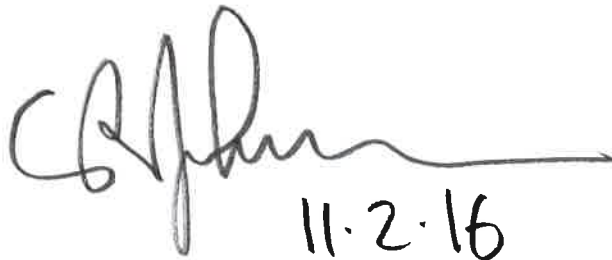
Attendance:

- 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

2.2	<u>Ground Level Up</u>	
2.2.1	Relocation of retail space from Level 1 to Lower Ground Floor, and substitution with Apartments is generally supported	Noted
2.2.2	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
2.2.3	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
3.3	<u>Building Mass</u>	
3.3.1	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.
4.4	<u>Building Mass</u>	
4.4.1	A series of photomontages comparing approved and proposed envelopes were tabled.	Noted
4.4.2	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.
4.4.3	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
4.4.4	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.

4.4.5	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.	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.
--------------	---	---


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

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.

<u>4.4.5</u>	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.	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.
--------------	---	---



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.

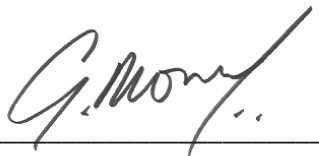
As part of this process, we attended a design development meeting on 2 December 2015 at Cox Richardson’s offices. We reviewed an amended scheme for the Stage A site as presented by Cox Richardson Architects and Kennedy Associates Architects. The scheme was presented for the purposes of a Development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