

23 September 2011

The Hon Barry O'Farrell MP
NSW Premier
Level 40
Governor Macquarie Tower
1 Farrer Place
Sydney NSW 2000

Dear Premier,

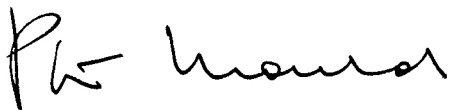
Barangaroo 'Snapshot' Design Review

Please find herewith the report of the Barangaroo 'Snapshot' Design Review Panel relating to the commercial precinct at Barangaroo South.

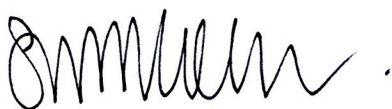
Yours faithfully,



Ray Brown
Architect



Peter Mould
NSW Government Architect



Shelley Penn (chair)
Architect

Barangaroo South – Commercial Precinct

Report of the DRP 48 Design Review Panel

22 September 2011

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1.0 DRP 48 TERMS OF REFERENCE

Background

The 'Snapshot Design Review' will be a one-off review of the quality of the proponent's design proposals for the commercial towers, podia and public domain at Barangaroo South as they stand at the time of this review.

Prior to this, the Barangaroo Design Excellence Review Panel (DERP) has been undertaking the formal design review role for the site, and has had a positive influence on design quality at Barangaroo. This review is being undertaken in the context of the contemporaneous refinement of the DERP's governance following the 'Barangaroo Review' (Sussex and Penn, 1 August 2011) and fulfils a specific recommendation regarding Design Excellence referred to on p5 and pp54-58 of the Barangaroo Review report. As this will be a one-off design review at a point in time, it is acknowledged that the design proposals will continue to develop. It will be the DERP's role to undertake on-going design review subsequent to this Snapshot Review, and to advise the Minister for Planning about design quality aspects of proposals in accordance with their terms of reference.

Membership

Shelley Penn, independent architect (chair)
Peter Mould, NSW Government Architect
Ray Brown, independent architect

Purpose

The purpose is for a one-off, independent, 'fresh eyes' review of design quality of current proposals for the commercial towers within the framework of the existing Concept Plan Approvals, in order to assist in ensuring the highest design quality will be achieved through the architectural, urban and landscape design, with the focus being on public domain impacts.

Terms of Reference

The review will:

- Be focused on the commercial towers C3 and C5 and their relationship to C4 at Barangaroo South, as proposed by the proponent;
- Include review of the podia and integration with the towers;
- Assess public domain impacts associated with the towers and podia such as bulk and microclimate, public/private domain, relationship to street pattern, relationship to public transport, etc;
- Be limited to consideration of the proponent's design propositions within the existing Concept Plan and Project Approvals;
- Identify areas (if any) where the Design Review Panel believes there is scope for improvement in the design;
- Report directly to the Premier as Minister for Barangaroo;
- Be completed over two consecutive days, with the report to the Premier to be finalised within a week of the meeting;
- Be informed by presentations and reports from the proponent, the Barangaroo Delivery Authority (BDA) and their designers, and may consider recent reports on relevant design matters that have been prepared by the DERP and by the BDA's Design Advisors.

Remuneration

Independent Reviewers will be remunerated at an agreed 'day rate' by the Department of Premier and Cabinet. The NSW Government Architect will not be remunerated as this forms part of his role within government.

2.0 FINDINGS

The following findings are arranged in relation to the Terms of Reference. It should be noted that where the Panel comments on matters outside its Terms of Reference, these comments are to be regarded as observations.

This review acknowledges that detailed consideration of planning matters including floor areas and building heights is managed through the planning approval process. The Review is the product of the perceived need to address concerns about visual bulk of the commercial towers. Accordingly, any discussion about Gross Floor Area (GFA) within this report assumes no change to the current approvals.

In addition, this has been a 'fresh eyes' review which is not informed by the design and development processes already undertaken and underway. In this regard, the comments are made without regard to a range of matters, which are outside the remit of the Panel.

2.1 The Review is to be focused on the commercial towers C3 and C5 and their relationship to C4 at Barangaroo South, as proposed by the proponent.

2.1.1 Observations on C4

In order to evaluate the design proposals for towers C3 and C5 and their relationship to C4, the Panel was required to understand the proposal for C4. The Panel received a very comprehensive briefing from the Lend Lease design team on the towers, podia and the public domain relating to the commercial precinct. As C4 is the most developed design and has planning approval, and as C3 and C5 are proposed to be essentially the same, but with subtle variations, the presentation focused on the C4 proposal, as the model for the three towers.

In relation to C4, the Panel highly commends the engagement and retention of Rogers Stirk Harbour Partners (RSHP) as the tower architect. RSHP are highly regarded and have an exceptional, long-standing record for the delivery of excellent design outcomes for major projects world wide.

The Panel also commends the design process undertaken by RSHP in the development of C4, including the analysis that has underpinned the design solution, the authenticity of the design as a response to the client's brief, the site and the commitment to a high level of ecological sustainability. In addition, the Panel commends the rigorous design exploration and analysis that has led to the current design for C4. Overall, the proposal for C4 represents a high quality design, and the Panel supports its on-going development and resolution, its detailed refinement and considered execution in order to deliver an excellent outcome.

In particular, the Panel observes:

- The building form and façade is well articulated, with a strong connection to and expression of its interior function. The separation of the core offers the opportunity to break down the large form and to articulate the vertical dimensions, while the exaggerated horizontal bands also define the core's vertical transportation zones and modulate the form;
- The proposed reverse 'bay window' elements assist in modulating the façade, expressing function and introducing scale;
- The Panel supports the proposed transparency of 60% visual light transmittance (VLT) of the façade glass and suggests this should be regarded as a minimum. A high level of transparency supports both the interior experience of access to natural light and views, and it also enlivens the building from the exterior, thereby contributing to animation of the public realm;
- The scheme offers high quality interior tenancy space and workplace experience;

- The proposed sustainability initiatives including a 6 star rating are highly commended, as important in themselves, but also as the scheme is a genuine response to, and is therefore expressive of, the commitment to sustainability;
- The closed cavity façade automated shading system supports sustainability, while also supporting a more dynamic façade which responds to environmental changes;
- The design of the sun-shading ‘blade’ elements is still in development, and the Panel notes this proposed treatment has the potential to contribute to the delicacy of the façade, using a play of light and shade to modulate and animate the form.

In addition, the Panel notes that the core appears somewhat unresolved as a key formal element, in terms of its intersection with the main building. Its resolution at the base and at its apex also appears awkward in contrast with the finesse evident in the form and detail of the main building. The Panel notes the design is still in development, and observes that if well resolved, its design treatment - in terms of form, expression and relationship to the main building - has the potential to assist in reducing the perceived size of C4, and will contribute further to the elegance of the overall building. In this regard there appears to be potential to treat the ‘non-core’ spaces above the low and medium rise lift cores in a way which could further modulate the form.

The Panel supports the overarching approach of distinguishing the tower form from the podium at C4 through an exaggerated horizontal recess.

2.1.2 The commercial towers C3 and C5

The current proposals for C3 and C5 are variations on the design for C4. The proposals for C3 and C5 vary in relation to C4 in terms of their heights, as allowed in the approved envelopes, and in detailed aspects such as their connections to the podia, and the conceptual proposals for external shading ‘blades’ and colour schemes.

It is acknowledged that these detailed aspects are still at a schematic stage and the concepts presented were not final proposals. As such, the observations made above in relation to C4 would equally apply to C3 and C5, if each of these was considered as an individual building.

The stimulus for the DRP 48 ‘snapshot’ design review was the independent Barangaroo Review (*Sussex and Penn, 1 Aug 2011*) which stated that:

“The size of the floor plates combined with the heights proposed for the Barangaroo towers will produce large buildings. Their success in terms of scale and visual bulk depends entirely on design quality.” P.49

It is acknowledged that current Gross Floor Area (GFA) and built form envelopes have Planning Approval, and that a number of Built Form Controls are enshrined in the Planning Approval. Together these have resulted in three very large buildings on a relatively small land parcel. It is considered that the design approach to each tower and their relationship to one another and the ground plane is crucial to the mitigation of this issue of the scale and bulk of the development.

As noted above, the proposal for C4 by RSHP is considered to be of a very high quality and is expected to deliver an excellent outcome if the architect continues to be supported by Lend Lease and the BDA in their rigorous, highly considered approach to its resolution and execution. The three towers have been conceived as ‘siblings’ and the design seeks to diversify the expression at C3 and C5 through adjustments to height, and, more subtly, sun-shading, detail and colour. These concepts are still in development but they are subtle.

The three towers have been consciously designed as a family of buildings, and it is understood this has been faithfully developed by the project team. However, while C4 is considered to be an

excellent proposal, its repetition in the design of towers at C3 and C5, is less successful. In the context of their size, the combination of the three highly similar forms creates the effect of an homogenous mass and exacerbates the overall perception of significant visual bulk and a 'wall' of buildings. The subtle variations proposed for the three towers are considered to be inadequate to ameliorate the perceived mass and bulk of the towers as a group.

The Panel is of the view that expression of the three forms as separate towers, each conceived differently, would create diversity and diminish the perception of them as a uniform mass, significantly reducing the overall visual bulk.

The Panel is of the view that consideration should be given to development of more diversity through the designs for C3 and C5, ensuring each is an authentic, well-considered and high quality response (as is C4). This could be achieved by seeking a review of C3 and C5 by RSHP, or by engaging other architects, to consider towers of more diverse form, expression and visual identity. If any additional architects are involved in the tower design, they must have excellent track records in the delivery of exceptional quality architecture for commercial development, as demonstrated through peer recognition.

The design in each case should include exploration and consideration of options for the three-dimensional tower form and expression, and all of its aspects including floor plate, entry and foyer, core location, relationship to the ground plane and the podium, and specifically the relationship to the other towers in the ensemble.

The diversity of three different towers would bring the added benefit of enlivening the precinct as a whole at both the city scale where the towers operate as a signal for Barangaroo and the city image; and at the micro level through a finer sense of local character and urban grain. It would also provide greater opportunity to develop diversity in the podia and public domain in an authentic way, which would also assist in integrating the development as a more organic extension of the city.

Although challenging, consideration should also be given to varying the controls to allow greater differentiation of height within the current GFA. Taller, thinner towers would help the overall composition and perceived bulk.

2.2 Review of the podia and integration with the towers

2.2.1 C4 Podium and integration with the tower

An appropriate relationship of the tower to its podium, and a high quality design for the podium buildings are crucial for the success of the design, in terms of the presence, expression and use of the tower and podium buildings, and in terms of their ability to support the public domain at Barangaroo South as a successful experience within the city.

It is fundamentally important that the tower form comes to, and is expressed at the ground level entry point to ensure legibility and to reinforce the identity of the tower. A successful grounding of the tower will assist in providing coherence of the formal expression and marking the tower address for this significant commercial building. This will be of importance to its tenants, to users and visitors, and, if well executed, it has the potential to contribute to the local identity and character of C4 and 'Union Street'.

The Panel supports the proposal to bring the tower form and expression to ground level at the entry, and notes the design goes some way to delivering the potentials mentioned above.

However, the current design for the podium does not adequately support this potential to build local character and identity. The podium appears disconnected from, and unrelated to the tower design, and the integration of the tower and podium is weak. In addition, the podium design blurs the reading of the tower's relationship to the ground plane, and has a negative impact on the tower's 'image' or visual identity, while lacking any sense of character of its own. Perhaps more importantly, the podium design lacks clarity, authenticity and responsiveness to the site and other elements within the scheme, and is considered unlikely to support the development of a diversity of engaging spaces, and a positive, genuine, 'sense of place' within the precinct.

2.2.2 Podia design in general

Within the commercial precinct at Barangaroo there is potential to develop identity for each of the different streets, lanes, and public spaces, within the greater precinct. This will assist with legibility and will support the development of local communities and a mix of places of different character within the greater precinct. This will also assist with integrating Barangaroo South with the Sydney CBD. Along with the street proportions and detail, the podia will set the street character for each area.

It is acknowledged that the podia are not yet designed. The current approach to their design is to develop a set of Design Principles for the street-edge elements of the podia, with identification of a number of 'special corners' and locations where specific solutions may be developed. The intention is to allow diversity while ensuring some level of consistency and quality under the hands of several architects who may work on their ultimate design.

The Panel is of the view that this approach is well intentioned but ultimately very limited in its ability to deliver a high quality outcome for the podia buildings. It suggests that the podia are essentially being designed as vertical extrusions of the concept plan footprint, not as a series of three-dimensional buildings. Scrutiny of the ground plane plan, and information provided showing the connection of the podium to the tower at C4 supports this understanding. While the Design Principles for the podia are being carefully considered, they can only result in carefully considered facades, not in three-dimensional volumetric built form. The result is essentially 'facadism', and this is not considered likely to achieve a high quality outcome for the buildings or for the public domain.

There is, however, great potential to achieve a better outcome, within the approved Concept Plan, although the Panel is of the view that this will require a change in approach to the podia design. In particular, the panel notes:

Design Team

- The calibre of the architectural and landscape design teams working on the podia, and within the Lend Lease team for Barangaroo generally, is very high, and all of these professionals have strong track records in the delivery of high quality outcomes. It is essential that a diverse group of architects, urban designers and landscape architects of this calibre is retained to continue to work on the project, with a structured approach to their allocation to different aspects of the design.

Facadism versus Building Design

- The fundamental recommendation of the Panel in relation to the podia is that consideration should be given to their conception as a number of buildings, and that each of these should be designed as an individual building.
- This treatment should include the building's physical form and expression, address points and access, and could extend to servicing (such as mixed mode air conditioning and individual approaches to lighting), which would bring another layer of variation, animation and activation to the building edge and the public domain;
- A commitment to a diversity of uses (different retail, different smaller offices, studios etc), as well as expression will assist in providing a richer series of places of varying character. This would be augmented by more street addresses and access points to organisations working within the precinct, and would allow for a less commercial façade treatment. It is in line with the RSHP Urban Design Controls, which set a requirement for 60% active street front.
- This does not necessarily imply a change in footprint, or a loss of floor space, but it requires consideration of the podium elements as individual buildings. It implies each podium building might return in plan, to flank the entry and foyer to its tower, which would in turn bring opportunities for establishing individual character for the public spaces and foyers
- In essence, this approach would allow for the development of more authentic individual character for each building and would therefore contribute to a more diverse, genuine sense of place;
- It is suggested that this would also align with the proposed treatment of the buildings along Hickson Road.
- The panel is of the view that the delineation of buildings within each podium block would provide a rationale and should guide the engagement of different architects. In this case, each architect would be engaged to design a building within the podium, in contrast with the current proposition that suggests each architect would be engaged to design a given length of podium façade. Design 'by building' is considered more likely to be successful;
- Consideration should be given to engagement of the tower architect(s) to act as 'master architect' for the block (in the case of C4, this would mean with the block bounded by Shelley, Union and Globe Streets and City Walk), with their role being to guide and advise on design propositions by the podia architects to balance coherence and diversity and ensure integration with the principles of the tower design. An alternative is that the tower architect be engaged to design the podium in conjunction with their tower.

Permeability, expression and grain

- The proposed through-block visual permeability and access to natural light from both north and south of the entry and foyer as indicated in the design for C4 is commended;
- There is potential to extend this permeability to allow through-block public pedestrian access. Such through-block pedestrian linkages could be aligned at east and/or west of, and immediately adjacent to the foyer spaces. This would also offer the potential for visual connection to and activation by the foyers, and adjacent podium buildings. It would contribute to a finer street grain, and greater site permeability and is in line with the RSHP Urban Design

Controls (Control 5, Blocks 2 and 3) which support secondary laneways in the precinct, but are not shown in the current proposals.

2.2.3 C3 and C5 Podia

As observed in relation to C4 above, it is the view of the Panel that the tower architect could design the relevant podium or should be engaged as master architect to advise on integration of design for the podium buildings within the respective 'block' (as bounded by four streets and lanes).

The podia at the base of the buildings are only three storeys high but are surmounted by tall towers and flanked to the east and west by 5 and 6 storey elements. There is, within the approved GFA, potential to vary the height of the podia in part (by one or two storeys) to allow flexibility and variation, which - with proper consideration of street widths - may achieve better podium design.

2.3 Assess public domain impacts associated with the towers and podia such as bulk and microclimate, public/private domain, relationship to street pattern, relationship to public transport, etc.

Overall, the Panel is of the view that the design of the public domain has been and is being carefully considered to deliver a high quality result. There are some areas requiring further resolution and on-going consideration to ensure their success. In particular the Panel notes:

- The public domain is still in the early design stages and as such there is limited detail for the Panel's consideration.
- Much care has gone into site organisation and planning to minimise the public domain impacts of vehicle access, loading and servicing of what will be a large and complex commercial and residential environment.
- There are two pedestrian bridges proposed to cross Hickson Road from Barangaroo South extending east to Napoleon and Margaret Streets. These will form significant visual elements and serve as the key pedestrian links to the city, with the vast majority of commuter traffic accessing the site from the east. Their design must be exceptional, including resolution of under-croft areas to support a vibrant, safe and positive pedestrian environment for Hickson Road. As significant entry points to the site these bridges should land in appropriately scaled spaces to allow for orientation and to create a sense of arrival at Barangaroo;
- Activation of the water's edge promenade by restaurant and café seating, and the inclusion of substantial landscaping with trees of an appropriate scale is supported as a means of ordering the pedestrian space. It allows significant breadth, while providing shade, scale, activation and animation;
- A concept under consideration for a second level colonnade along buildings abutting Hickson Road is not supported as it is considered likely to have a negative impact on the pedestrian realm at ground level, and may be difficult to activate in itself outside peak pedestrian flows. The bridge linkages to these buildings should be brought directly to the ground to encourage activity at street level.

2.3.1 Microclimate

- Microclimate impacts are being properly considered, and particular attention to wind impacts is required. This is acknowledged and understood by the proponent in their on-going work, and will require on-going resolution;
- The Panel specifically notes the need for wind mitigation to the southern side of C5. As noted by the proponent, this area is subject to strong south-westerly winds, and, it being a relatively open and key public pathway from the proposed ferry hub to the CBD, requires further design to ensure an integrated design outcome.

2.3.2 Wynyard Walk & Sussex Bridge integration

- It is essential that the design and delivery by others for Wynyard Walk and the Sussex Bridge are fully integrated with proposals for Barangaroo. It is recommended that the two design teams be facilitated to work together on design integration.

2.3.3 Transport place

- It is acknowledged the design of Transport Place is still underway and is not yet finalized;
- There is a need for a generous public arrival space at the base of the Sussex Bridge, and this is essential to allow for:
 - Comfortable, inclusive accommodation of the projected pedestrian flows into and out of the precinct;
 - An adequate landing for the 'Sussex Bridge' as a formal urban gesture and as a

pedestrian feed into Transport Place, Shelley Street and Lime Street.

- The Panel supports consideration of closure of Margaret Street in this area west of Hickson Road, to facilitate a generous public space;
- In addition, it appears there may be potential for reduction of the proposed built form at C6. It is noted this should still allow for, and might better support, a future metro station structure to 'pop up' into this space, and it is also noted such reduction might require some redistribution of GFA to other buildings along Hickson Rd, or in the podia as noted in 2.2.3 above.
- For the public domain design at Transport Place generally, there is a need to ensure:
 - A comfortable external environment protected from wind impacts;
 - Weather protection in general, which may be provided through a range of elements;
 - Legibility of Transport Place as a key pathway;
 - The successful role of Transport Place as connector between major transport hubs;
 - The public view corridor from Margaret Street down to the water is optimized.
- There appears to be scope for greater responsiveness to the truncation of Lime/Shelley St at C5, which could also assist with integration of the development with its adjacencies;
- There is potential to achieve the above objectives through an integrated approach to the design of C5. The C5 tower, podium buildings and any structures relating to wind and weather protection, and legibility for Transport Place, should be considered by the tower architect (or master architect) for the C5 block.

2.3.4 Globe Square

In relation to Globe Square, the Panel notes:

- It is not known if the 'hotel on the water' will proceed at this stage. If the hotel is to be relocated, consideration of the proposed pier should be made in terms of its ability to positively contribute to Globe Square and the public domain generally;
- The conceptual 'Open House' building appears to interfere with this potentially generous public space and its connection to the pedestrian network. The public use that is proposed is supported but the proposed built form in this location is questioned;
- Spatial development and weather protection could be augmented by excellent urban scale public art in this area;
- In the context of comments above in relation to the design of C3, there appears to be scope to bring the C3 tower down to the ground plane at Globe Square, which could assist in articulating this corner as the current layout of buildings already provides containment and definition to the space. The removal/relocation of the 'Open House' may allow these buildings to express a more public interface;
- The Panel is of the view that Globe Square has the potential to provide an exceptional public space, which can be better connected to and enlivened by the lanes, streets and structures of the commercial development. The 'Open House' should be reconsidered to ensure it does not block the visual connection to the commercial precinct, and this may involve relocation.

2.4 Other issues

The potential removal of the 'hotel on the water' means that the towers in this area are seen at the forefront of the city's western edge. Their massing and design will need further consideration if the hotel is to be relocated. In this context, this panel recommends greater variety in the design of the towers, but also believes that consideration ought to include possible variations to the floor plate dimensions, building heights, and location of the cores to further differentiate the buildings' mass and shape and to better integrate it into the city form, while working within the approved GFA.

3.0 PROCEDURE AND ATTENDEES

Rows in pink – conducted at the offices of RSHP

DAY 1: TUESDAY 13 SEPTEMBER

TIME	TOPIC	BY WHOM	ATTENDEES
9am to 10:00am	Site walk/tour	Panel and BDA reps	Panel JT/TM
10:15am to 11am	Planning context Evolution of current Concept Plan	Department of Planning	Panel CW/CA/+ 1other DoP JT/TM/CS
11am to 12.30pm	Briefing (Items 1 to 4) 1. The Place Site Context - Relationship to CBD and surrounding sites - Broader Barangaroo site - Central zone - Headland Park - Barangaroo South	BDA	Panel JT/TM/CS/DM/FM
	2. Brief - Development Brief – Overall, Towers, Basement, Podia, Retail - Modification 4 - Tenant requirements - Sustainability objectives	LL	Panel AW/SH RR/IH/AT/SC/JL SW TM/CS
12.30pm	Lunch		
12.30pm to 4:30pm	3. Design Response - Towers - Podia - Ground Plane/streetscape including: Wind, Sun, Other - Basement	Building designers for towers, podium and public domain Architects, Urban Designers, Landscape Architects`	Panel AW/SH/JL/GJ RR/IH AT/SC TM/CS
5pm to 6pm	Panel discussion	Panel in camera	Panel
6pm	Panel advise any follow up questions (by telephone)	Panel to BDA	

DAY 2: WEDNESDAY 14 SEPTEMBER

TIME	TOPIC	BY WHOM	ATTENDEES
10am to 12:30pm	4. Accessibility <ul style="list-style-type: none"> - Bridges - Transport links - Transport place - Street pattern/ public domain 	BDA Department of Transport Design Team	Panel TM/JB MM SH SC/JL/SV
1pm	Lunch		
1pm to 4:30pm	Panel in camera discussion (with access to drawings etc) Report outline Schedule key findings	Panel in camera	Panel

Barangaroo Delivery Authority Office – Level 21, 201 Kent Street, Sydney

Rogers Stirk Harbour Office – 65 – 69 Kent Street, Sydney

ATTENDEES						
Barangaroo Delivery Authority		Lend Lease		Dept of Planning		TfNSW
John Tabart	JT	Andrew Wilson	AW (LL)	Chris Wilson	CW	Michael Magney
Todd Murphy	TM	Simon Hardy	SH (LL)	Cameron Sargent	CA	
Colin Sargent	CS	Richard Rogers	RR (RSHP)			
Juliet Byrnes	JB	Ivan Harbour	IH (RSHP)			
David McCracken	DM	John Lowe	JL (RSHP)			
Fleur Mellor	FM	Alec Tzannes	AT (TA)			
		Sacha Coles	SC (Aspect)			
		Stewart Verity	SV (LL)			
		Graham Jones	GJ (LL)			
		Sue Witnoon	SW (DEWG)			

5.0 SCHEDULE OF DOCUMENTS RECEIVED

A number of documents were presented to the Panel over the course of the two day review, and several were provided in hard copy.

They included:

1. 'Barangaroo Design Review Panel 13 and 14 September 2011' Overview (*from BDA*);
2. 'Barangaroo Concept Plan: Barangaroo South Built Form Principles and Urban Design Controls' (*from BDA*);
3. 'Barangaroo Public Domain Design Manual – Consultation Draft' (*from BDA*);
4. DERP Notes up to 11 August 2011 (*from BDA*);
5. BDA Design Review notes up to 12 September 2011 (*from BDA*);
6. 'Barangaroo DRP48 13 September 2011' (*from Lend Lease*);
7. 'Barangaroo Transport' 14 September 2011 (*from BDA*);
8. 'DRP48 Accessibility 14 September 2011' – Transport and linkages (*from Lend Lease*).

In addition, two documents were received from others. Consideration of these was assessed by the Panel as being outside the Panel's Terms of Reference. They were:

- 'Sydney's Barangaroo 9.03' (*from Mr Peter Yip*);
- 'Submission to the Design Review Panel for Barangaroo 12 September 2011' (*from 'Architects and Planners Concerned About Barangaroo'*)