

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

Project	Site 4 B
Presentation / Review Date	9 November 2006
Panel Present	Peter Mould James Weirick Darlene van der Breggen Helen Lochhead
COI Declaration	nil
Also Present	
Presenters	Phillip Vivian (Bates Smart) Fleur Mellor(BLL) Paul Mottek
Documents made available	A3 report of analysis, principles and sketch plans, photomontages
Inherited decisions	Nil
Previous relevant SOPA Advice	DRP Advice August 2006
General Observations/ Overall Comment	The proposal is for a 7-storey L-shaped commercial office building. The proponents have developed the design in response to the DRPs request. The key changes to the design include: • The treatment of the lift core. The size of the core has been reduced by relocating 2 lifts into the atrium space and deleting toilets from the ground level to increase visual permeability into the lobby. • The relocation of the fire stairs within the body of the building • Extensive use of glazing and more open plan areas in the atrium to improve transparency into the building • The use of wintergardens on the Herb Elliot and Boulevard elevation to enliven the building expression • The increased building separation between the Sofitel and Site 4B at Herb Elliot Ave (12 metres at ground level and 16 metres at the tower)
Positives	The Panel supported the changes as outlined above. In particular the Panel supports: • The more transparent and modulated building expression • The use of mixed mode wintergardens and break out spaces • The opening up visually of the ground floor of the atrium to the public domain
Issues	The Panel had the following concerns: • The ground floor of the atrium appears to have increased in size. There appears to be potential to reduce the floor plate and expand the public domain. It is suggested that the ground floor glazing could be cut back to align with the rear wall of the lift core to provide a more generous space between the building and the Sofitel. The

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	soffit height of the colonnade at Herb Elliot could be possibly maintained to facilitate this connection • The street address on Olympic Boulevard needs to be commensurate with the civic role of the Boulevard and be further developed with elevational studies in relation to the Novotel and Sofitel to test the presence of the new office building in the emerging street scape • The colour palette of the glass and terracotta elements be developed in a considered relationship with the Sofitel and CBA buildings on Herb Elliot Avenue • The landscape treatment should read as a continuation of the public domain, not a private courtyard of the new development. The landscape integration has still to be presented in any detailed way. This needs to be addressed as a matter of priority • The landscape proposals presented are preliminary but seem to concentrate on the planting beds and trees. There seems to be little consideration as a through site link. This may be addressed with the potential remodelling of the ground floor foyer mentioned above and the relationship of the foyer to the adjacent public realm. • There needs to be a methodology for the protection of the remaining trees through construction. • The address to the future side street. The size and treatment of the loading dock and garage entry need to be given more design consideration. At present this is a back entry but in the future this side of the building will have frontage to this new street and should be treated as such.
Matters for consideration	The Panel recommends that the proponents address the above issues
Recommended Supporting Action	The proponents should work with SOPA to resolve the above issues and present to the next DRP. Future submissions should also include the view from Olympic Boulevard, as originally presented
Circulation of Advice	SOPA, proponents