

Prepared for:

OD | PARTNERSHIP PTY LIMITED

Sydney Olympic Park - Site 13

Architectural Design Report, Major Project Application March 2008



Prepared for:



A joint venture between:



Landscape Architect

TDS+JAAA

Turf Design Studio + Jeppe Aagaard Andersen
P.O. Box 419 Cronulla NSW 2230, 95 Kingsway, Cronulla 2230
Phone (+61 2) 9527 3380, Fax (+61 2) 9527 2307
Email: sydney@turfdesign.com jaaa@jaaa.dk

Consultants

Town Planning	Colston Budd Hunt & Kafes
ESD	Cundalls
Structure	M+G Consulting
Stormwater	M+G Consulting
Mechanical/	Medland Metropolis
Electrical	
Traffic	Transport & Traffic Planning Associates
Access	Morris Goding Access Consulting
BCA	McKenzie Group
Surveyor	Craig and Rhodes
Noise & Vibration	RTA Group

Olympic Park Site 13

Design Report
Major Project Application

BS Project Number S10849
5th March 2008

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Introduction

The design proposal has been prepared by Bates Smart Pty Ltd on behalf of AVJennings and Ashe Morgan Winthrop. It forms part of the Environmental Assessment Report prepared in respect of Major Projects Application. It describes the architectural design of the proposed commercial office building located on Site 13, Sydney Olympic Park.

The proposal is for an 'A Grade' commercial office building consisting of a basement carpark, ground level retail/ office/ loading, 4 levels of office to Building A and 3 levels of office to Building B. The total net-lettable area is 13,423 sqm. The design proposal includes the landscaping of the public domain within the site boundary in line with SOPA's Urban Elements Design Manual.

Vision for Sydney Olympic Park

SOPA's aim for development of Sydney Olympic Park and 'Vision 2025' is to create a more diverse mix of uses and to transform the current low density land uses into an intense urban centre with a more civic and urban character. SOPA aims to promote environmental best-practice and enhance high public transport access and use.

Design Response

Our design aims to create an environmentally responsive and low-energy building with a commercially viable and contemporary workspace. ESD strategies were developed to create a balance between providing effective external solar shading and creating a healthy work environment with good thermal comfort, a good level of natural light to the floorplate and naturally ventilated breakout spaces. The floorplate is spatially open, flexible and encourages connectivity and interaction. The massing aims to create a civic sequence of buildings, articulated as a series of linear volumes representing the office floorplates, with a recessive space for the core/ breakout areas. This creates a rhythm of building volumes; the primary volume with a large scale response to Olympic Boulevard and reducing in scale and height moving away from Olympic Boulevard down Sarah Durack Avenue. The public domain to both Olympic Boulevard and Sarah Durack Avenue frontages are visually and physically linked to the ground floor lobby, café and retail to activate the public domain and provide good amenity to the public with outdoor seating, café spill-out and large trees for shading.

2. Context Analysis

Site 13 is located on the south-western corner of the intersection of Olympic Boulevard and Sarah Durack Avenue in the south-western precinct of Olympic Park. Site 13 is adjacent and to the north of the State Sports Centre. The site is commercially zoned and has an area of 4,594sqm.

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i. Context Survey Plan



ii. Aerial Photograph & Site Location



iii. SOPA Development Sites Masterplan
 Site 13 is identified as a Commercial Development Site.