

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

Project	3.1 – Site 9, Proposed Mixed use Development
Presentation / Review Date	3 December 2015
Panel Present	Peter Poulet Bill Tsakalos Caroline Pidcock Peter Mould John Choi Darlene van der Breggen
COI Declaration	None.
Also Present	Ben Woods - SOPA
Presenters	Guy Lake (BatesSmart) Matthew Allen (BatesSmart) Bassam Aflak (Ecove) Michael Azar (Ecove)
Documents made available	Power Point Presentation
Inherited decisions	Special exception to allow for above ground parking
Previous relevant SOPA Advice	DRP meeting 82, 20 March 2014
General Observations/ Overall Comment	<p>The design is for a mixed residential, commercial and retail development, proposed as part of the successful RFDP bid for site 9.</p> <p>The design has been developed in response to the recommendations by the tender assessment team, particularly in relation to the tower form as well as resolution of the ground floor levels. (It was noted that DRP members Caroline Pidcock and Bill Tsakalos had participated in the tender assessment).</p> <p>The DRP was very supportive of the proposed design refinements, including the proposal to increase tower height beyond the 32 storey MP height limit, particularly as the height is related to improved residential amenity and improvements in the bulk and form of the tower.</p> <p>The DRP had a number of recommendations in relation to materiality, wind impacts and colonnade configuration.</p>
Positives	<p>The DRP commended the 6 star Greenstar target.</p> <p>The DRP supported:</p> <ul style="list-style-type: none"> • Improvements to ground level layout to provide more flexibility for retail / club uses, • Direct OB street address for the residential lobby. • Increased tower height to 36 stories, to enable reduction in tower floor plate area (to 700sm GFA). • Higher proportion of 3B units • Refinements to tower modeling improves slenderness
Issues	<p>The DRP had the following concerns;</p> <ul style="list-style-type: none"> • At 3m floor to floor, the above ground carpark levels will be unsuitable for conversion to other uses at some point in the future. • Proposed indentation to the southern façade needs further consideration in terms of its impact on wind turbulence on the podium

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	<ul style="list-style-type: none"> the tower cladding is a very sleek 'skin' when a textured approach may be more suitable to mitigate wind turbulence particularly around the re-entrant façade and the core wall. That hard monochrome surface finishes are proliferating at SOP, and that even the proposed terra cotta finishes will not provide enough warmth and colour to alleviate the extensive use of glass and metal claddings. The scale of the colonnade – single storey is too low for a development of this scale and for the Boulevard frontage
Recommendations	<p>The DRP recommends that:</p> <ul style="list-style-type: none"> A wind impact assessment be undertaken, with particular emphasis on coordinating with: <ul style="list-style-type: none"> façade materials and configurations being investigated shape and configuration of the south facing re-entrant façade The southern podium the external material and colour palette should include a greater proportion of warm colour and softer natural finishes. investigate options for increasing the height of the colonnade to 2 storey minimum during the design development phase
Recommended Action	The DRP requested that the above issues be addressed and a further presentation to the DRP prior to lodging the application.
Recommended Supporting Action	The DRP recommended that the colonnade height be reconsidered in the SOP Master Plan 2030 (2015 review).
Circulation of Advice	SOPA, proponents