

Coby Tomlins

From: Ben Craig
Sent: Tuesday, 17 May 2016 11:57 AM
To: bpechey@cityofsydney.nsw.gov.au; Jonathon Carle
Cc: jamie.stewart@fitzpatrickproperty.com.au; Guy Lake (glake@batesmart.com); jfraser@batesmart.com
Subject: Junction Street - Meeting Notes

Dear Ben / Jonathan,

I hope you are both well. Further to last week's meeting I thought it would be useful just to send out a short summary of the key points and actions that were discussed and agreed. Please see below:

Overshadowing

- Council to look at 20% reduction guidance and come back to us. Reference made to 3B-2 of ADG.

Building D Impacts on Larkin Street

- Bates Smart to prepare some additional plans, including:
 - o section views that show the relationship, in particular levels, between Building D and Larkin Street Park.
 - o Elevation view of building façade fronting the park.
 - o 3D Model – Bates Smart to contact Mark Werner
- Building D to be a podium with a recessed upper element.

Existing Warehouse

- Provide an updated design for this area that assumes demolition of the existing building and replacement with residential through the continuation of the proposed built form
- Provide a comparative floor space analysis of the 'retain' vs 'demolish' scenarios. Under the demolish scenario the floor space calculation is to use the 75% efficiency assumption as requested by Council.

Through Site Link

- Bates Smart proposed the idea of removing the central through site link. Jesse to think about the pedestrian link through the middle of the site and to come back to us with his thoughts on this.
- Bates Smart to prepare possible alternative options to show Council.

Park

- Council concerned about quality of park and quality of the built form edge to the park. This was a key concern of the Design Advisory Panel.
- There was a misconception within the Design Advisory Panel that the built form scale was premised on providing additional land for the park.
- Additional information that illustrates the interface with the park will help with providing the Design Advisory Panel a clear understanding of what is intended to be achieved.

Actions Moving Forward

- Following Guy Lakes presentation, Council to discuss internally re overshadowing guidance and come back to us with clear feedback and direction in this regard.
- Bates Smart to prepare additional information that clearly shows the relationship between the park and the proposed built form.
- The form and scale of Building D to be amended so that it is setback from the podium and so that it appropriately preserves solar access to the south.
- Bates Smart to prepare new plans that show demolition of existing warehouse building.
- Bates Smart to provide floor area comparison between 'retain' and 'demolish' scenarios.

Hope this assists. Please feel free to add if I have missed anything.

Kind Regards

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