

**SYDNEY OLYMPIC PARK AUTHORITY  
DESIGN REVIEW PANEL**

<b>Project</b>	3.1 – NSW Rugby League Centre of Excellence
<b>Presentation / Review Date</b>	21 July 2016
<b>Panel Present</b>	Bill Tsakalos Linda Corkery Peter Mould Garry Fielding John Choi
<b>COI Declaration</b>	John Choi advised that he has collaborated with Populous in the past, but is not currently engaged on any joint projects. The panel agreed that there was no conflict of interest in relation to this project.
<b>Also Present</b>	Nick Hubble, Tony Houhlias, David Martin, Darlene van der Breggen
<b>Presenters</b>	Stuart Clark      NSW Rugby League Ron Aquilina      APP Corporation Warrick Chalmers   Populous Al Baxter          Populous
<b>Documents made available</b>	Power Point Presentation and A4 handout
<b>Inherited decisions</b>	The design and placement of the adjacent training field.
<b>Previous relevant SOPA Advice</b>	none
<b>General Observations/ Overall Comment</b>	<p>The proposal is for a 2-3storey mixed use facility that provides for the administration, elite training and showcasing of NSW Rugby League. The facility is prominently located on Dawn Fraser Ave, opposite the ANZ Stadium and near to Fig Grove and the Athletics and Aquatics Centres.</p> <p>The DRP felt that despite the modest scale of the brief, the proposal has potential to achieve a certain presence in this setting.</p> <p>Site constraints are such that the design is not yet resolved especially in relation to existing site features such as the street.</p>
<b>Positives</b>	<p>The DRP commended:</p> <ul style="list-style-type: none"> <li>• Placement of main entry and lobby directly off and level with Dawn Fraser Avenue;</li> <li>• The suitability of this use in this location;</li> <li>• Functional logic that underpins the design; and</li> <li>• The proposal has a strong 'presence'.</li> </ul>
<b>Issues</b>	<p>The DRP had the following concerns;</p> <ul style="list-style-type: none"> <li>• External ramps and stairs obstruct the future continuity / connectivity of the colonnade on Dawn Fraser Ave, and will have a negative impact on the presentation of this important frontage (windswept rubbish etc);</li> <li>• Height and volume is concentrated around the Athletic Centre at the rear of the site, instead of the DFA frontage where it is most needed to balance the iconic scale of ANZ Stadium;</li> <li>• Facility has limited views of the practice field;</li> <li>• Suitability and negative visual impact of the access ramps, elevated carpark and loading dock on the Dawn Fraser street frontage;</li> <li>• Configuration of the main public entry, the tunnel and the residual land in front of the practice field – results in awkward spaces that should be much more celebratory as a major entry and a setting for player 'send off' into the Stadium;</li> </ul>

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	<ul style="list-style-type: none"> <li>• While the residual land in front of the playing field is not in the scope of the project, the DRP is concerned that it is a large underused area and will not form a fitting approach or entry for the Centre of Excellence;</li> <li>• Relationship of the development with the Athletic Centre edges, particularly the stone-faced berm;</li> <li>• Relationship of the development with the practice field; and</li> <li>• There has been no advice or input from a landscape architect.</li> </ul>
<b>Recommendations</b>	<p>The DRP recommends that:</p> <ul style="list-style-type: none"> <li>• Stairs and ramps be reconfigured to be within the building envelope and not in the colonnade zone;</li> <li>• Potential for car park to be half underground (ie below the Training and Rehab level) should be investigated, as this would be a smaller level change from the street, requiring significantly less ramp length;</li> <li>• Consideration be given to concentrating height along the DFA frontage, stepping down to lower scale adjacent to the Athletic Centre;</li> <li>• Consideration be given to extending the site into the residual land in front of the practice field. This would create more opportunities for the facility to overlook the practice field. At the very minimum, the ground level colonnade could be extended in front of the practice field to provide a more urban edge to the street and some amenity for fans observing practice;</li> <li>• The arrangement of the main entry, the curved tunnel and the residual land in front of the practice field be reviewed to eliminate awkward leftover spaces and create a more fitting approach to the facility;</li> <li>• The tunnel entry should be a celebratory and 'heroic' portal to the Stadium;</li> <li>• Appointment of a suitably experienced and qualified Landscape Architect (ideally the landscape Architect for the practice field) to the project and their immediate engagement in resolving some of the issues identified above.</li> </ul>
<b>Recommended Action</b>	The DRP requested that the above issues be addressed and presented for review at the next DRP.
<b>Recommended Supporting Action</b>	<p>The DRP recommended that SOPA:</p> <ul style="list-style-type: none"> <li>• Review the available site boundary to make better use of the opportunities around the triangular site; and</li> <li>• Support the potential realignment of the tunnel.</li> </ul>
<b>Circulation of Advice</b>	SOPA, proponents

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<b>Project</b>	3.1 – NSW Rugby League Centre of Excellence
<b>Presentation / Review Date</b>	25 August 2016
<b>Panel Present</b>	Peter Poulet (chair) Caroline Pidcock Peter Mould Garry Fielding Peter Webber
<b>COI Declaration</b>	nill
<b>Also Present</b>	Nick Hubble (part), David Martin, Darlene van der Breggen (part) Tony Houhlias
<b>Presenters</b>	<div> <div>Stuart Clark</div> <div>David Tierney</div> <div>Warrick Chalmers</div> <div>Al Baxter</div> <div>Paul Kohn</div> <div>Steven Holmes</div> <div>Adam Howard</div> </div> <div> <div>NSW Rugby League</div> <div>Titfa (JSC Manager)</div> <div>Populous</div> <div>Populous</div> <div>Place Design Group</div> <div>Place Design Group</div> <div>APP Corporation</div> </div>
<b>Documents made available</b>	Power Point Presentation and A4 handout
<b>Inherited decisions</b>	The design and placement of the adjacent training field.
<b>Previous relevant SOPA Advice</b>	DRP meeting at 21 July 2016
<b>General Observations/ Overall Comment</b>	Overall concern that most of the key design issues previously raised have not been adequately addressed and will require further design development and refinement.
<b>Positives</b>	<p>The DRP commended:</p> <ul style="list-style-type: none"> <li>• Appointment of a landscape architect to the project team</li> <li>• 'Heroic Portal' concept – including coloured surface treatment of the ANZ tunnel mouth and the opportunity for 'Legends Wall'</li> <li>• 2m wide DDA ramp and perimeter pathway with gates system to allow for controlled public access between the practice field and CoE building.</li> </ul>
<b>Issues</b>	<p>The DRP had the following concerns;</p> <p><b>STREET FRONTAGE AND PRACTICE FIELD INTERFACE</b></p> <ul style="list-style-type: none"> <li>• The problem with external ramps and stairs obstructing the required Dawn Fraser Ave colonnade zone, has not been resolved. The 'back of house' character' of the ramp and stairs was of particular concern, especially considering that DDA access could be more simply resolved through internal planning changes.</li> <li>• Poor amenity for pedestrians especially in relation to weather protection at the Practice Field frontage.</li> <li>• Proposed surface car park is unsuitable for the future civic character of the Dawn Fraser Ave frontage.</li> <li>• The 3D modelling of the Practice Field terracing onto Dawn Fraser Ave and integration with the radial fan seating/tunnel interface was incomplete, and unable to be assessed.</li> <li>• Freestanding electrical substation shown in carpark is unsuitable for the Dawn Fraser Ave frontage.</li> </ul>

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	<p><b>PARKING</b></p> <ul style="list-style-type: none"> <li>proposed 10 space car park is unsuitable for the restricted residual site area and will cut into the existing basalt faced Athletics Centre embankment which is a distinctive landscape feature of the precinct.</li> </ul> <p><b>MATERIALITY</b></p> <ul style="list-style-type: none"> <li>the materiality of the main frontages, including the Dawn Fraser Ave façade, is over complex and needs simplification</li> </ul> <p><b>BUILT FORM MODELLING</b></p> <ul style="list-style-type: none"> <li>The presentation of the north-east corner, which is the key 'image' of the Centre, lacks strength. Although the alternative options (Studies 1 &amp;2) for second floor office accommodation in this corner are 'non-preferred', other possibilities to utilize the corner space have not been adequately explored.</li> <li>Preferred office floor plate' (Study 3) was not supported for reasons outlined above and in previous DRP advice.</li> </ul>
<b>Recommendations</b>	<p>The DRP recommends that:</p> <ul style="list-style-type: none"> <li>Overall 'civic presence' of the building frontage, including the suitability of the external stair / ramping, etc requires further resolution. Consider relocation of the internal lift to provide DDA access to eliminate the need for the external ramp.</li> <li>Venue Branding and identity signage be resolved as integral to architectural façade design</li> <li>Suitability of external surface parking be reviewed in light of Traffic Engineering advice re parking configuration against the site constraints, such as impact on the Dawn Fraser Ave footpath and the Athletics Centre basalt embankment.</li> <li>Consider alternative materials to frame the main public entry void</li> <li>'Study 2: Bldg Height &amp; Volume' should be further investigated to address concerns re NE corner presentation.</li> <li>Consideration be given to reconfiguring the floor plan to improve the quality of the working areas, board room etc</li> <li>an informal Value Management /Design Working Session be held with SOPA and the project team asap to target and resolve the outstanding design issues noted above and in previous DRP advice.</li> </ul>
<b>Recommended Action</b>	<ul style="list-style-type: none"> <li>DRP Chair concluded with a recommendation for an informal Value Management /Design Working Session' (as noted above)</li> <li>DRP recommended a third DRP presentation to review the follow up architectural and public domain design responses to outstanding key Design Advice issues</li> <li>Further investigation of the parking under-croft option to be explored through a Value Management exercise to reduce costs, negative visual impacts and improve resolution of level changes.</li> </ul>
<b>Recommended Supporting Action</b>	
<b>Circulation of Advice</b>	SOPA, DRP, Proponent