

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

<b>Project</b>	3.1 Quest Hotel development, site 22
<b>Presentation / Review Date</b>	29 <sup>th</sup> August 2008
<b>Panel Present</b>	Peter Mould Bill Tsakalos James Weirick Darlene van der Breggen (SOPA)
<b>COI Declaration</b>	nil
<b>Also Present</b>	Steve Jensen (SOPA)
<b>Presenters</b>	Nick Tyrrell (COX Architects) Andrew Weisz (Quest) David Duncan (Aspect) (JBA)
<b>Documents made available</b>	PP presentation
<b>Inherited decisions</b>	nil
<b>Previous relevant SOPA Advice</b>	DRP Advice sheets dated 21 June 2007, 22 May 2008
<b>General Observations/ Overall Comment</b>	<p>Following on from the previous presentation, minor adjustments have been made to the building design and to its overall footprint to fit site boundaries.</p> <p>Additional material showing the proposed development in context with adjacent sites as well as a more detailed external works strategy were also presented.</p> <p>The Panel was generally supportive of the proposal but had concerns with material selection, and that the landscape strategy was 'overdesigned'.</p>
<b>Positives</b>	<ul style="list-style-type: none"> <li>• comprehensive external works proposal that extends beyond site boundaries and coordinates with adjacent existing and future developments.</li> <li>• Windows in the end elevations improve amenity to the end units and reduce the bleakness of these elevations.</li> <li>• slab levels for most of the ground floor have been adjusted to match adjacent natural ground levels.</li> <li>• Design objective to give amenity, human scale and interest to the colonnade is strongly supported</li> </ul>
<b>Issues</b>	<p>The DRP had the following concerns:</p> <ul style="list-style-type: none"> <li>• Use of timber in a thin veneered panel, is a cosmetic treatment.</li> <li>• Landscape treatments along the colonnade are overdesigned at present and create a barrier between the colonnade and the footpath, and may privatise the colonnade.</li> <li>• Strategy required for the appropriate illumination of the colonnade</li> <li>• the function of adjacent shared ways has not been resolved in relation to the broader context of traffic and pedestrian movements.</li> </ul>

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	<ul style="list-style-type: none"> <li>• Bollards along rear service road, in lieu of a kerbed edge.</li> </ul>
<b>Matters for consideration</b>	<p>The panel recommended that:</p> <ul style="list-style-type: none"> <li>• Higher quality materials be used externally, ie real timbers instead of composite veneers</li> <li>• Reconsider planter boxes and seating along the colonnade; consider re-locating seating to the verge, designed as an integrated landscape element, with or without the protective fence</li> <li>• Reconsider the landscape components of the scheme as a resolved combination of 'green façade' planter boxes and streetscape elements</li> <li>• Reconsider requirement for asphalt paving along the colonnades, unit paving is preferred.</li> <li>• Good quality lighting to the colonnade, with colour temperature and lighting levels that welcome public use of the space</li> <li>• A kerbed edge be used along the rear lane to match the adjacent Formule 1 hotel.</li> <li>• Paving and street furniture in the shared ways should be suited to the function of these spaces which needs to be clarified in terms of pedestrian / vehicle priority.</li> </ul>
<b>Recommended Supporting Action</b>	That SOPA resolves the design functionality of the rear laneway and the adjacent shared ways.
<b>Circulation of Advice</b>	SOPA and proponent

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<b>Project</b>	3.1 Quest Hotel development, site 22
<b>Presentation / Review Date</b>	22 <sup>nd</sup> May 2008
<b>Panel Present</b>	Peter Mould (Chair) Philip Thalís James Weirick Darlene van der Breggen (SOPA)
<b>COI Declaration</b>	nil
<b>Also Present</b>	Alan Marsh (SOPA) Steve Jensen (SOPA) John Vu (SOPA)
<b>Presenters</b>	Nick Tyrrell (COX Architects) Andrew Weisz (Quest)
<b>Documents made available</b>	PP presentation
<b>Inherited decisions</b>	It has been previously agreed that below ground carparking may extend under the adjacent shared ways.
<b>Previous relevant SOPA Advice</b>	DRP Advice sheet dated 21 June 2007
<b>General Observations/ Overall Comment</b>	<p>Arising from the previous presentation, the design has been amended to relocate first floor car parking below ground and replace it with a habitable floor, resulting in a 1.3m increase in building height, and an overall increase from 66 to 77 apartments.</p> <p>The Panel generally supported the relocation of the parking, but had other concerns in relation to the overall height of the building, apartment amenity and colonnade resolution.</p>
<b>Positives</b>	<ul style="list-style-type: none"> <li>• Increase in serviced apartment accommodation at SOPA</li> <li>• Relocation of the car park below ground</li> <li>• Increased use of timber externally (provided it is real timber).</li> <li>• The common circulation areas at each floor have daylight at the lift and at the ends of the corridors.</li> </ul>
<b>Issues</b>	<p>The DRP had the following concerns:</p> <ul style="list-style-type: none"> <li>• No contextual information was presented, which limits the applicant and SOPA's understanding of the project's relationship with the evolving public domain, adjoining developments (both current and prospective) to either side, design of the lane, connections back to the Carter Street site, and issues of building height related to the sloping streetscape.</li> <li>• That the revised elevations and proposed changes to building height have not been shown in relation to adjacent buildings and the streetscapes.</li> <li>• The end elevations are too blank, and do not take advantage of light and ventilation opportunities for the apartments, or façade design potential for what will be quite visible elevations.</li> </ul>

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	<ul style="list-style-type: none"> <li>• Amenity in the apartments generally as many apartments don't have balconies, especially those on the south-western elevation. The balconies on the Edwin Flack façade are based on an abstract composition, and could be improved through better compositional resolution allied to good amenity to all units.</li> <li>• Being residential accommodation, SEPP 65 principles, such as orientation, solar access, balconies, cross ventilation, amenity and the like, should be considered.</li> <li>• All apartments should have openable windows, and should not have to rely on air-conditioning for livability.</li> <li>• That the Panel's previous concerns relating to the treatment to the rear elevation have not been addressed ie the treatments should more closely match the amenity and composition of the front elevation .</li> <li>• The effective width of the colonnade is reduced to only 2.5m by the depth of the columns. The detailed design of the colonnade needs more development.</li> <li>• The proposed shared ways at either end of the building, should be capable of becoming streets connecting to the Carter Street precinct when it develops. This proposal for fully paved spaces, is not a desirable public domain, and needs to be reconsidered</li> <li>• The amenity of the through site link adjacent the foyer appears to be bleak and potentially detracts from the cross streets mentioned above.</li> </ul>
<b>Matters for consideration</b>	See above.
<b>Recommended Supporting Action</b>	<p>That SOPA requires the application to adequately address the above design issues. The proposed revisions to the building envelope be shown in its broader context, including site plans and full street and lane elevations and sections.</p> <p>That SOPA considers upgrading the adjacent shared ways to cross streets.</p>
<b>Circulation of Advice</b>	SOPA and proponent

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<b>Project</b>	3.4 Site 22 – Serviced Apartments – Edwin Flack Avenue Flack Avenue
<b>Presentation / Review Date</b>	21 June 2007
<b>Panel Present</b>	Peter Mould Catherin Bull Petula Samios James Weirick Darlene van der Breggen (SOPA)
<b>COI Declaration</b>	nil
<b>Also Present</b>	Brian Newman (SOPA) Craig Bagley (SOPA) Jonathon Poole (SOPA)
<b>Presenters</b>	Rohan Davis (Quest) Nick Tyrell (Cox Richardson) Andrew Weisz
<b>Documents made available</b>	PP presentation
<b>Inherited decisions</b>	Nil
<b>Previous relevant SOPA Advice</b>	Nil
<b>General Observations/ Overall Comment</b>	The proposal is for an 8 storey serviced apartment development offering a flexible range of room configurations, above ground floor lobby and retail uses and parking on the first floor. Access is from both street frontages and there is a 2 storey colonnade matching that of the adjacent Budget Hotel along the Herb Elliot frontage. The proponent is currently investigating underground parking.
<b>Positives</b>	<ul style="list-style-type: none"> <li>• the facades are well proportioned and articulated</li> <li>• the use of natural, higher quality materials such as timber and precast concrete</li> <li>• treatments to first floor carpark</li> <li>• the DRP was generally supportive of this proposal</li> </ul>
<b>Issues</b>	<p>The DRP had the following concerns:</p> <ul style="list-style-type: none"> <li>• effect of colonnade set back on amenity of habitable rooms proposed to replace first floor carpark</li> <li>• The design of the roof structure supporting photovoltaic panels has not been developed</li> <li>• That proposed balcony planting is not viable</li> <li>• articulation of the rear elevation lacks the quality of the Herb Elliot frontage</li> </ul>
<b>Matters for consideration</b>	
<b>Recommended Supporting Action</b>	That the above issues be addressed and presented to the next DRP meeting
<b>Circulation of Advice</b>	SOPA, proponents