

DPIE reference: SSD 9383

Candice Pon  
173 Sussex Street  
Sydney  
NSW 2000

Dear Candice,

**SSD 9383: Site 2A/2B DRP – Public Domain response**

Thank you for sending the revised landscaping and public domain plan for site 2A and 2B which was received by Sydney Olympic Park Authority (SOPA) on 12 July 2019.

The design package provided has been reviewed against the Design Review Panel (DRP) comments by SOPA and the DRP Chair and it is considered that the matters highlighted by the DRP remain unresolved.

Of particular concern is the extent of hard landscaping to the front of the buildings and the distinct lack of soft scaping, green cover and plantings. Site 2A/2B is a key site within the town centre of Sydney Olympic Park, opposite Jacaranda Square, in close proximity to the station and on the main Australia Avenue axis road. With regards to the ground plane, it forms an important transition site between the town centre and the emerging mixed commercial and residential Parkview neighbourhood. Accordingly, the treatment to the ground floor plane, public domain and landscaping is of paramount importance to the suitable and appropriate development of the site and how the site is appropriately imbedded into the emerging urban fabric of the town centre.

It is considered that the current iteration of the ground floor plane is substantively unresolved and fails to adequately address the matters raised by the DRP in their written response dated 31 October 2018. Accordingly, the current iteration of the proposal does not achieve design excellence and thus it is SOPA's opinion that further modifications to the design are required.

For ease of reference, SOPA's comments are set out in the table contained in Annex 1 together with the initial DRP comments and commentary from Arcadia. It is recommended that the matters identified in the attached annex be careful consideration and attention in the further development of the landscaping and ground floor plane design for the proposal.

Should you require any clarification on the above matters, please contact Richard Seaward, Urban Planner on (02) 9714 7146 or [richard.seaward@sopa.nsw.gov.au](mailto:richard.seaward@sopa.nsw.gov.au).

Yours sincerely



**Alix Carpenter**

Senior Manager, Planning


**30.07.2019**

## Annex 1

DRP Comments	Arcadia Response	SOPA Comments
<i>Future-proofing the Dawn Fraser East extension to allow it to function as a shared zone or road extension as development to the east of the site occurs;</i>	<i>Dawn Fraser Ave has been extended into Dawn Fraser East to align with the Sydney Olympic Park 2030 Master Plan. The extension allows for a formalized vehicle network surrounding the site ensure activation via additional carparks whilst providing strong pedestrian links between the two sites.</i>	<p>SOPA welcomes the extension through the site of Dawn Fraser East and the laneway to the rear which correspond with the street types as set out in the Master Plan 2030 (2018 Review).</p> <p>We note that the this section of Dawn Fraser Ave will eventually link up with Parkview Drive which has been constructed to Master Plan standards at the junction with Bennelong Parkway. We note that the parcels of land in between the subject site and this section of Dawn Fraser East will not come forward for development in the short to medium term and thus there are opportunities to create a greater connection between site 2A and 2B in this period.</p> <p>It is considered that a review should be undertaken of interventions to the roadway in the interim period to further pedestrianise the link between the two sites.</p> <p>It is noted that the option of raised masonry collars with infill planting (as shown in the 3D) may restrict rootable soil volumes and would not be supported. The plan option showing a potential rain garden under planting is supported subject to detailed design coordination between the civil engineer and landscape architect.</p>
<i>Creating a stronger nexus between each building and the surrounding ground plane design and spaces for public use</i>	<i>A clear nexus has been created by providing a clear pedestrian heart for each site. The hearts are strongly linked with a raised pedestrian connection across Dawn Fraser East whilst porous connectivity has been established through and around a series of</i>	<p>SOPA welcomes the establishment of key desire lines into and through the site, especially as the Parkview Precinct develops further with the introduction of commercial and residential land uses.</p> <p>The provision of a raised pedestrian table between the two sites does not fully address the creation of a stronger link between 2A and 2B. In combination with the expectant reduced number of trips on this section of Dawn Fraser East associated with the temporary dead-end nature of the street in the short to medium term, it is considered that the further temporary pedestrianisation of this street could assist in achieving a stronger nexus between to two parcels of land.</p> <p>We note that the surrounding ground plane of the building needs to relate to the use of that building and allow for opportunities for the associated uses to spill out into the public areas</p>

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	<i>landscape elements that create a multiuse terrain landscape mitigating level change and generating public activity</i>	<p>(subject to standard controls) and activate the space. In particular building 2B does not appear to allow for opportunities for uses to spill out into the public domain area to the front of the building; this should be optimised.</p> <p>Furthermore, the design should be able to demonstrate how it has taken advantage and made best use of solar access and solar shading to the public domain which will assist in the activation of the space.</p> <p>It is also noted that the lifeline concept which was previously included in the draft submission in May 2019 has now been removed. Further developed, this element could contribute towards the creation of the stronger nexus and link between the two sites. SOPA is also keen to introduce the principles of biophilia into all aspects of development within the Park and as such, would support the reintroduction of this feature, subject to further review.</p>
<i>The response to the forecourt of the market hall at Site 2B, so as to reduce clutter and barriers to movement</i>	<i>The 2B forecourt has been enhanced to allow porous circulation throughout the plaza and urban grove and allows for wide and accessible Connections via key desire lines into and from the 2B tower.</i>	<p>It appears that the approach to the ground floor of building 2B has been amended with the inversion of the thermal line of the building to create an external atrium space. This constitutes a major modification to the design of the proposal and requires further review by SOPA prior to the submission of the SSD.</p> <p>Nevertheless, activation of the space to the front of building 2B is key and proposals must ensure that there are opportunities for activation to spill out into the public domain. The current iteration of the proposal does not provide examples of how this could be achieved; in particular the arboretum to the front of building 2B could be perceived to be a dark and uninviting space. Further details are thus required as to illustrate how the space would be read as a porous and active plaza.</p> <p>In addition, a portion of the seating needs to provide backrests and side arm support to meet SOPA's Access Guidelines. Whilst elements of informal seating is not discouraged, appropriate seating which meets the needs of all users should be provided and integrated into the overall landscaping approach.</p>

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<i>How the public domain responds to the surrounding streetscapes including accommodating service access and how internal circulation will occur</i>	<i>Connectivity to the surrounding streetscapes was a key strategy with the sites redesign ensuring accessible pathways along the Dawn Fraser East extension and clear entries to both buildings.</i>	<p>Regard should be had to key desire paths through the site; both current and emerging. As the Park develops, pedestrian throughfall through the site will increase especially with the development of Parramatta Light Rail (PLR) on Dawn Fraser Avenue.</p> <p>A key emerging route through the site will be across the public domain of building 2B and Dawn Fraser Ave East to the emerging commercial within this cluster. The design needs to be able to demonstrate how the public domain of building 2B will deliver this route, together with other key desire paths at the site to achieve an active and permeable public domain.</p> <p>The revised plans do not indicate how the buildings will be serviced. Further details on the rear servicing and accesses should be provided which demonstrate how the buildings will be appropriately serviced taking into account the current and future needs of the building occupants.</p>
<i>Resolution of the porte cochere design with regard to levels, treatments, interaction with the footpath, sight lines and queuing areas</i>	<i>Detailed studies and traffic analysis have resulted in a clear and definitive Port Cochere ensuring safe and equitable public access to streetscape and hotel lobby alike. Please refer to Architectural and traffic drawings for more information.</i>	<p>It is understood that the design of the porte cochere is now resolved and thus allows for vehicle entry from both the rear laneway and Murray Rose East. Swept path diagrams should be provided to demonstrate how vehicles would access and exit the porte cochere. Pedestrian paths along Murray Rose Ave need to be preserved with minimal physical interruption, the width of the pavement should be maximised in recognition of the expected pedestrian flow along Murray Rose Avenue. The design should consider an at-grade pedestrian crossing and the treatment of the pavement to the roadway of the porte cochere in order to avoid conflict with vehicles; barriers and excessive bollards should be avoided.</p> <p>The design of the porte cochere should be fully DDA compliant and constructed in accordance with the SOPA Access Guidelines.</p>
<i>Whether lifting the fig tree at the north-western corner is the best outcome for the tree and the site.</i>	<i>A detailed assessment of the existing Ficus has resulted in the decision to maintain its current level/</i>	<p>The space surrounding the fig tree on the corner of Australia Avenue and Murray Rose Avenue by virtue of the change in levels and heavy canopy cover could be perceived to be a dark an uninviting space. Further information on how the change in levels would be work is required. It is not clear how the proposed masonry sections of stepped level changes and seating blocks would be supported over the tree's root plate as SOPA's Arborist's advice is for a critical root</p>

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<p><i>The Panel strongly recommended that SOPA obtain a second opinion as to whether the lifting of the tree is viable</i></p>	<p><i>location. The landscape concept indicatively illustrates a timber deck that terraces down beneath the tree canopy and proposes a 'netscape' for public play and relaxation celebrating the tree in a unique and contemporary light. The netscape and decking articulation is subject to further physical and arboricultural assessment of the tree.</i></p>	<p>protection zone (RPZ) where new construction is heavily constrained both over and along the edge of the root plate.</p>  <p><i>Image showing the trunk and branch widths</i></p> <p>The concept design indicates that netting would be positioned around the base of the fig tree to enhance activation. It appears that for this concept to work; significant intervention to the fig tree would have to be undertaken in order for clearance below the branches.</p> <p>SOPA has concerns with regards to the maintenance and general upkeep of the netting to the tree, especially with regards to, leaf litter/fig fruit drop, flying fox faeces, and restricted access to stormwater culverts under Murray Rose Ave.</p> <p>If it is the case that the tree cannot be lifted an alternative design solution should be explored which protects the health and integrity of the tree without creating a dark and uninviting space.</p>



DRP Comments	Arcadia Response	SOPA Comments
<p><i>Appropriate locations for turf and soft landscaping to maximise its use and minimise risk of failure from overshadowing and foot traffic</i></p>	<p><i>Based on the advice of the DRP and further shadow analysis the areas of turf previous located in the 2A forecourt have been removed to create an urban plaza and stepped terrain landscape framing the existing Ficus. Additional planting has been introduced along Dawn Fraser East to soften the urban footprint providing areas for potential rain gardens.</i></p>	<p>The removal of shaded turf areas is noted given the heavy shading from the Morton Bay Fig and proposed built forms; however, there are opportunities for under storey plantings of micro-climate appropriate plants. Additional planting and potential rain gardens integrated with street trees in Dawn Fraser extension is supported and should be further explored.</p> <p>There is a distinct lack of urban green cover in this iteration of the proposal. The inclusion of urban planting should not be dismissed on the basis that the site sits within the shade; shade appropriate planting should be considered and integrated into the design of the proposal.</p> <p>SOPA welcomes the provision of planting along Dawn Fraser East; however, further planting and softscaping should be provided in addition to this.</p>