

10 April 2012

Ms Maria Passafaro
Design Manager
Suite 705/12 Century Circuit
BAULKHAM HILLS NSW 2153

Dear Ms Passafaro

SYDNEY OLYMPIC PARK SITE 43/44 PROJECT REVIEW MEETING – 29 MARCH 2012

I refer to our meeting on the above project held at the Sydney Olympic Park Authority (SOPA) offices on 29 March 2012 and the subsequent minutes issued by Capital Corporation.

The minutes are considered to be generally an accurate representation of the discussions held over this project subject to the following amendments:

- Item 1.1 – A further Stage 2 Design Competition is not required provided the design is consistent with the original winning design. Note also that the continuing involvement of the architect who prepared the original winning design is required as per MP2030 Requirements for Design Competition Processes (ref appendix A, item 13, p 201).
- Item 1.3.1 – Proposed facade changes (including replacement of the staggered vertical blades with simplified vertical blades, and the introduction of screening devices such as vertical sunshading blades and horizontal tubing) were supported in principle, but are subject to review by the Design Review Panel (DRP) on 19 April 2012.
- Item 1.3.2 – The outdoor seating in the proposed kiosk area should comply with the Authority's Commercial Outdoor Seating Policy. The presented images showed fixed lounge type seating which would be difficult to (re)move and would be a barrier to pedestrian movement.
- Item 1.3.4.2 – This comment is minuted as being a discussion by Dariene vanderBreggen which is incorrect and should be attributed to Andrew Brown.
- Item 1.3.5 – Setbacks non compliances were noted. It will be necessary to justify non compliances in the EA, to ensure that this does not become a precedent for the rest of the street.

It is also noted, drawings were tabled for discussion at the meeting however none have been made available to SOPA as a record of the meeting.

In addition to the above, SOPA remains concerned about the location of the basement ramp within the future public road. Discussion during the meeting as to why the ramp can not be relocated as suggested by SOPA, or to other alternative locations was not clear. The discussion has not resolved the matter to SOPA's satisfaction and the reasoning remains unclear. You stated that the existing tenant has a ground lease over the area SOPA identified as an alternative location for the ramp and therefore it could not be constructed at this location. The area SOPA

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identified has basement carparking below and will be part of the construction area, if the building is constructed, therefore surface carparking could not be provided in this location for the existing tenant while the building is under construction. It is unclear how the building could be constructed according to the Development Applications plans if Capital Corporation is unable to construct the basement within the existing tenants ground lease area.

Capital Corporation therefore needs to provide, as part of your presentation to the April 2012 SOPA DRP, clear explanation as to why the ramp can not be relocated; how, if approved, basement construction will or will not occur in the area of the existing lease; and what other impacts the existing lease area impediment will have on the overall design and development execution.

Material to be presented to the DRP will need to be submitted to SOPA beforehand - preferably 5 working days but no later than 16 April 2012 if it is to be considered at the April meeting.

If you need further assistance or clarification of this matter, please contact Darren Troy, Manager Planning on 9714 7145 or email darren.troy@sopa.nsw.gov.au.

Yours faithfully



Andrew Brown
Executive Manager, Urban Planning and Design