Attachment E

Design Advisory Panel Advice Sheets – 14 February and 14 March 2019

CITY OF SYDNEY **ADVICE SHEET NO: 05/2019**

DESIGN ADVISORY PANEL

Project	**Site 7 and 17, 960A Bourke Street, Zetland**
Review Date	14 February 2019
Panel Present	Peter Mould (Acting Chair) Rachel Neeson James Weirick Che Wall Olivia Hyde
COI Declaration	NA
Designer	Tzannes Associates
Planner	Urbis
Applicant	Mirvac
Owner	Mirvac and Landcom
Council Officer	Maria O'Donnell
Advice	The Panel was presented with the Development Application for the site and provided the following comments: • The Panel noted the value of the subcommittee in developing the design to date. • There have been departures away from the ambitions of form, and there are issues in relation to detail and materiality that have still not been successfully addressed, including shadow lines and solar shading. • There is too much difference in materiality, colour and form between the base and upper building parts. The shift should be more subtle so that the parts of the building relate better. • The solid framing of the white element around the blank façade of the cinema at the base of the building compromises the ambitions of the form. The scalloping of the surface on the Ebsworth Street frontage was not adequately explained in the drawings. The framing could be deleted and its verticality emphasised to give greater visual integration to the overall 3D massing. This is a dominant element and needs further investigation and refinement • The curved element on the south west corner should incorporate more vertical fins to shade the upper apartments from setting sun. The fins may also help to deal with the scale of the corner within the composition of the building. • The Level 6 floorplan on Site 7 was considered unacceptable, and would not comply with the ADG. The arrival experience to the front apartments across the common landscape area, as well as the distance from the core to the entry of these apartments is unacceptable, as is the alternate route through long blank corridors on Level 5. An additional core should be introduced to access the front apartments. It was noted that

	these apartments would be more prestigious and the proposed access arrangements are not in line with this. • The datum of the colonnade is too low at eastern end of site 17 and the step up at the corner with double height awning was considered a good solution, but needs further refinement to reduce blank facades. • The Panel requested that the Architect attend the next meeting to provide feedback and discuss these issues.

CITY OF SYDNEY **ADVICE SHEET NO: 09/2019**

DESIGN ADVISORY PANEL

Project	**Site 7 & 17, 960A Bourke Street, Zetland – Green Square**
Review Date	14 February 2019
Panel Present	Ken Maher (Chair) Peter Mould Kerry Clare James Weirick Che Wall
COI Declaration	NA
Designer	Tzannes Associates
Planner	Urbis
Applicant	Mirvac
Owner	Mirvac and Landcom
Council Officer	Maria O'Donnell
Advice	The Panel was presented with design updates to the development application for the site by the architect, in response to previous Panel comments. The Panel noted and recommended the following: • The Panel noted that both the Light and Dark material/ colour investigations for Site 17 are improvements on the current scheme. The Panel prefers the Light scheme, however will defer to the Architect. • Regarding the cinema wall framing alternatives, the Panel recommended adoption of Corner Option 1, which extends the vertical flutes around the building corner and minimises the dimension of the podium capping element. • As a cinema complex with a strong civic presence, the Panel recommended that signage solutions with architectonic integrity be incorporated in the podium facades on Green Square Town Centre Plaza and Ebsworth Street. • Introduction of the Skyhome lift is a significant improvement, reducing travel distances between apartments and a lift. The Panel noted however, that there is still no access to light in the corridor at the corner junction. The Panel recommended plan adjustments to bring light into the corridor adjacent to the lift or alternatively from above. The Panel further recommended articulation of the corridor and apartment entries to minimise tunnel effect of the current proposal's long corridors. • The Panel recommended that access under a continuous awning cover is required at street level on Site 17. It is up to the Architect to resolve this issue. • Internal blinds/ curtains for floor-to-ceiling glazed windows on the southwestern elevation is an unacceptable sun shading/ protection solution. The Panel noted that although the design

	meets BASIX, it recommends additional sun shading that is appropriate to orientation to provide adequate amenity and protection to habitable rooms. • Additional assessment of wind conditions created in Fellmonger Place is required. Applicants must demonstrate that a glass canopy will resolve wind issues and improve the amenity of the street, or provide an alternative proposal. The Panel maintains visual connection to the Green Square Library from Fellmonger Place is an important urban principle.