

Site 4B, Sydney Olympic Park

Client: Bovis Lend Lease
Document: Landscape Architects Design Statement
Date: 15.12.2010
Issue: A



Landscape Architect's Design Statement

This statement should be read in conjunction with ASPECT Studios Landscape Plans 10045-L001 Rev. D, 10045-L002 Rev. D, & 10045-L003 Rev. D.

Project and site summary.

ASPECT Studios were commissioned by Bovis Lend Lease to prepare a landscape package for this proposed commercial development. The site is located between Olympic Boulevard and Herb Elliott Avenue, within the urban core of Sydney Olympic Park. The intent of the Landscape scheme for SOPA Site 4B is to create a green, legible, and public breakout space servicing the proposed development and surrounding developments. This site directly relates to the Sydney Olympic Park Materplan 2030, contributing to the network of open spaces and becoming a new 'urban place'.

The space strengthens connections to the overall collection of open spaces with a through site link, which also creates opportunities for gathering, seating and provides a significant green outlook for the proposed buildings. The landscape is a collection of three spaces of differing levels consisting of the upper terrace, garden terrace and tree walk (see fig. 1).

1. Tree Walk:

The general arrangement of the design is based on the retention of nine existing *Lophostemon confertus* (Brush Box) which form a part of an avenue planting which lined the stock route to the former abattoir. They stand as a significant asset to the site and three new Brush Box are proposed to strengthen the double arc avenue and provide a strong feature along the through site link.

The space provides a raised deck walk and seating opportunities through the Brush Box avenue creating both an active and passive environment. It allows for an enhanced accessible through site link as well as for places of respite and relaxation with seating opportunities throughout the trees.

This vegetated site link will encourage a pedestrian connection between the Railway Station, the Abattoir Heritage Precinct and the Sydney Aquatic Centre and will strengthen the campus character of the strip of buildings to the south of the Sydney Olympic Park Railway Station of the Sydney Olympic Park town centre precinct.

The existing Brush Box trees forming the arc planting have a high heritage and aesthetic value, as stated in the Sydney Olympic Park 'Significant Tree Register, 2007' prepared by Knox and Partners. Within this scheme the importance of these trees are recognised and the proposal aims protect and enhance this avenue feature of the site with many initiatives employed in the tree walk area to ensure their health and longevity.

The raised deck boardwalk allows for the public to experience the filtered canopy shade in summer created by the established trees whilst providing adequate protection around the root zones of the trees, and adjacent batter planting allows for level changes to be met away from the tree protection zone.

The focus is removed from the back of the adjacent Pullman Hotel through screen planting and benches faced towards to turfed garden terrace, giving the space a 'green outlook'.

New screening trees to the edge of the space provide further buffers to the existing building whilst reinforcing the continuous canopy created by the Brush Box avenue.

2. Garden Terrace:

This space provides a low level green overlay to the site and outlook for the surrounding users, and an inviting breakout space for people to enjoy and experience. A planted batter connects the tree walk space to the lush lawn space, providing protection for the existing tree roots and merging the buffer landscape into the turfed passive area above.

Within this turfed zone *Washingtonia robusta* palms are proposed in a series of clumps to provide light shade and assist in reflecting the landscape themes of surrounding green spaces. This planting palette will be reflected throughout the series of spaces with a selection of species displaying characteristics of the garden beds in the Maiden Gardens (former Abattoir) located opposite on Herb Elliot Avenue.

To the building side of the space a seating wall connects the garden terrace to the upper terrace, providing another recreational aspect to the space as well as creating access between the upper and lower platforms. This sculptural seating wall also creates sufficient soil depth to allow for palm planting to the upper terrace.

3. Upper Terrace:

This space directly relates to the adjoining proposed buildings with the landscape aiming to provide a breakout space with loose chairs and cafe seating creating a space where office workers can sit with a green outlook over the rest of the landscape. The loose seating provides activation for the building colonnade and edges of the space allowing unprogrammed opportunities for users to congregate as well as find a private space. This creates an immediate zone of activity drawing users out of the buildings and into the public domain.

A central circular bench surrounding a planted bed and clump of palms also assists in softening the space against the building and creating pleasant filtered shade.

The space is bounded to the building edge by unit paving to SOPA's guidelines which will reflect the surrounding paving, creating a seamless space and allowing the building to be clearly noted as part of the Town Centre precinct.

4. Public Domain and Streetscape:

The ground surface of the public domain will match with SOPA's UEDM Design guidelines paving strategy. Concrete unit pavers will be extended into the public through site link to achieve SOPA's desired continuity across the ground plane.

Herb Elliott Avenue currently consists of *Corymbia maculata* (Spotted Gum) which are located in gravel mulch within a grass verge. The three existing trees are to be retained and three additional Spotted Gums are proposed. The existing grass verge is to be removed and replaced with paving.

On Olympic Boulevard the existing street trees and pavements are to be retained. Additional paving is to be continued between the existing *Araucaria cunninghamiana* (Hoop Pine) in accordance with the UEDM.

These pavement treatments between the trees are proposed to improve the permeability from Herb Elliot Avenue and Olympic Boulevard to the through site link and public courtyard.

In accordance with the Sydney Olympic Park Master Plan 2006 two new roads are proposed to the eastern and southern boundary of the new development. These roads create a secondary frontage to the proposed building. The design of the streetscape will follow SOPA's UEDM guidelines.

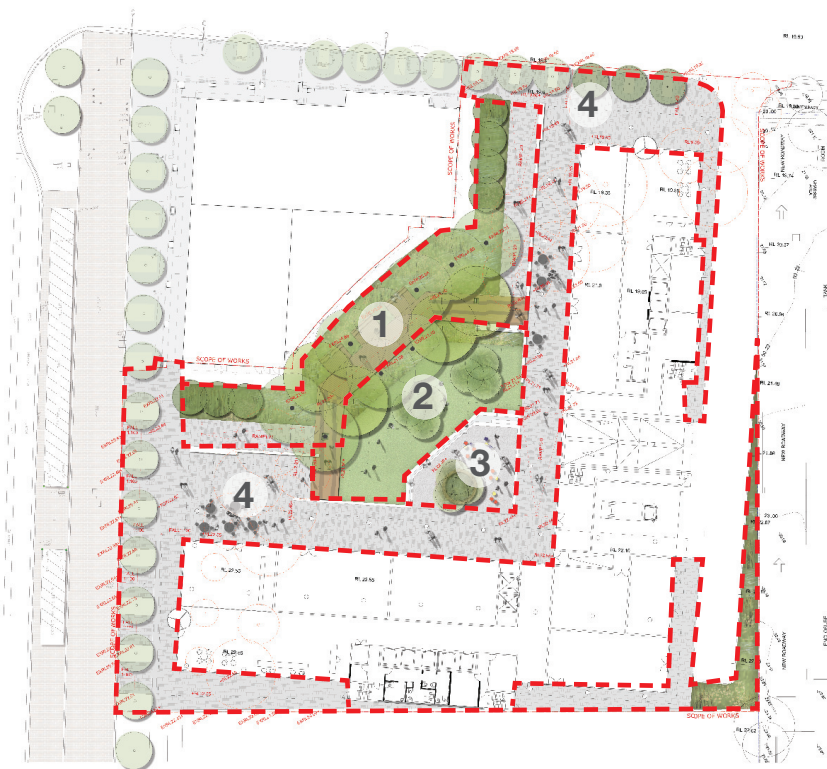




Figure 1. Diagram of Spaces



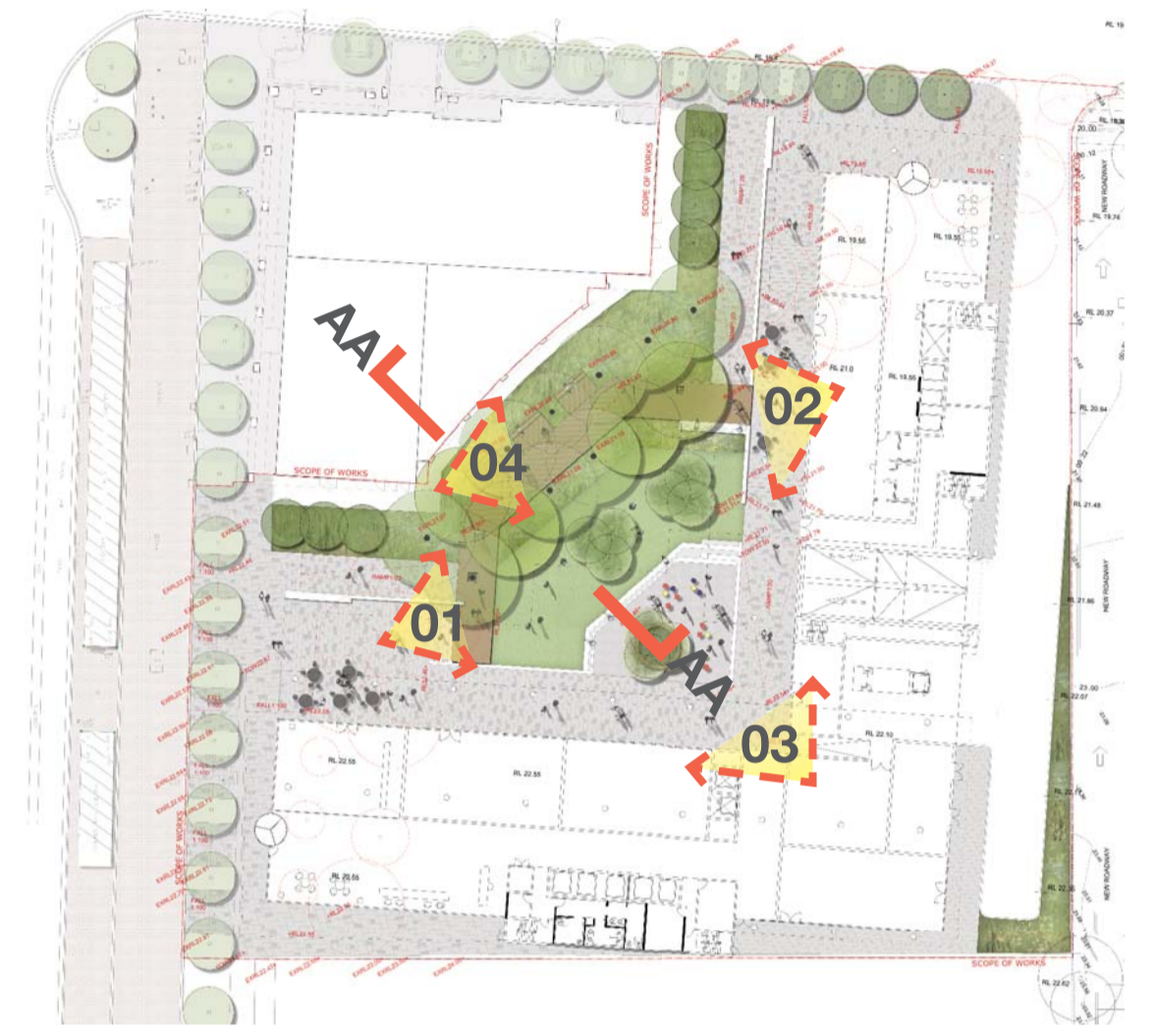
Landscape Key:

- 01. Existing footpath to Olympic Boulevard
- 02. Existing trees to Olympic Boulevard to be retained
- 03. High quality large format pavers as per SOPA guidelines
- 04. Access/ egress path to back of Hotel
- 05. Screen planting area with new trees
- 06. 180mm max. high concrete step flush with paving between existing trees to Olympic Boulevard
- 07. Lobby Entry
- 08. Screen planting to back of Hotel
- 09. Battered planting zone with native grasses
- 10. Seating with backrest in between the trees creating a screen to the back of Hotel
- 11. Timber boardwalk between double row of trees, raised to protect the existing trees from damage
- 12. Sun lawn / office break-out space
- 13. Palm groves in lawn area
- 14. Seating edge, steps to level change
- 15. Upper terrace with small scale paving and loose furniture
- 16. Palm grove at Upper terrace in gravel with feature circular bench
- 17. Temporary retaining wall to Future Road
- 18. Temporary mass planting area in front of retaining wall to Future Road

-  Existing Brushbox trees retained (9x)
 -  Proposed Brushbox trees interplanted to complement the existing double arc
 -  Existing trees to be removed
- Total Deep Soil Landscape Area = 718.5m²



Landscape Section AA: scale 1:75@A1



Key Plan



01: Indicative Perspective



02: Indicative Perspective



03: Indicative Perspective

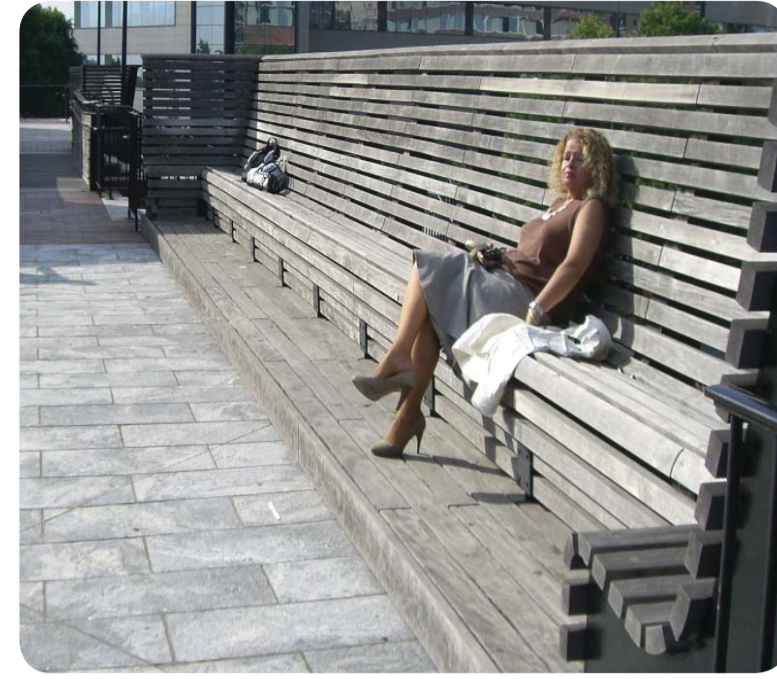


04: Indicative Perspective

Precedent Images



Feature seating
ASPECT Image Library



Seating incorporated within deck
ASPECT Image Library



Timber seating
Highline, NY; ASPECT Image Library



Loose cafe seating
Paley Park, NY; ASPECT Image Library



Timber seating
Pirrama Park; ASPECT Image Library



Precast Concrete Wall
Pirrama Park; ASPECT Image Library



Timber stairs
ASPECT Image Library



Raised timber decking
ASPECT Image Library



Tree planting within timber deck
Victoria Park; ASPECT Image Library



Raised timber decking
ASPECT Image Library

Indicative Plant Schedule

Species	Common Name	Spacing	Pot Size
Trees			
<i>Acacia floribunda</i>	Sally Wattle	as shown	25L
<i>Corymbia maculata</i>	Spotted Gum	as shown	200L
<i>Populus simonii</i>	Simon's Poplar	as shown	1000L
<i>Lophostemon confertus</i>	Brushbox	as shown	1000L
<i>Washingtonia robusta</i>	Washington Palm	as shown	400L

Plant Images



Corymbia maculata
ASPECT Image Library



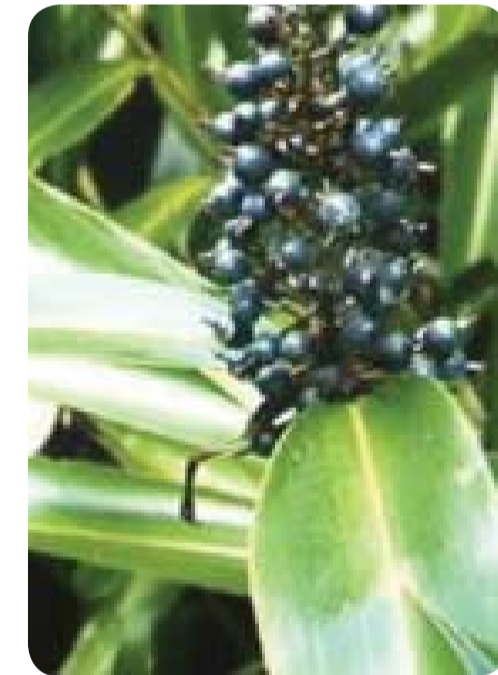
Populus simonii
ASPECT Image Library



Lophostemon confertus
ASPECT Image Library



Washingtonia robusta
ASPECT Image Library



Alpinia caerulea
ASPECT Image Library



Dianella caerulea
ASPECT Image Library

Mass Planting			
<i>Alpinia caerulea</i>	Native Ginger	1000mm	300mm
<i>Dianella caerulea 'Breeze'</i>	Breeze' Flax Lily	400mm	150mm
<i>Dianella caerulea 'King Alfred'</i>	King Alfred' Flax Lily	400mm	150mm
<i>Poa poliformis 'Kingsdale'</i>	Kingsdale	400mm	150mm
<i>Diets robinsonia</i>	Wedding Iris	500mm	150mm
<i>Liriope muscari 'Just Right'</i>	Just Right' Lily Turf	300mm	150mm
<i>Lomandra hystrix 'Tropic belle'</i>	Lomandra 'Tropic Belle'	400mm	150mm
<i>Neomarica gracilis</i>	Walking Iris	500mm	200mm
<i>Pennisetum alopecuroides 'Nafray'</i>	Nafray' Fountain Grass	400mm	150mm
<i>Philodendron 'Rojo Congo'</i>	Philodendron 'Rojo Congo'	400mm	200mm
<i>Philodendron 'Xanadu'</i>	Philodendron 'Xanadu'	400mm	200mm
<i>Westringia fruticosa</i>	Coastal Rosemary	500mm	200mm



Dianella caerulea 'King'
ASPECT Image Library



Poa poliformis 'Kingsdale'
ASPECT Image Library



Diets robinsonia
ASPECT Image Library



Liriope muscari 'Just Right'
ASPECT Image Library



Lomandra hystrix
ASPECT Image Library



Neomarica gracilis
ASPECT Image Library



Pennisetum alopecuroides 'Nafray'
ASPECT Image Library



Philodendron 'Rojo'
ASPECT Image Library



Philodendron 'Xanadu'
ASPECT Image Library



Westringia fruticosa
ASPECT Image Library