

ATTACHMENT C

**MINUTES OF THE DESIGN ADVISORY
PANEL AND DESIGN ADVISORY PANEL
SUB-COMMITTEE**

**19-29 MARTIN PLACE, SYDNEY -
MLC CENTRE**

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CITY OF SYDNEY
DESIGN ADVISORY PANEL

ADVICE SHEET NO: 34/2014

Project	19-29 Martin Place Sydney (MLC Centre)
Review Date	21 October 2014
Architect	Woods Bagot and Seidler Associates (Greg Holman)
Owner	GPT (Jamie Nelson in attendance) & QIC (Anthony Doolin in attendance)
Panel Present	Ken Maher Maria Atkinson Elizabeth-Ann McGregor Kerry Clare Peter Poulet James Weirick
COI Declaration	NA
Council Officer	Nicola Reeve
Advice	<p>The Panel was presented with a briefing on the pre-DA scheme and the issues surrounding the proposal. The Panel commented as follows:</p> <p>The Panel expressed in-principle support of key strategic moves including:</p> <ul style="list-style-type: none"> • Removal of the overhead pedestrian bridge; • Removal of ramp on Castlereagh Street; • Consolidation of vehicular access to King Street; • Opening of the Theatre Royal drum and activation of Lees Court; and • Provision of a street level entrance to the commercial tower. <p>The Panel recommended that additional details be provided to resolve the following issues:</p> <ul style="list-style-type: none"> • The proposal should not compromise the independence and functionality of the Theatre Royal; • The interface with the arcade at 5 Martin Place (under construction) should be further explored to maximise connectivity; • The back of house interface with Lees Court requires further resolution to successfully address the public space; • The proposed drum at the corner of King and George Streets lacks detailed expression and requires design development; • The geometry of the proposed entry canopy to the new commercial lobby requires further resolution; • The Rowe Street link is a positive element however the connection to Castlereagh Street should be further developed to provide more generous and visually legible thoroughfare;

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	<ul style="list-style-type: none">• The proposed circulation through the podium is complex, driven by the strategy to maximise retail space. Clarification of circulation is recommended.• While appreciating the intention to clearly distinguish the new work from the existing, the Panel raised concerns regarding the relationship between the proposed geometry of new and existing building elements generally. <p>The Panel did not support the proposed 2.5m street overhang to the Castlereagh Street frontage, noting that this would set an undesirable urban design precedent. The Panel recommended that an awning be provided to the Castlereagh Street frontage where the overhang had been proposed to provide pedestrian amenity.</p> <p>The Panel noted that a subcommittee will carry out a site visit to review the site and proposal in detail. Any additional comments following this will be provided through the Chair.</p>
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DESIGN ADVISORY PANEL: MLC Centre Sub-Committee

MINUTES – MEETING of 13 November 2014, 12.00-1.00pm

ATTENDEES	APOLOGIES
Greg Holman, Seidler Associates	
Mat Stoddart, McLachlan Lister	
DESIGN ADVISORY PANEL	
Ken Maher	
Peter Mould	
Richard Johnson	
CITY OF SYDNEY	
Bridget Smyth, Design Director Katharine Young, City Design Nicola Reeve, Planning Assessments	

Review of DAP comments

The architects provided detailed responses to the Panels comments (21 October meeting). The Panel subcommittee (the Panel) discussed and made the following recommendations:

- The Theatre Royal should have a clearer identity as a public cultural venue, with strong legibility and presence from the public domain.
- The interface with 5 Martin Place was considered. The Panel recommended that the levels of Rowe Street be reconsidered to remove the “hump”, and requested that the 5 Martin Place development reinvestigate whether the through site link levels can be amended to connect at the lower level. Richard Johnson will report back on level opportunities.
- The activation of Lees Court was considered, and it was recommended that artistic or cultural displays could be used to provide visual activation. Opportunities relating to the Rowe Street Society

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and Theatre Royal events should be explored. The Panel recommended that the resolution relate to the art proposed for 5 Martin Place adjacent to Lees Court.

- The drum at the corner of King and Castlereagh was considered. The Panel did not support the proposed marble cladding, and recommended that all drums use the same (existing) materiality and detailing to retain the strength of the original architectural concept.
- The Panel recommended that all retail visible from the public domain be controlled to ensure that retail fitouts and displays do not dominate the civic qualities of the architecture. The subcommittee recommended that Council require a Retail Fitout Strategy to be provided with the DA, to control all future retail fitouts.
- The new entry to the office tower was considered. The Panel did not support the proposed awning as shown in photomontages. An alternate concept of a crystalline drum at the tower entry was described by the architect. The Panel supported this idea over the proposed awning, noting that the entry treatment should be consistent with the language of the building.
- The proposed enclosure of the King Street 'mushroom' was discussed. The Panel did not support the proposed enclosure of the space due to the impact on views to the Nervi structure as well as impact on the public domain of King Street.
- The stair from Rowe Street to Castlereagh Street was discussed. The Panel recommended the stair be widened to achieve a better balance between entry at the Castlereagh Street level, and vertical circulation to Rowe Street.
- The geometry of the Plaza buildings was discussed. The Panel maintained the previous recommendation to review and simplify the geometry of the plaza architecture, particularly the Castlereagh Street side element.
- The proposed overhang to Castlereagh Street was reviewed. The proposed overhang was not supported, and the Panel's original comments on the overhang, awning and proposed 2 storey retail space remain unchanged.
- The Panel discussed the impact of retail design on the architectural proposal. Given the significance of the building the Panel requested that all aspects of the architectural proposals that interface with the public domain be in accordance with the recommendations of Seidler Associates to ensure design integrity.

Follow up:

An additional meeting is not required at this stage. Minutes of this meeting will be circulated to the full Panel for endorsement.



Ken Maher,
Chair

17 November 2014

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CITY OF SYDNEY
DESIGN ADVISORY PANEL

ADVICE SHEET NO: 32/2015

Project	19-29 Martin Place (MLC Centre)
Review Date	18 August 2015
Panel Present	Ken Maher (Chair) Peter Mould Kerry Clare James Weirick Richard Johnson Maria Atkinson
COI Declaration	NA
Designer	Harry Seidler & Associates and Woods Bagot
Council Officer	David McNamara
Advice	<p>The Panel was presented with an update on the developed design for the MLC Centre. The Panel noted and recommended the following;</p> <ul style="list-style-type: none">• The current developed proposal is an improvement to the previous scheme, the Panel commended the designers for the development and for the positive responses to the Panel's previous recommendations.• The Lees Court and Rowe Street proposal is making the right moves and the animation of the space is positive but the Panel recommended further design refinement to the graphic displays.• The Panel noted the importance of the glazed vista into the building at the new entry to the theatre and recommended that this be maintained with the new retail.• The alternative crystalline tower lobby is acceptable with design refinement, the Panel recommends that curved glassed be used this, as with the other glazed 'drums'. As per the proposed retail along Castlereagh Street, the Panel does not support the encroachment into the public footpath.• The Panel is concerned about the design of the car park entry at King Street and suggested that it should be review as the 'cut out' of the drum for the driveway does not appear to be well resolved.• The glazing enclosing the Nervi mushroom structure is not supported. The Panel recommends the glazing line remains in the current position.• The Panel is also concerned about the proposed retail at the Martin Place entry and notes that this is a heavily used entry and there needs to be sufficient width for pedestrians.

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	<ul style="list-style-type: none">• The Panel recommends that the lighting scheme should be reviewed to match City’s vision for the Martin Place at night as outlined in the Martin Place Lighting Masterplan. It should form part of a unified lighting scheme for the whole of Martin Place. The Panel also recommends for the lighting of the Josef Albers artwork be considered in the lighting scheme.
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