

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

Project	Sites 2A and 2B – Australia Ave, Sydney Olympic Park	
Presentation / Review Date	3 September 2019	
Panel Present	Ingrid Mather	JMD Design (Chair and representative of the Government Architect)
	Caroline Pidcock	Pidcock Architects
	Michael Harrison	Architectus
COI Declaration	None	
Also Present	Alix Carpenter, Dylan Sargent, Richard Seaward, Sally Hamilton (SOPA) Daniel West and Candice Pon (Ethos Urban) Bassam Afflak, and Greg Hynd (Ecove) Annetta Mitrovic and James Fitzpatrick (Fitzpatrick + Partners) Clifford Dean and Michael Barnett (Arcadia)	
Presenters	James Fitzpatrick (Fitzpatrick + Partners) Michael Barnett (Arcadia)	

ADVICE:

The proponent was invited to present to the Design Review Panel (DRP) the revised landscape and architecture concept prior to lodgement of a State Significant Development application to the Department of Planning, Industry and Environment. The landscape concept design was presented by Arcadia and the changes to the built form and architecture were presented by Fitzpatrick + Partners.

1. Landscape

Arcadia presented the revised public domain design for the site which responds to the comments made by the Chair to previous iterations of the design development dated 30 July 2019 and 13 August 2019.

Arcadia noted the key design references for the site include:

- Key views to the site;
- Connection to the town centre and wider park;
- The interaction of the edges of the site with the adjoining public domain;
- Pedestrian priority and desired paths of travel; and
- The concept of the tree as a living sculpture.

Arcadia presented the key design changes to the proposal which include:

- The fig tree is to remain in situ (with no basement under) and will become the focal point for the site comprising a sunken garden with seating and timber viewing deck;
- Further studies undertaken on the fig tree have resolved that some limbs and branches will need to be removed for the area around the base to function;

- The sunken garden will be balustraded to address the fall height issue adjacent to Australia Avenue with access is provided through seating steps. Groundcover planting will be provided at the base of the tree;
- There is a greater setback to the tree than in previous iterations of the landscape concept design, which places the fig tree in pride of place at the centre of the landscape scheme;
- The Porte Cochere access has been fully considered from a pedestrian and traffic aspect;
- Tree planting has been introduced to the front of the Hotel as a grove which sits within a timber deck. The deck assists with the reconciliation of the level change in this part of the site;
- The angular seating blocks have been removed and replaced with a softer and more curvilinear concept;
- The lifeline concept has been retained and integrated with the idea of the fig tree as “living sculpture” which flows around and between the two sites seeking to integrate space and defining the entry points to the buildings; and
- A banked turfed area would be located in front of the Market Hall building. This would be edged with generous dimension timber deck seating. Arcadia noted that this decking would significantly reduce the loading to the tunnel. It was also noted that the lack of tree/canopy cover in this location would allow for views into the Market Place from Jacaranda Square.

The panel noted that the species of the trees for the grove area in front of building 2A and along Dawn Fraser East should be given careful consideration. The panel were advised by SOPA that the details of the species can be secured by way of planning conditions.

It was noted that the proposed grassed area in front of building 2B is considerably exposed to the elements and would provide limited solar shading. It was noted that the width of the pavement from the kerb to the edge of the seating area is in excess of 6m. The panel consider that such width is not necessary in this instance and the hard landscaping could be replaced with soft landscape and canopy cover.

The native feature garden to site 2B is welcome, however, it was considered by the panel that tree planting could be introduced to this area to increase canopy cover and further assist with wind mitigation. The panel further encourage the use of native tree species as part of the landscape.

It was noted that a stronger pedestrian priority threshold between Australia Avenue and Dawn Fraser Avenue should be considered. Indicative crossings should be shown on both the North and South side of Dawn Fraser Avenue with Australia Avenue. It is considered a stronger connection between the North East corner of the junction of Australia Avenue and Dawn Fraser Avenue should lead to the entrance to site 2A. The dominance of the secondary route to the entrance between the fig tree and decked grove should be reduced commensurate with its hierarchy as a secondary route.

The introduction of street planting to Dawn Fraser Avenue and Parkview Drive were welcome. However, it is considered that the regular spacing of the gardens could be

interspersed with larger, consolidated planting areas with the cycle parking redistributed across the site; and specifically along Australia Avenue and Dawn Fraser Avenue East.

The panel welcomed the introduction of the Lifeline as an artistic concept through the site. However, in order to give depth, context and meaning it was noted that the design team should engage an artist to assist with more detailed scoping and development of the concept. It was also noted that a scaled back version of the Lifeline could be more feasible and provide more gravity to the concept. The DRP noted that high quality materials would be required for the proposal to meet design excellence. For the avoidance of doubt, the Panel advised that the use of any tri-hex pavers for the Lifeline or public domain would not meet design excellence at this site. The panel were advised by SOPA that the Urban Elements Design Manual is guidance and allows for flexibility in its application to public domain areas.

2. Architecture

Fitzpatrick + Partners presented the amendments to the architecture, these changes include:

- A change of use in the hotel tower to comprise 16 floors of hotel rooms and 13 floors of boutique office suites located on the lower floors of the tower. It was noted that this alteration will result in the creation of a separate entrance door to Dawn Fraser Avenue for the office component of the building;
- A reduction in the height of the tower on site 2A by 6.6m and increase in the overall height of the office building on site 2B by 2.7m;
- Alteration to the façade of building 2A thus creating more efficient window shading and improved U-value;
- Alterations to the ground floor entrance of building 2A to provide the restaurant and all-day dining entrance area with a strong presence in the public domain. The ground floor of building 2A would have three distinctive entry zones comprising the Porte Cochere, the all day dining restaurant and lobby entrance to the boutique hotel;
- Development of the superstructure for site 2B in response to the rail tunnel under the site;
- Removal of the Market Hall concept to building 2B and replacement with an external Market Place concept. After engaging specialist retail advice, it was noted that the majority of operators would have a strong preference for a street address and street presence. In addition, the Market Hall concept would require specific areas to be cordoned-off for licencing purposes and would thus erode the open dining concept;
- Development of the commercial floorplate of building 2B to allow flexibility in splitting the floorplate into a range of suite sizes;
- Revision to the entry point of building 2B. The Market Place concept will be orientated to Jacaranda Square to take advantage of the views into the site; and
- The provision of two external cylindrical stair cores in the Market Place which allow for 100% compliant fire travel distances. It was noted that one of the stair cores will not extend direct to ground; it would offset to within the building at the first floor. The cylindrical structures were clad in stainless steel; however, the design concept for

this is still to be resolved.

It was noted by the panel that an increase in the height of building 2B would ultimately impact on the degree of overshadowing to the adjacent residential building (with ground retail and child care uses). Ultimately, the increase in the height of the building would lead to greater overshadowing which would need to be tested.


It was also noted that the amendments to the ground floor of building 2B could impact on the micro-climate of the Market Place by increasing wind tunnelling, given that the seating area would change from an internalised area to an external area exposed to the elements. It was noted that a wind desktop study was undertaken for the DA lodgement. However, it is considered that further wind tunnel testing should be undertaken to the Market Place now it will be exposed to the elements; specific consideration should be given to the exposure of the site to westerly winds.

RESOLUTION:

The DRP panel resolved to recommend awarding of design excellence subject to the further development and refinement of the following issues through the SSD application process:

1. The hierarchy of circulation to the public realm requires further consideration. Desire lines from key crossing points should be utilised in the first instance. The hierarchy of pavement widths should also be reviewed and additional greening and canopy cover to replace the paving;
2. The impact of wind and microclimate on the Market Place of building 2B should be further considered as a result of the design amendments to the ground floor of building 2B, comprising the externalisation of the seating area;
3. Green space and green cover should be optimised. As such, the design team should consider the introduction of additional tree planting along Australia Avenue, particularly in front of Site 2B, and canopy cover to the native feature garden;
4. The provision of additional greening to Parkview Drive is encouraged with rationalisation and redistribution of bicycle parking to allow for more consolidated planting areas;
5. While the inclusion of the Lifeline into the public domain design is welcome, the design team should engage an artist to ensure the piece has depth, meaning and appropriate context. It is anticipated that an approach involving a scaled back Lifeline concept that utilises high quality materials in prominent pedestrian areas could be more appropriate for the site; and
6. Further shadow studies must be undertaken for Building 2B to demonstrate that the overshadowing impacts on residential apartments at 11 Australia Avenue are no worse than those from a compliant building envelope.

Approved:



Ingrid Mather
JMD Design
Chair