

MINUTES forming ENCLOSURE to**MFI/11/049****TO: THE PREMIER FOR CABINET TO NOTE****RE: BOWDEN PROJECT - DESIGN REVIEW PANEL KEY ROLES AND MEMBERSHIP****1. PROPOSAL**

That Cabinet note:

- 1.1 The intention for the Land Management Corporation (LMC) to appoint members of the Bowden Project Design Review Panel (DRP).

2. BACKGROUND

- 2.1 In April 2011 Cabinet approved LMC as development coordinator/master developer for the development of the former Clipsal and Origin Energy sites at Bowden as a high density mixed use transit orientated development.
- 2.2 The Bowden Project will see the private sector develop a community of more than 2 200 dwellings, 3 500 people and 1 000 jobs with associated retail, commercial and community facilities located within a variety of building types ranging from three to potentially 15 storeys in select locations. Whilst primarily undertaken by the private sector the government – through LMC – will design and construct high quality public realm including streets, local open space and project infrastructure.
- 2.3 The significant built form elements of the development are to be designed in accordance with a set of Urban Design Guidelines that will be encumbered on the land purchased by the private sector to ensure a mix of uses, quality, and diversity of architectural styles and sustainability. Multiple developers will be involved in the project to promote an equitable distribution of sites and a competitive end product in the market.
- 2.4 To assist in applying the Urban Design Guidelines and to ensure that the built form development is delivered in a manner consistent with the guidelines, LMC is establishing a Bowden Project DRP to provide expert advice to LMC on the suitability of building designs for the Bowden Project.
- 2.5 The LMC Board has approved the formation of the Bowden Project DRP with the membership to be proposed by the Chief Executive, LMC, in discussion with the LMC Board Chair and then ultimately approved by the Minister for Infrastructure.

3. DISCUSSION**3.1 Existing Membership**

- 3.1.1 The proposed membership for the Bowden Project DRP is the inaugural membership for the group.

3.2 Criteria for Filling Positions

3.2.1 Membership of the Bowden Project DRP is drawn from:

- a Chair with a national reputation and extensive experience and expertise in urban design and architecture and an understanding of the overall project design outcomes
- the Government Architect
- a person with broad and acknowledged expertise in local property development in the private sector; and
- three architects, urban designers or landscape architects of at least national experience in the area of urban design and building design for mixed use/apartment development;

3.2.2 The membership and experience of the inaugural Bowden Project DRP is included at Appendix A.

3.3 Role of the Bowden Project DRP

3.3.1 The role of the Bowden project DRP will be to:

- review the Bowden Urban Design Guidelines prior to publication and at regular intervals
- assess all new building development proposals (residential, commercial, retail and mixed-use) and associated public space proposals within the project against the Urban Design Guidelines
- assess any design competition submissions for key sites at the request of LMC
- liaise with proponents to improve on elements of development proposals
- receive any concerns or issues raised by the community through the Community Reference Group; and
- from time to time as deemed appropriate by the Chair of the DRP give a presentation to the community about the role and operation of the Bowden Project DRP.

3.3.2 The Terms of Reference for the Bowden Project DRP Panel are attached at Appendix B.

3.3.3 The costs associated with the operations of the Bowden Project DRP will be met as part of the Bowden project management costs with the potential to offset costs through the recovery of fees from development applicants.

3.4 Gender Balance

3.4.1 The Bowden Project DRP comprises four men and two women.

3.4.2 Did any of the proposed appointments come from an industry, community or professional group?

X No Yes

3.4.3 Has gender balance been achieved for this board?

X No Yes

The Bowden project DRP membership comprises those with urban design, property development, and architectural experience. Consideration for membership has been based upon identifying suitably qualified and experienced participants. LMC will actively seek additional women candidates to appoint to vacancies on the Bowden Project DRP as they arise.

3.5 Remuneration

3.5.1 Remuneration is proposed as follows:

Name	Proposed Position	Fee/Hour	Other Entitlements
Keith Eric Cottier AM	Chair	\$400/hour for sessional work discounted to \$150 for travel time.	Refund of flights/ appropriate travel disbursements.
Theo Steven Maras AM	Alternate Chair	\$200/hour (sessional work only)	Nil
Benjamin Robert Hewett	Government Architect	Nil	Nil
Francesco Paul Bonato	Expert Architect	\$200/hour (sessional work only)	Nil
Susan Jane Phillips	Expert Architect	\$200/hour (sessional work only)	Nil
Rachel Louise Hurst	Expert Architect	\$200/hour (sessional work only)	Nil
City of Charles Sturt (x2)	Observer(s)	Nil	Nil

3.6 Consultation

3.6.1 Cross industry consultation has occurred in addition to confidential market place discussions based on the proposed candidates' previous clients and colleagues referenced in full resumes.

All members have positive references and strong standing within the industry, particularly in relation to demonstrated experience in

innovation and design quality. All paid members are recipients of various State and National awards for previous work.

3.7 Resources Required to Implement this Proposal

- 3.7.1 The existing LMC Bowden project team will provide secretarial and executive support to the members of the Bowden Project DRP.
- 3.7.2 The proposed remuneration and entitlements described in section 3.5 were included within the April 2011 Cabinet approved budget for the project.

3.8 Communications Strategy

- 3.8.1 The appointment of the Bowden project DRP will be announced by the Minister for Infrastructure at the industry launch to be held for the Bowden project on 3 November 2011.
- 3.8.2 Further communication will be provided to the development industry through LMC's normal communication and marketing processes for the Bowden project.

4. SUMMARY

4.1 That Cabinet note the intention for the Land Management Corporation to appoint the following persons to the Bowden Project Urban Design Review Panel for a period of two years commencing on 3 November 2011 and expiring on 2 November 2013:

- Keith Eric Cottier – Chair
- Theo Steven Maras AM – Alternate Chair
- Benjamin Robert Hewett – Member
- Francesco Paul Bonato – Member
- Susan Jane Phillips – Member
- Rachel Louise Hurst – Member



**HON PATRICK CONLON MP
MINISTER FOR TRANSPORT AND INFRASTRUCTURE**

27 October 2011

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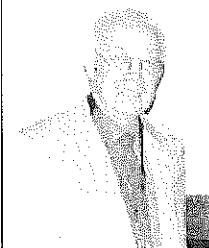
Attachments:

- Appendix A – Bowden Design Review Panel Membership
- Appendix B – Bowden Design Review Panel Terms of Reference

Appendix A – Bowden Project Design Review Panel Membership and Experience

CHAIR

Keith Eric Cottier AM
- Allen Jack + Cottier



Keith Eric Cottier was born in Sydney, Australia in 1938. In 1960 he graduated from Sydney Technical College after which he travelled to Europe. Cottier worked with Ian Fraser and Associates in London until 1964 when he returned to Sydney. He joined John Allen and Russell C. Jack and in 1965 became a partner with Allen, Jack and Cottier.

Cottier creates designs characteristic of the 'Sydney School'. Although he uses brick and timber construction to accommodate the abilities of typical Australian construction worker, he creates innovative forms with these traditional materials. He concentrates on relating each building to its environment and creating a building that meets spatial and programmatic needs. He also considers the effects the internal spaces will have on the building's external form.

Cottier regards user needs as the most important influence on his designs. He isolates all possibilities and constraints within the program and site and makes all of his decisions about planning, massing and detailing based on this analysis. He feels with thoughtful analysis each building will fall within a prescribed pattern.

Member – Alternate Chair

Theo Stephen Maras AM
- Maras Group



Theo is the founder and Chairman of Maras Group, formed (in July 2006) following a separation from the Mancorp Group, a very well known and respected property investment and development group which commenced business in 1980. Theo, who represented one half of Mancorp, has been instrumental in shaping development in South Australia since the early 1980's.

Theo's expertise is exceptionally broad and varied. His main skills rest in design and construction but he is also highly accomplished in issues relating to planning, leasing and management. He has been personally involved in every development undertaken over the last 30 years or so, both for Mancorp and Maras Group.

Theo is a clear leader in the South Australian property market and community at large and this is further evidenced by his participation and involvement in the following:

- Member of the Order of Australia
- Justice of the Peace
- Chairman, University of Adelaide, Heritage Foundation
- Chairman, Common Ground
- Chairman, Unley Life Trust (Unley Commercial Main Street Program)
- President, Federation of Greek Orthodox Communities of Australia
- Board Member, Land Management Corporation
- National Member, World Council of Hellenes Abroad (S.A.E.) & State Coordinator
- Member, South Australian Affordable Housing Trust Board
- Member, Norwood Economic Development Board
- Member, Rundle Mall Authority
- Member, Helpmann Academy – Helpmann Foundation Board
- Board Member, Ridleyton Greek Home for the Aged
- Foundation Fellow, Australian Institute of Company Directors
- Member, Australian Property Institute
- Member, Royal Australian Institute of Construction
- Member, Foundation of Modern Greek
- Past President, Greek Orthodox Community of South Australia Inc.
- Past President, Ridleyton Greek Home for the Aged
- Past Board Member, South Australian Urban Land Trust
- Past Member, SA Development Assessment Commission
- Past Member, State Planning Commission
- Past Member, Joint Industry Committee on Planning

Outside of Maras Group, Theo continues to make a hefty contribution to the community at large and his involvement in the organisations and positions held, as listed above, is testament to his desire to give something back to the community. Theo's passion for development is stronger than ever and he is unequivocally committed to bigger and better developments going forward

GOVERNMENT ARCHITECT

Ben Robert Hewett
- Government Architect (SA)



Benjamin Hewett has worked as an architect in large and small practice as well as government. He was previously Director of Offshore Studio, an architectural design research practice based in Sydney.

Hewett will form an integral part of the state's Integrated Design Commission (IDC), which was announced in late 2009. He will work together with SA Integrated Design Commissioner Tim Horton in his role at the IDC, which promotes the role of design within government policy.

Experience

Senior Lecturer - University of Technology Sydney

(Educational Institution; 1001-5000 employees; Higher Education industry)

February 2007 — Present (3 years 11 months)

School of Architecture

<http://au.linkedin.com/pub/ben-hewett/4/480/980 - name#name>

Director - Offshore Studio Pty Ltd

(Architecture & Planning industry)

2007 — Present (3 years)

<http://au.linkedin.com/pub/ben-hewett/4/480/980 - name#name>

Associate Director - Crone Partners Architecture Studios

(Architecture & Planning industry)

October 2001 — December 2006 (5 years 3 months)

<http://au.linkedin.com/pub/ben-hewett/4/480/980 - name#name>

Design Architect - NSW Government Architect's Office

(Architecture & Planning industry)

January 1991 — September 2001 (10 years 9 months)

Education

University of New South Wales

1990 — 1995

ARCHITECTS

Francesco Paul Bonato
- Director, Tectvs Architects



Fran graduated from Adelaide University with an honours degree in Architecture. After working in a traditional architecture studios, Fran and two architect friends from school, one his brother, started their own practice, TECTVS in 1989 with the aim of taking amore holistic approach to architectural design.

A former State President of the RAIA, Fran has also served as a member of the Adelaide City Council Public Art Committee, Convener of the Advisory Board to the School of Architecture at Adelaide University and he maintains links with both the Universities offering Architecture and Design as tutor and mentor. Fran is currently Convener for the National Interior Design Awards.

Fran promotes, and practises, architecture as a design profession with multiple specialisations. It can mean involving industrial and graphic designers on some projects, collaborating with artists on others, and designing furniture and fittings to complement specific structures and spaces – this approach can be seen in the approach to urban design.

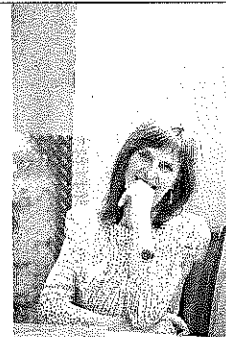
Susan Jane Phillips
– Director, Phillips Pilkington Architects



Susan Phillips was co-founder of Phillips/Pilkington Architects in 1992 and graduated from the University of Adelaide (1976 – 1980). She worked on Australia's New Parliament House from 1981 – 1984. After three years experience working in London she returned to Adelaide, Australia in 1987.

Susan Phillips has achieved a reputation for design excellence and innovation in more than three hundred and fifty projects undertaken over the past seventeen years. Susan has been Director in charge of many of the practice's award winning buildings, including Seymour College Performing Arts Centre, Woodcroft, College Administration Building, Wilderness School Hall and Monarto Zoological Park Visitor's Centre. Susan has worked extensively on community and cultural projects, including Performing Arts Facilities, Galleries, Libraries, Community Meeting Spaces and Community Housing. She has a commitment to Environmental Design as evidenced by the Environmental Awards received for the Practice's work. Susan has extensive community engagement experience and has a keen interest in urban design, having been a member of a number of Urban Design Panels and running workshops for State and Local Government.

Rachel Louise Hurst
Architect, Senior Lecturer
UNISA



Rachel career represents a varied mix of private practice, research, teaching and lecturing and academic. This includes a significant range of award winning results in private, civic and written academic pieces. Rachel has been Principal of several architecture practices and has delivered commercial developments in retail, office, civic, residential and entertainment.

2011- present	PhD Candidate RMIT Architecture + Design
2010 -1995	Academic Louis Laybourne Smith (LLS) School of Arch & Design, University of South Australia (UniSA)
1999-1987	Principal, LUXE Design
1995-1986	Principal, Hardy & Hurst
1990-1986	Academic, (part time) School of design, SA College of Advanced Education
1983-1984	Academic, School of the Built Environment, SA Institute of Technology
1983-1979	Robert Dickson & Associates Architects
1983-1979	Academic (part time) School of the Built Environment, SA Institute of Technology

Appendix B – Terms of Reference

THE LAND MANAGEMENT CORPORATION

DESIGN REVIEW PANEL (DRP)

TERMS OF REFERENCE

BOWDEN

25 OCTOBER 2011

1. Purpose

- 1.1 The Design Review Panel (**DRP**) has been established to provide the Land Management Corporation (**LMC**) with independent expert advice and expertise on urban design, architecture, and sustainability in respect of the Bowden project, particularly in relation to development proposals for residential, commercial and other building proposals received by LMC. This advice will assist LMC in its promotion and delivery of nationally significant urban design, architecture and sustainable design in proposed buildings within Bowden.
- 1.2 These Terms of Reference set out the scope, conduct and terms of engagement that members of the DRP and any attendee at a DRP meeting must follow. These Terms of Reference will be incorporated into the Consultancy Agreement to be entered into with LMC by each DRP member.

2. Advice to LMC

2.1 Scope

The DRP will, from time to time, be requested by LMC to provide advice to LMC in relation to the matters referred to in 1.1 above including:

- Comment on all new building development proposals (residential, commercial, retail and mixed-use) within the Bowden project against the Urban Design Guideline requirements forming part of the LMC land sale contracts for Bowden development lots. It is expected that as part of the assessment process the DRP generally will:
 - Provide comment on functionality, quality of design, aesthetics and appropriate scale and fit within the context of the development;
 - Provide comment on creativity of design and construction responses to the urban design principles of the Bowden project and as required by the Urban Design Guidelines;
 - Comment on the extent to which individual development proposals are designed to be resource efficient, climatically and acoustically appropriate, exhibit safety and security (CPTED) concepts, and contribute to environmental sustainability by reference to the criteria set out in the Urban Design Guidelines;
 - Comment on the economic and community building objectives of the application by assessing the overall design diversity/mix of development to be implemented including community facilities by reference to the criteria set out in the Urban Design Guidelines;
- Provide advice to LMC in the selling process on offers from prospective purchasers as they relate to proposed developer and design teams and their design credentials including but not limited to design capability and previous experience;

- Consider any other appropriate design related issues at the request of LMC and wherever possible, within the specified timeframes;
- Foster an effective working relationship between LMC and the design and development industry;
- Participate in LMC briefings to the public and development industry if required on the role and advice of the DRP and where required on specific development applications;
- Assess any design competition submissions at the request of LMC for key development sites within the Bowden project.

2.2 Reference to Certain Material

The DRP will make recommendations and provide advice to LMC on the matters referred by LMC to the DRP to it having regard to the material forwarded to it in each case and in every case having regard to the Bowden Urban Design Guidelines.

2.3 DRP Provides Advice Only - No Delegation of Power of Functions

The DRP:

- (a) is a consultant advisory body established by LMC to provide advice to LMC in respect of the Bowden project;
- (b) has no power or authority, whether by delegation, agency or otherwise to exercise any function, right, duty or power of LMC or any other statutory body, whether under a statute or other law, as a landowner or in any other capacity.

3. Composition of the DRP

3.1 LMC will nominate and (after consultation with the LMC Board Chair and the Minister for Infrastructure) will appoint the following members to the DRP:

- (a) a Chairperson of the DRP;
- (b) the Government Architect;
- (c) a minimum of four (4) Independent Experts comprising:
 - Three (3) persons who are architects or urban designers or landscape architects of at least national experience; and
 - a commercial property developer of at least national experience.

for an initial term of two (2) years.

3.2 When sitting, the DRP will consist of a maximum of six (6) people; namely the Chairperson, the Government Architect, and the four (4) Independent Expert Members above.

3.3 Notwithstanding the existence of the DRP, LMC may arrange independent specialist advice on a project by project basis taking into consideration the issue/s to be discussed, experience and skill sets required.

3.4 The Chairperson and Independent Experts will be paid sitting fees per meeting inclusive of preparation time for attending DRP meetings in accordance with their individual DRP consultancy agreements with LMC.

3.5 Two (2) representatives of the City of Charles Sturt (nominated by its Chief Executive Officer) may attend DRP meetings as observers.

3.6 The Bowden Project Director and an LMC representative nominated by the Chief Executive of the LMC may attend the DRP meetings.

- 3.7 If the positions appointed by LMC to the DRP become vacant, the LMC Chief Executive in consultation with the LMC Board Chair and the Minister will appoint other members as required.

4. Meeting Procedures

- 4.1 LMC will provide an executive and secretarial support service including record keeping and communication to Panel members.
- 4.2 It is expected that the DRP will meet as required in order to provide the advice required by LMC from time to time.
- 4.3 Meeting agendas, times, dates and place will be determined by the DRP Chairperson in consultation with DRP members and in consideration of advice sought by LMC.
- 4.4 A notice of meeting shall be forwarded by LMC to the nominated participating members at least five days prior to the meeting with the meeting agenda and supporting material being distributed electronically, where possible at least five days prior to the scheduled meeting date.
- 4.5 Meeting minutes/records/advice sheets will be prepared and distributed to nominated participating members within five days of the meeting.
- 4.6 A quorum of three (3) panel members is required to conduct a meeting of the DRP.
- 4.7 Meetings will be conducted to ensure the views of all present DRP members are considered.
- 4.8 If the Chairperson is unable to perform any of the functions referred to in these Terms of Reference (including if the Chairperson must be excused by reason of a conflict of interest) the Chairperson must nominate another member of the DRP to perform the relevant function.

5. Form of Advice and Reporting

- 5.1 Issues and material discussed by the DRP will not require a formal decision making or voting process. The intent of the DRP is to reach general consensus on matters brought to the DRP and to advise LMC accordingly. Where consensus is not reached, any dissenting minority views held by DRP members will be noted in all advice given to LMC.
- 5.2 All advice given by the DRP to LMC must be in writing in such a form as reasonably required by LMC and notified by LMC to the DRP Chairperson from time to time.
- 5.3 LMC may, in its absolute discretion, prepare a summary of the DRP advice, and publish that summary on LMC's corporate website. Prior to publishing that summary, LMC will provide a draft of the summary to the DRP Chairperson for review. LMC will not publish its summary of the DRP advice until the DRP Chairperson has approved the contents of the summary as reflecting the DRP advice and, the relevant design proposal has been approved by LMC pursuant to the Urban Design Guidelines.
- 5.4 LMC will be required to report on activities, functioning and deliberations of the DRP to the LMC Board from time to time and an annual formal report will also be provided to the Minister for Infrastructure. LMC will also report to the Minister for Infrastructure as and when required by the Minister.

6. Conduct and Disclosure

- 6.1 DRP Members must act lawfully and with honour, integrity and professionalism.
- 6.2 All DRP Members and attendees at DRP meetings are required to keep any information discussed at a DRP meeting or reported as a result of a DRP meeting confidential unless the information is already in the public domain.
- 6.3 If a member of the DRP becomes aware that they have a conflict of interest in relation to a matter before the DRP, the member must immediately disclose the issue giving rise to the conflict to the DRP.
- 6.4 Unless the DRP otherwise directs, the DRP member with conflict of interest must not:
- (a) take any further part in the consideration of the matter;
 - (b) be present when the DRP considers the issue.
- 6.5 However, a failure to disclose a conflict of interest does not, of itself, affect the DRP's consideration of the matter or any recommendation made in relation to the matter.
- 6.6 For the purposes of this section, a member has a conflict of interest about an issue if the member has an interest, financial or otherwise, that could conflict or be perceived to conflict with the proper performance of the member's duties on the DRP.

7. Review and Sunset Date

- 7.1 The effectiveness of the DRP will be reviewed by LMC annually with the first review to be undertaken by the 12 month anniversary of the first meeting and thereafter by each subsequent 12 month anniversary. A report on the effectiveness and relevance of the DRP will be included in formal annual advice provided to the Minister.
- 7.2 Subject to clause 7.1, the DRP will be retained for 10 years from the date of the first meeting.