

Sydney Olympic Park Authority Site 4B- Design Review Panel Response

24-Aug-06	DRP Issue No:	Design Issue	Design Response	Reference
	1	>The maximum number of brush box trees should be retained and integrated into the new landscape setting of the building. The ground plane, plantings and the interface with the adjoining uses should clearly defined the open space.	four Brush Box have been retained forming a segment of the arc and strengthening the view to the heritage precinct over Herb Elliot Avenue. The levels of the T.S.L have been designed to address equal access throughout, as well as maximising the flush ground level transition from inside the building to be T.S.L.	26045-LP01
	2	>The space between the buildings has been squeezed by the location and bulk of the lift core. It presents an imposing and unwelcoming address to the building from both street frontages but particularly Olympic Boulevard.	>The bulk and solidity of the core has been reduced by introduction of glazing and open plan areas to improve the transparency between atrium and public open space.	Architectural Design Report
			>The remaining solid element has been expressed as a lightweight form resulting in a penetrable and welcoming address to the building when viewed from the street and public through site link.	Architectural Design Report
	3	>Consideration given to reduce the size of the core to reduce the solidity with possible relocation of the lifts and services back into the building.	>The size of the core has been reduced by relocating 2 of the lifts into the atrium and relocating the fire stairs and major service ducts to within the floorplate.	AR-EA-2.05
	4	>Include active uses e.g breakout spaces in the core to activate the core with Olympic Boulevard and the open space.	>Hub/meeting spaces have been located along the external face of the atrium to visually activate building face to the Boulevard and open space.	AR-EA-2.05
	5	>Increase the transparency of the core at ground level to activate the open space.	>Introduction of full-height vision glass at ground floor level to provide a visual connection plus provision of doors to allow for public-private access between atrium and public domain.	AR-EA-2.04
9-Nov-06				
	6	>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 public domain has been widened by moving the glassline to create an 1800mm deep colonnade. The lobby floor level is flush with the external space to enhance the connection.	AR-SK-01
			>Building separation is increased between Sofitel and proposed building at ground floor by splaying the glass line at the Cafe and a double height colonnade at the entrance from Herb Elliot Avenue.	
	7	>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.	>Introduction of double height colonnade at the entrance from Olympic Boulevard to define the entry and contribute to the pedestrian scale. This creates a similar entry statement at both street addresses.	AR-SK-03
	8	>The colour palette of the glass and the terracotta elements should be developed in a considered relationship with the Sofitel and CBA buildings to Herb Elliot Avenue	>Relationship achieved through the following: horizontal architectural expression • articulated planar building forms • single and double storey colonnades • external horizontal sunshades • defined entry statement • mixed-mode expressed break-out nodes to address campus buildings • blue-green glass • proposed charcoal terracotta matches the horizontal spandrel of the Sofitel and CBA campus buildings	• AR-SK-03
	9	>The landscape treatment should read as a continuation of the public domain, not as a private courtyard of the new development.	The main surface treatment is concrete unit paving specified in the VEDM. This ground plane treatment signifies the T.S.L as a continuation of the P.D. Other P.D elements will be in accordance with SOPA guidelines (light, benches, and bins) as required.	26045-LP01
	10	>The landscape proposals should consider the public domain space as a through site link. This may be achieved by the remodeling of the ground floor foyer and its relationship to the public domain.	As discussed in Point 1, the T.S.L ground levels and internal building levels have been remodeled to create a smooth transition which visually extends the public domain into the lobby of the building. The location of the new trees has been revised to reinforce the pedestrian through site link and the continuation of the public domain. A covered pedestrian walkway has been created along the entire length of the public open space. The lobby floor level is flush with the external space to enhance the connection.	26045-LP01
	11	>There needs to be a methodology for the protection of the remaining trees through construction.	A tree management and protection plan will be prepared by the arborist to ensure optimum health and vigor of the retained trees.	BLL- Environment Assessment Report
	12	>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 will have a frontage to this new street and should be treated as such.	>The loading dock is concealed by a terracotta (or similar) screen similar to that used as sun shading along the facade to the public through site link. This presents a textured and high quality edge to the street.	AR-SK-04
7-Dec-06				

13	>Removal of additional trees is not convincing. Is it possible to delete/reconfigure any of the basement parking to achieve a greater number of trees retained and/or deep soil for new trees?	>The draft HIS identifies the significance of the trees as follows; 1. "There was an historic association with the entry roadway to the Abattoir to which the trees added spatial definition 2. The extant Brush Box on Site 4 represent a small portion of what was previously the curved avenue leading from the south-east to the Abattoir buildings. 3. Their current significance lies in the remnant contribution that they make to the existing vista across Site 4 to the Abattoir Heritage Precinct." The CMP (pg 19) identifies several key activities including; 1. Aboriginal meeting place and trade, 2. Pastoral activities associated with the Laycock's Home Bush followed by the Wentworth Estate, 3. The development of the State Abattoir and Brickworks, and the Sydney Olympic and Paralympic Games. The urban renewal of the SOP and the achievement of the 'town centre' in accordance with the SOPA Master Plan, will form another key activity relevant to the subject site. >Impact of works on significance pt 1; Works carried for the Sydney Olympic, and in particular the construction of Herb Elliott Avenue and Olympic Boulevard plus the subsequent approval, and commencement of construction of the Sofitel development, largely alters the historic association of Site 4B with the entry to the Heritage Abattoir. Interpretation and public art work can be utilised to help address the above. >Impact of works on significance pt 2; The Site 4B proposal retains 4 existing trees as a central pocket whilst establishing active entries along both Olympic Boulevard and Herb Elliott Avenue, addressing both heritage and urban design requirements. NB: The Master Plan calls for the proposal to be "built predominately to the street alignment to provide street edge definition" (pg 86) and "retain as many remnant brush boxes as possible (pg 94). The significance of the curve formation as highlighted in point 2 will be addressed through landscaping, urban design and potentially public art. >Impact of works on significance pt 3; The establishment of a clear through site link addresses the point 3 above and Site 4 guiding principle diagram (pg 94 Master Plan) by re-establishing a connection between Site 4 and the 'heritage precinct.'	SOPA Master plan Abattoir Heritage Precinct CMP/ Master plan Heritage Impact Statement SOPA Master plan/ 26045 - LP01 SOPA Master plan
14	>Tree selection should not compete with Boulevard planting. Should be distinct and separate space with different identity to streets. Relationship is to Maiden Gardens and Heritage precinct	The tree's selected for the T.S.L are Toona sinensis - the Chinese Toona which is a light canopied, light foliage spreading tree. In contrast to the Hoop Pines on Australia Avenue, the Toona are a deciduous tree (specified to allow light into the T.S.L) and relate in scale and form to the plantings in the Maiden Garden	26045-LP01
15	>The location of the glass line to the lobby- DRP questioned whether this still could be pulled back?	The glass line to the lobby has been pulled back to create a covered walkway.	
16	>The limited amount of tree planting. This is a pedestrian scale space that needs an appropriately scaled and intimate canopy and ground plane.	As noted in point 14, the Toona are a light but spreading canopy which will form a connected canopy at a level allowing views through and maintaining safety and surveillance. The 6 new trees will compliment the 4 existing Brush Box. The lush understorey planting is approximately scaled for a pedestrian T S L	26045-LP02
17	>The pavement should blend seamlessly with adjoining streets and public domain, not impose a different overlay.	The pavement design has been adjusted. The current proposal is to retain and upgrade the existing pavement on Australia Avenue and Herb Elliot Avenue	26045-LP01
18	>The continuity of the colonnade between the streets for the benefit of pedestrians is to be considered.	An 1800mm deep colonnade has been introduced adjacent to the atrium to allow for a continuous covered area for pedestrians along the building edge between Herb Elliot avenue and Olympic Boulevard.	26045-LP02
19	>The contiguous ground plane between the outdoor space and the lobby. Please verify this can be achieved without compromising trees and paths of travel	The lobby level has been dropped to match the RL's of the existing trees. This achieves a consistent level transition between the public domain and the lobby.	26045-LP02