

**SYDNEY OLYMPIC PARK AUTHORITY
DESIGN REVIEW PANEL
ADVICE SHEET**

Project	Site 4 B
Presentation / Review Date	24 August 2006
Panel Present	Peter Mould James Weirick Darlene van der Breggen Helen Lochhead
COI Declaration	nil
Also Present	
Presenters	Phillip Vivian and Guy Lake (Bates Smart) Rod McCoy (BLL) Paul Mottek
Documents made available	A3 report of analysis, principles and sketch plans, photomontages and model
Inherited decisions	nil
Previous relevant SOPA Advice	Nil
General Observations/ Overall Comment	The proposal is for a 7-storey L-shaped commercial office building. The building completes the block with the new Sofitel Hotel marking the corner of Herb Elliot Ave Olympic Boulevard. The two buildings are separated by the Brush Box walk, that forms a through site link between the two streets. The proposal responds to the existing streets with retail frontages locating service access and secondary entrances from two new streets.
Positives	The Panel supported the overall clarity and logic of the site planning and building layout.
Issues	The Panel had the following concerns: • The Brush Box trees form part of an important remnant landscape. The maximum number of trees should be retained and integrated into the new landscape setting of the building. The definition and design of this space, the ground plane, the plantings and interface with the adjoining uses needs more work. • The space between the buildings has been squeezed by the location and bulk of the lift core. The core is a solid impenetrable element of significant scale (32m wide and 30m high). It presents an imposing and unwelcoming address to the building from both street frontages but particularly Olympic Boulevard. •
Matters for consideration	The Panel recommends that the proponents address the above issues and in addition: • Consideration should be to dramatically reducing the size of the core to reduce the solidity of this element or if possible to relocate lifts and services back into building and maybe put meeting rooms and other active uses on the external face of atrium to activate the building face to the Boulevard and open space. Alternatively reduce the core to a minimum and include other active

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	uses/breakout spaces in this location. This is an issue at all levels of the building but particularly at ground level. This scale and transparency of this element needs to be addressed.
Recommended Supporting Action	The proponents should work with SOPA to resolve the above issues and present to the next DRP
Circulation of Advice	SOPA, proponents