

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

Project	3.3 site 43/44, 2 Australia Avenue
Presentation / Review Date	24 th May 2012
Panel Present	Peter Poulet (Chair) Peter Webber Peter Mould Darlene van der Breggen
COI Declaration	nil
Also Present	Darren Troy (SOPA)
Presenters	Darlene van der Breggen
Documents made available	PP presentation
Inherited decisions	
Previous relevant SOPA Advice	17 th November 2011, 19 th April 2012
General Observations/ Overall Comment	<p>The proponent's recently revised design was tabled for information and discussion.</p> <p>The previously submitted design has been reviewed to incorporate the car park entry ramp into the stage 1 building footprint.</p> <p>The DRP was pleased with the resolution of the car park entry and loading dock entry problem.</p> <p>The DRP made some further suggestions in relation to the resulting street frontages.</p>
Positives	<p>The DRP supported:</p> <ul style="list-style-type: none"> ▪ relocation of the car park entry ramp into the building footprint. ▪ Use of future retail to screen the ramp walls and activate the future through site link (stage 2 link). ▪ Management strategies to limit the size of delivery vehicles. ▪ Reduction in the length of supermarket frontage, replaced with smaller tenancies – will create more activation on the Australia Ave frontage.
Issues	<p>The DRP had the following concerns:</p> <ul style="list-style-type: none"> ▪ Both vehicle entry ramps are now more exposed and will present 'black holes' in the public domain – consider extending the stage 2/3 podium to enclose both driveways. ▪ Width of the Stage 2/3 through site link is too narrow to adequately frame the view of the existing fig, as proposed in the competition submission - consider widening to 9m at least. ▪ Transparency of retail frontages on Australia Ave. ▪ Solar protection of retail frontages on Australia Ave – consider awnings or other shading device.
Matters for consideration	The DRP recommends that the above issues be

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	<p>addressed, particularly in relation to the through site link and exposure of the driveways.</p> <p>Proposed changes are to be reported at the next meeting and incorporated into the Preferred Project Report to Department of Planning.</p>
Recommended Supporting Action	<p>The DRP recommends that the transparency of the supermarket frontage be addressed as a condition of the retail fitout application. Suggested conditions include:</p> <ul style="list-style-type: none"> ▪ back of house functions be located away from the east wall, and, ▪ all or most of the east wall of the supermarket should be glazed to provide interest to the street.
Circulation of Advice	SOPA, proponents