

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

Project	3.1 – Site 53, New Residential Development
Presentation / Review Date	22 September 2016
Panel Present	Peter Mould (A/Chair) Bill Tsakalos Caroline Pidcock Prof Linda Corkery Prof Peter Webber
COI Declaration	None. It was noted that Caroline Pidcock and Peter Poulet had participated in the Design Competition Jury.
Also Present	Ben Woods, Darlene van der Breggen, David Martin - SOPA
Presenters	Phillip Rossington – (BVN) Mark Gazy – (BVN) Graham Cooper (Mirvac) Amar Prashant (Mirvac) Alex Black (Mirvac)
Documents made available	Power Point Presentation and A4 handout
Inherited decisions	The SOPA Board has instructed that development should comply with the height restrictions in the Draft Master Plan 2030 (2016 Review) and that no special exceptions be made for site 53.
Previous relevant SOPA Advice	DRP meetings at 19 March and 20 August 2015, 17 March 2016
General Observations/ Overall Comment	The proposal is an amendment to the existing approved design incorporating increases in maximum FSR and building height proposed in the DRAFT MP2030 (2016 Review). The revised design also addressed a number of design issues that were flagged for further resolution in the Conditions of Consent. The Panel felt that with the significant increase in FSR arising from Master Plan review, the design has lost the compelling qualities that made this a competition winner. Much of the warmth, texture and refined detailing that characterized the original design has disappeared. The main areas of concern related to the resolution of scale and volume, materiality and building expression, landscape and public access to open space, the resolution of the street and park interface areas and solar access to units. The panel acknowledged that the digital projector used did not convey the proposed character of the development.
Positives	- Improvement to street front activation through provision of direct street entries and lobbies for each of the apartment blocks. - the electrical sub-station kiosk has been removed from open space and incorporated into the building volume. - Relocation of the community room to overlook the linear park. - BVN's ongoing engagement on this project, beyond the DA stage.
Issues	The DRP had the following concerns: ENVELOPE SCALE AND VOLUME The overall volume is bulky and imposing and the articulation does little to mitigate its substantial impact. The 30st tower floor plate in particular, exceeds the maximum tower GBA and articulation has not reduced its overall visual impact, particularly from the main approach vista along Australia Ave.

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	MATERIALITY AND BUILDING EXPRESSION • There is little to differentiate / modulate the ground and lower levels against the tower levels. • Further reduction in the extent of brickwork has resulted in glazing being the dominant architectural language. • the use of brickwork at the plinth only, with minor insertions in the upper levels of the podium, has Is not substantial enough to be meaningful. LANDSCAPE AND PUBLIC ACCESS • The potential for a public through site link continues to be overlooked, especially as this could offset the impact of the substantial density uplift though it is acknowledged this is not a requirement in the Master Plan. • Programming of communal facilities does not seem adequate for the needs of 700 households, eg play area is very small, only one communal area. • The path connections into and through the linear park are too indirect, eg walkway around the transplanted fig tree at the end of New street. BUILDING SETTING • There was little detailed information on the resolution and integration of setbacks and edges along all three street frontages and the linear park. OTHER • Large number of units accessed from each lift core will discourage neighbourly / community interaction. • The percentage of units achieving 2 hours of sunshine on June 21 has decreased, while the number achieving flow through ventilation was uncertain.
Recommendations	The DRP recommends further investigation into: • resolution of building volume, including: • The articulation of the 30 st tower to minimize visual bulk, particularly from the Australia Avenue approach. The potential to stagger building heights should also be considered, as previously discussed. • Greater articulation between buildings 3 and 4 – and if possible full removal of the infill units to clearly separate the 2 buildings and deliver better solar access. • Review of materials and finishes to reinstate brickwork to define building volumes. Consider extending brickwork above the plinth to the full height of the podiums. • Review programming of communal open space to meet the needs of the residential community, consider use of rooftops for communal open space,-with a small communal room with facilities located at the top of each lift core, to encourage a sense of community for each block. • Public access through the site to directly connect the Park Street extension with the future linear park. • The path connection from New street into the Linear park should be within the view corridor of the street and align with the footpath • Resolution of public domain interfaces areas, more information needed. There is a particular concern of the fortress like wall along the linear park. • Opportunities for community interaction eg seating alcoves in all lift lobbies.

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Recommended Action	The DRP requested that the above issues be addressed and presented to the DRP for further review.
Recommended Supporting Action	
Circulation of Advice	SOPA, proponents