

Hi Fiona,

The proposed modification is generally supported subject to the recommendations outlined in the attached Design Review Panel advice sheet.

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

Project	3.2 – Site 8C, Modification to Commercial Office Building
Presentation / Review Date	20 August 2015
Panel Present	Peter Poulet Bill Tsakalos Caroline Pidcock Prof Linda Corkery Peter Mould Prof Peter Webber John Choi Darlene van der Breggen
COI Declaration	None.
Also Present	Ben Woods - SOPA
Presenters	Tim Bainbridge FDC Mark NRMA Simon Swaney BatesSmart
Documents made available	Power Point Presentation
Inherited decisions	Development consent for new commercial office building.
Previous relevant SOPA Advice	DRP meeting 27 June 2013
General Observations/ Overall Comment	<p>The proposal is for modifications to the approved design to suit the corporate branding and operational requirements of the new NRMA headquarters.</p> <p>It was noted that only external changes were presented for review and that internal modifications / fitouts were being undertaken by a separate consultant.</p> <p>The Panel was very supportive of the proposed changes and offered additional recommendations for the internal modifications to better coordinate with adjustments to the building envelope.</p>
Positives	<p>The DRP supported:</p> <ul style="list-style-type: none"> • Proposed modification of the entry into a 3 storey high recessed portico with a black steel reveal and NRMA logo above the awning • New lightweight glass awning at the entry improves visibility of the logo from the footpath approaches. • Projecting glass fins on the glazed Murray Rose Ave frontage, are a strong design device and will be especially effective when illuminated at night. • Proposal for folding doors at street level to allow separate access for a future café

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Issues	<p>The DRP had the following concerns;</p> <ul style="list-style-type: none"> • That the first and second floor slabs extended directly to the back of the portico. Ideally there should be a 3 storey high void to reinforce the scale impact of the portico. • That new voids separating internal floors had not been coordinated with the facade design changes. • That replacing half of the ground level tenancies with NRMA retail may deactivate the frontages if not properly fitted out. • No further consideration of the 'green roof' recommended at the last DRP, however it was noted that one of the modifications is a roof deck proposed for staff. • The finish to the top of the glazing • Continuity of the character of the street awnings with adjacent development
Recommendations	<p>The DRP recommends that:</p> <ul style="list-style-type: none"> • The first and second floor slabs (and edge beams) be set back from the portico. Ideally the new voids should be aligned to create a 3 storey atrium behind the portico, but at the very least a metre set back from the glass is recommended. • The ground level NRMA fitout should present an active and vibrant frontage to the street – i.e. no blinds, joinery fixtures or furniture against the glass. • Glazing at ground level should be frameless if possible, or with mullions at maximum spacing. • A green roof be considered in conjunction with the new roof terrace.
Recommended Action	<p>The DRP requested that the above issues be addressed prior to lodging the application.</p>
Recommended Supporting Action	
Circulation of Advice	SOPA, proponents