

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

Project	3.1 – Site 53, New Residential Development
Presentation / Review Date	19 March 2015
Panel Present	Peter Poulet Bill Tsakalos Caroline Pidcock Prof Linda Corkery Darlene van der Breggen
COI Declaration	None. It was noted that Caroline Pidcock and Peter Poulet had participated in the Design Competition Jury.
Also Present	Ben Woods - SOPA
Presenters	Abbie Galvin – BVN Philip Rossington – BVN Samantha Wilson – Urbis Amar Prashant - Mirvac Graham Copper – Mirvac Paolo Razza – Mirvac
Documents made available	Power Point Presentation and Competition Jury Report
Inherited decisions	Provisional agreement during the Design Competition Process to increase maximum building height to 14 stories along the south eastern boundary.
Previous relevant SOPA Advice	Nil
General Observations/ Overall Comment	Abbie Galvin and Philip Rossington described the competition design as well as subsequent design development. The Panel commended the progress that had been made in design development and supported the proposed adjustments to building height and alignment. The key concerns related to public domain and open space issues – the extent of private open space and the remoteness of building access points from street fronts.
Positives	The DRP supported: • The use of natural materials for external finishes, particularly the finely textured and delicate brick detailing, the rhythm of the grid, the ‘castellated’ parapets and depth of masonry are strong features of the design that should be preserved. • Functional and well resolved separation of the supermarket and retail forecourt from the main residential levels. • The proposed changes to building height and alignment • The building articulation to frame views and mark key corners (ie the Australia Ave and Sarah Durack ‘gateway’). • Private gardens for ground level units improves opportunities for residential diversity.
Issues	The DRP had the following concerns: • The absence of street address for the majority of units. The internal open space forms the main visitor access to most units and lacks the level of surveillance that a public street front provides. The street frontages are less active as a result, reinforcing the sense of this being a ‘gated community’.

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	• The landscaped 'buffer' between the street and the front fences for ground level units lacks 'urbanity'. • The 'portal' used to mark the main entry point into the development is overscaled and obstructs the remaining glimpse of the Bicentennial Marker. • The Supermarket frontage has little visibility from the street and will require further treatments or additional retail uses to improve its activation. • The landscaped setting for the turning circle at the end of the new street does not provide for pedestrian access to the linear park to the south. • Changes to building height and alignment along the southern boundary are likely to affect wind turbulence around the ground level units and in the linear park.
Recommendations	The DRP recommends that: • The design of the internal private open space be reviewed to: ○ create a clearer distinction between private, communal and public space ○ program opportunities for communal use of the space ○ provide a more direct and legible route from the street to building entries ○ explore options for configuring the central open space to provide a public through site link along the view corridor. • Consider extending the ground level gardens to the street boundary. • Design the new street to provide for access to the linear park. An interim strategy will be required while the street remains at half width. • Wind consultant should assess likely turbulence and provide strategies for mitigating the impact of downdrafts, both for open balconies as well as public spaces at the base of the buildings.
Recommended Action	The DRP requested that: • the above issues be addressed and presented to the DRP for final review prior to lodgement of the application. • the project landscape architect attend the next presentation.
Circulation of Advice	SOPA, proponents