

Meeting Minutes

Date	17.05.2019	Meeting No.	01
Project	High St, Penrith SZ	Total Pages:	1
Minutes taken by			

Attending	Name	Company	Email	Initial
	Rory Toomey	Government Architect	Rory.toomey@planning.nsw.gov.au	RT
	Steve Kennedy	Kennedy Associates	Steve@kennedyassociates.com.au	SK
	Brett Newbold	Newbold Planning	brett@newboldplanning.com.au	BN
	Patrick Elias	Urban Property Group	p.elias@urbanproperty.com.au	PE
	Richard Boulus	Urban Property Group	r.boulus@urbanproperty.com.au	RB
	Adam Byrnes	Think Planners	adam@thinkplanners.com.au	AB
	Schandel Fortu	Think Planners	schandel@thinkplanners.com.au	SF
	David Randerson	DKO	David.randerson@dko.com.au	DR
	Nick Byrne	DKO	Nick.byrne@dko.com.au	NB
	Peter Peng	DKO	Peter.peng@dko.com.au	PP
	Simon Zhang	DKO	Simon.zhang@dko.com.au	SZ

Subject	Design Review Panel Meeting – DKO Internal Record		
Item No.	Item	Action	
01	Key site uplift - AB to clarify if proposed road widening and pedestrian lane constitute as community infrastructure and permit site uplift to 6:1. What extent of community infrastructure will permit 6:1	AB	
	DRP Comments:		
02	To max 6:1 FSR the proposal needs to demonstrate design excellence and better outcome. RT has comments that to achieve design excellence might mean going less than 6:1 to satisfy all other aspects of “design excellence”		
03	Sculpt tower form and improve solar access to apartments, communal space and neighbouring buildings.		
04	Open to a taller tower A (west) form if it demonstrates better outcome for amenities. Jury has interest in a single form tower, however understand the economic side of issue		
05	Support through site link, further investigation into interface and connection to eastern neighbour. Develop laneway character		
06	Increase podium critical mass for communal space, allow for larger gathering and diverse use. Redistribute podium apartment to increase communal area.		
07	Reconsider how the smaller communal spaces are distributed through the tower and who will have access to it		
08	Part of demonstrating compliance will be demonstrating that adjoining developments do not have their amenity reduced as a result of our proposal. High level of solar analysis required.		
09	Need to comply with conditions of Design Excellence Approval. AB to provide comments	AB	
10	AB talk to owner of site to the East (They have since withdrawn their DA application) in order to see how we can facilitate the design of the laneway	AB	

Meeting Minutes

Date	20.06.2019	Meeting No.	02
Project	High St, Penrith	Total Pages:	2
Minutes taken by	Shauna Bolger (DKO)		

Attending	Name	Company	Email	Initial
	Rory Toomey	Government Architect	Rory.toomey@planning.nsw.gov.au	RT
	Steve Kennedy	Kennedy Associates	Steve@kennedyassociates.com.au	SK
	Brett Newbold	Newbold Planning	brett@newboldplanning.com.au	BN
	Katherine Saunders	Penrith City Council	Kathryn.saunders@penrith	KS
	Patrick Elias	Urban Property Group	p.elias@urbanproperty.com.au	PE
	Adam Byrnes	Think Planners	adam@thinkplanners.com.au	AB
	Matt Coggan	Turf Landscape	Matt.coggan@turfdesign.com	MC
	Nick Byrne	DKO	Nick.byrne@dco.com.au	NB
	Peter Peng	DKO	Peter.peng@dco.com.au	PP
	Simon Zhang	DKO	Simon.zhang@dco.com.au	SZ

Subject	Design Review Panel (DRP) Meeting 02	
Item No.	Item	Action
1	General	
1.1	It is noted that the revised single tower scheme is well received, the design proposition is a result of the response to site conditions with regards to solar, shade, wind, overshadowing, diverse offering of communal facilities	
1.2	Addressing overshadowing to 83-85 Union Road & 79-81 Union Road. Noted that the design of Union Road apartments creates overshadowing conditions to themselves	
1.3	Through site link: Dialogue has been established with 608-612 High Street (Adjoining Eastern property). With the Panel now comfortable with the direction the project is going, further discussion to occur with the neighbour regarding the through site link	DKO/ PE
2	Façade/ Building Form	
2.1	Noted that there may be ways to break up the massing of the tower further via breaks in the Eastern Façade with slight adjustment of the lift core and perhaps angling slightly a portion of the tower, not withstanding the impacts of solar to adjoining properties	
2.2	Opportunity to integrate local indigenous art and culture into façade and landscape	
2.3	Further development of façade system to balance climatic response, views and buildability	DKO
2.4	Noted additional building height/ storey may be added to Tower B (West) to balance the building scale and form	

Subject		
Design Review Panel Meeting		
Item No.	Item	Action
3	Ground Floor	
3.1	Extrude and articulate corner retail tenancies to improve exposure and sightline. Create active corner conditions to draw and encourage pedestrian movement	
4	Podium	
4.1	Potential of continuing some of the Tower B buildings down to sleeve podium car park and soften appearance at street level	
4.2	Noted some units are currently shaded by canopy over communal area. These units may be redistributed to other levels for better solar access	DKO
5	Tower	
5.1	Important to have glimpse of the world outside (BN) challenge is the depth of the core from the external	
5.2	Natural ventilation to corridors to allow for cross breeze.	
5.3	Corner apartment layouts to be adjusted to maximise views to living area-dual aspect	
5.4	Location of apartment entry doors – staggered for safety	
5.5	SK noted possibility to exclude lift lobby area from GFA if lobby is directly opened to external area	
5.6	Scheme to demonstrate compliance with ADG for next meeting	
6	Landscape	
6.1	Select suitable plant species according to building orientation, shade, screening and communal use	MC
6.2	Indigenous plant species appropriate to local climate	
7	Design Excellence	
7.1	Government Architects Office to issue letter confirming that the Design Excellence Competition is to receive a waiver and that the alternative design excellence collaboration process is to be adopted. This is appropriate having regard the history of the application having previously been the subject of a design competition, and demonstration by the winning architectural team that design development of the scheme is best achieved through continuity of Architectural Practice, in consultation with a Design Jury. Letter to be signed by Olivia Hyde. Letter to confirm Rory Toomey is appointed to the Design Excellence Panel on behalf of the Government Architects Office.	DRP

Meeting Minutes

Date	22.08.2019	Meeting No.	03
Project	High St, Penrith	Total Pages:	2
Minutes taken by	Josephine Chong (DKO)		

Attending	Name	Company	Email	Initial
	Rory Toomey	Government Architect	Rory.toomey@planning.nsw.gov.au	RT
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	Brett Newbold	Newbold Planning	brett@newboldplanning.com.au	BN
	Patrick Elias	Urban Property Group	p.elias@urbanproperty.com.au	PE
	Adam Byrnes	Think Planners	adam@thinkplanners.com.au	AB
	Matt Coggan	Turf Landscape	Matt.coggan@turfdesign.com	MC
	Nick Byrne	DKO	Nick.byrne@dko.com.au	NB
	Simon Zhang	DKO	Simon.zhang@dko.com.au	SZ

Subject	Design Review Panel (DRP) Meeting 03		
Item No.	Item	Action	
1	General		
1.1	It is noted that the façade scheme is well received and considered, responding to site conditions with regards to solar, shade, wind, and privacy.		
1.2	It is noted that further work to be done to ensure the activation of communal spaces.		
1.3	The panel support the conceptual framework of the project and will provide a statement regarding the outcome of the review meeting.		
2	Façade/ Building Form		
2.1	Opportunity to finesse and articulate the slab edges and façade panels to create more depth in the podium façade	DKO	
2.2	Noted that indigenous artwork and storey telling could be represented in the architecture, from tower facade down to the ground floor and through site link		
2.3	Noted that the glazing of lower apartments can be experimented with to provide privacy rather than relying on solely physical blades and barriers.		

Subject	Design Review Panel (DRP) Meeting 03	
Item No.	Item	Action
3	Ground Floor	
3.1	Noted that an awning will allow for greater differentiation at the podium and would add character and improve pedestrian amenity at the ground floor	DKO
3.2	Potential for lobby and ground floor to have mezzanine levels to create more amenity at the street level. It is noted that fine tuning of the ground floor plan could provide greater amenity to retail tenants	
3.3	Blank wall of neighbouring property bounding through site link could provide opportunity for art integration.	
4	Landscape/ Communal Space	
4.1	Potential for the podium communal space levels to have more apertures to allow more visual connections, vertical circulation and sunlight to the lower communal spaces.	MC
4.2	It is noted that understanding the user activities and movement patterns within the communal spaces will be integral to designing the communal spaces	
4.3	Central planter on level 4 to be larger and more organically shaped to stimulate activity and provide more greenery	
4.4	Integration of water into the landscape can provide areas of respite for residents.	
4.5	It is noted that the productive gardens are a great addition to the project, but should be managed. Position of the gardens should be considered	
4.6	Outdoor Dining spaces should be moved away from corridors and areas of circulation	
4.7	There is potential for the communal spaces surrounding children's rooms to be designed with play in mind. This can be carried down to the street level	
4.8	Concerns with shaded areas of communal spaces and how they may be used	

