

3.0 SITE ANALYSIS + CONTEXT

3.2 PROXIMAL EXISTING BUILT FORM

Diagram 3.2 indicates the existing built form in the vicinity of the site, a summary description of which follows:

Wolli Creek Airport Line station concourse runs east-west with egress points exiting from the main station entry, the service area to the north of Wolli Creek station and directly into Discovery Point Park. Several significant services are also located in ground around the Rail corridor. Ownership of the rail corridor is limited in stratum with the Building 6 site sitting directly over parts of the rail corridor. Directly south of Building 6 is a large ventilation opening to the station concourse below. A service area to the eastern side of Wolli Creek station serves both the station and the adjacent RailCorp substation.

A bridge has been constructed over the Airport line rail corridor, the top of the bridge structure sits at approximately RL 6.5. The bridge will form part of Brodie Spark Drive when works are completed. The height of the rail bridge and the other completed buildings around Brodie Spark Drive define a partially elevated ground floor at this level.

To the south west the 'Vine' building is currently under construction and to the north east the future Building 7 is proposed. Across Discovery Point Park to the south east is the Princes Highway. Located in Discovery Point Park are two heritage listed properties known as Tempe House and St Magdalene's Chapel.

The existing and under construction buildings located around Discovery Point Park ('Verge', 'Greenbank' and 'Vine') present a fairly consistent built form to Discovery Point Place. Key to this presentation is the curving masonry arc which forms a consistent backdrop to the heritage items of Tempe House and Magdalene's Chapel, which is discussed in greater detail in section 5.

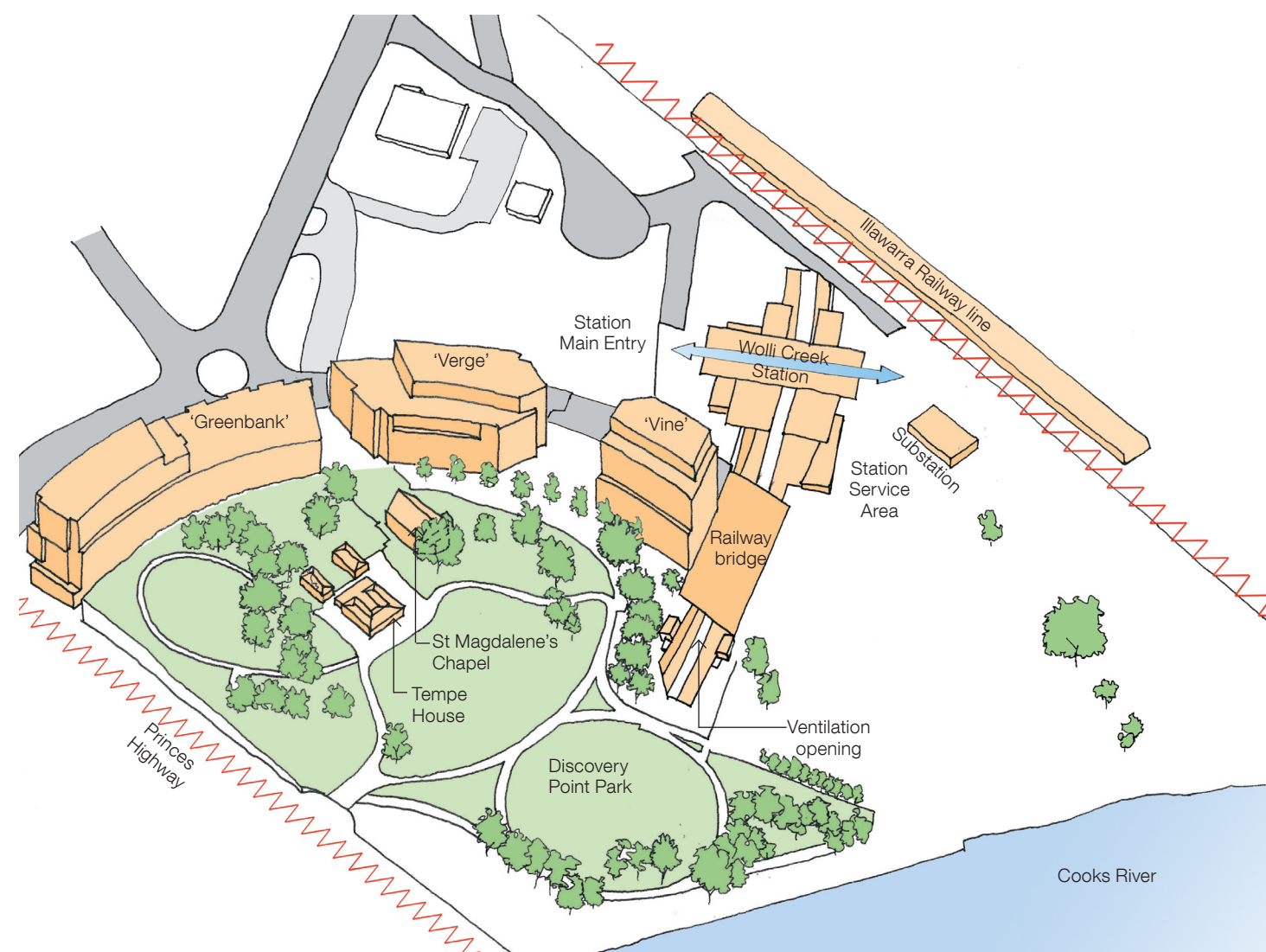


Diagram 3.2 - Existing built form

3.0 SITE ANALYSIS + CONTEXT

3.3 STAGE 1 WORKS

As is mentioned in the introduction, this Project Application is being lodged separately but concurrently with a Project Application for buildings referred to as 'Stage 1' in the Concept Plan. Some of the works contained within the Stage 1 Project Application are proposed to be constructed prior to the commencement of the works represented in this application. These works are represented in the adjacent diagram and are summarised as:

- The extension of Brodie Spark Drive.
- The construction of a temporary bus stop, turning loop and access road.
- The temporary connection of Spark Lane to the temporary Bus turning loop.
- The construction of the Water Recycling facility.
- Various landscaping and station access works.

With the exception of the works summarised above nothing in the Stage 1 Project Application is required to be completed to facilitate the commencement of the works represented in this application. The above ground works represented in the Stage 1 application are largely located to the south of the Wolli Creek Station and as such are separate from the Building 6 site.

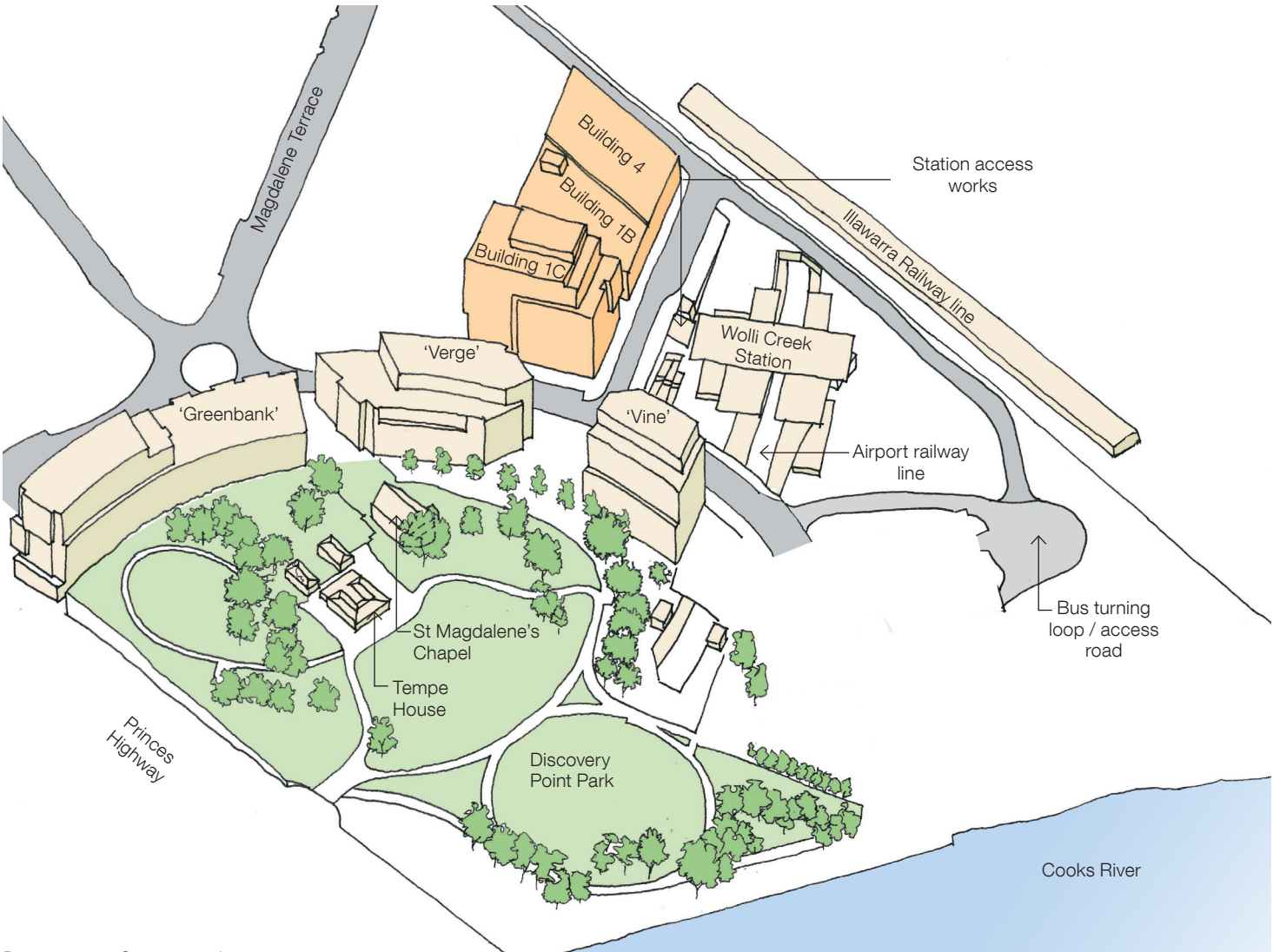


Diagram 3.3 - Stage 1 works

3.0 SITE ANALYSIS + CONTEXT

3.4 VIEWS

The greater Discovery Point site is located on a peninsula defined by Wolli Creek and Cooks River. The site offers distant views of Botany Bay and an exceptional outlook over the estuarine river system which flows into the bay. Directly to the north, the site affords views onto Waterworth Park and Wolli Creek. To the northeast, the site provides views to Sydney CBD in the distance, with the airport also visible to the east. Directly south, the site has views of Kogarah Golf Course.

Views available from the Building 6 site have been considered when all project stages have been completed. Diagram 3.4 indicates where available views will be maintained on completion of the Concept Plan. Primary views are available south towards Discovery Point Park and diagonally down Brodie Spark Drive towards the Cooks River.

Diagrams 3.5 & 3.6 indicate views available from level 6 of the proposal.

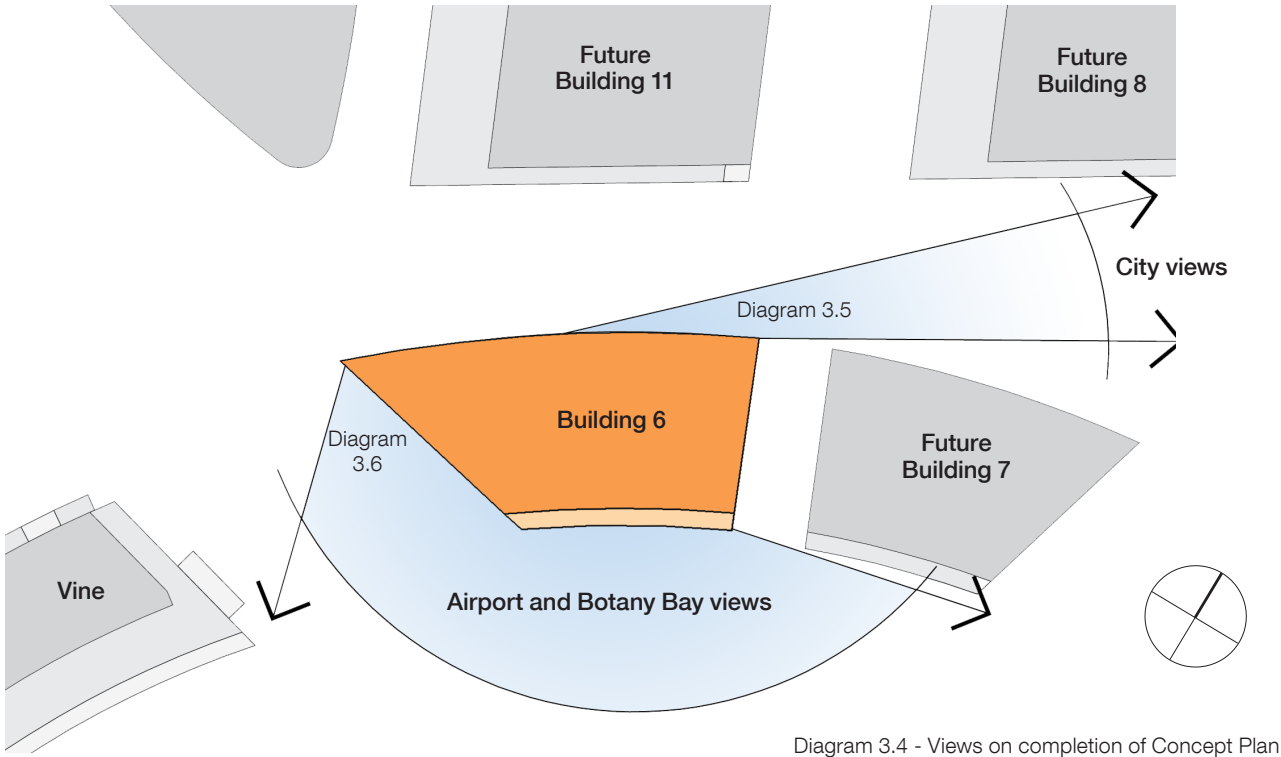


Diagram 3.4 - Views on completion of Concept Plan

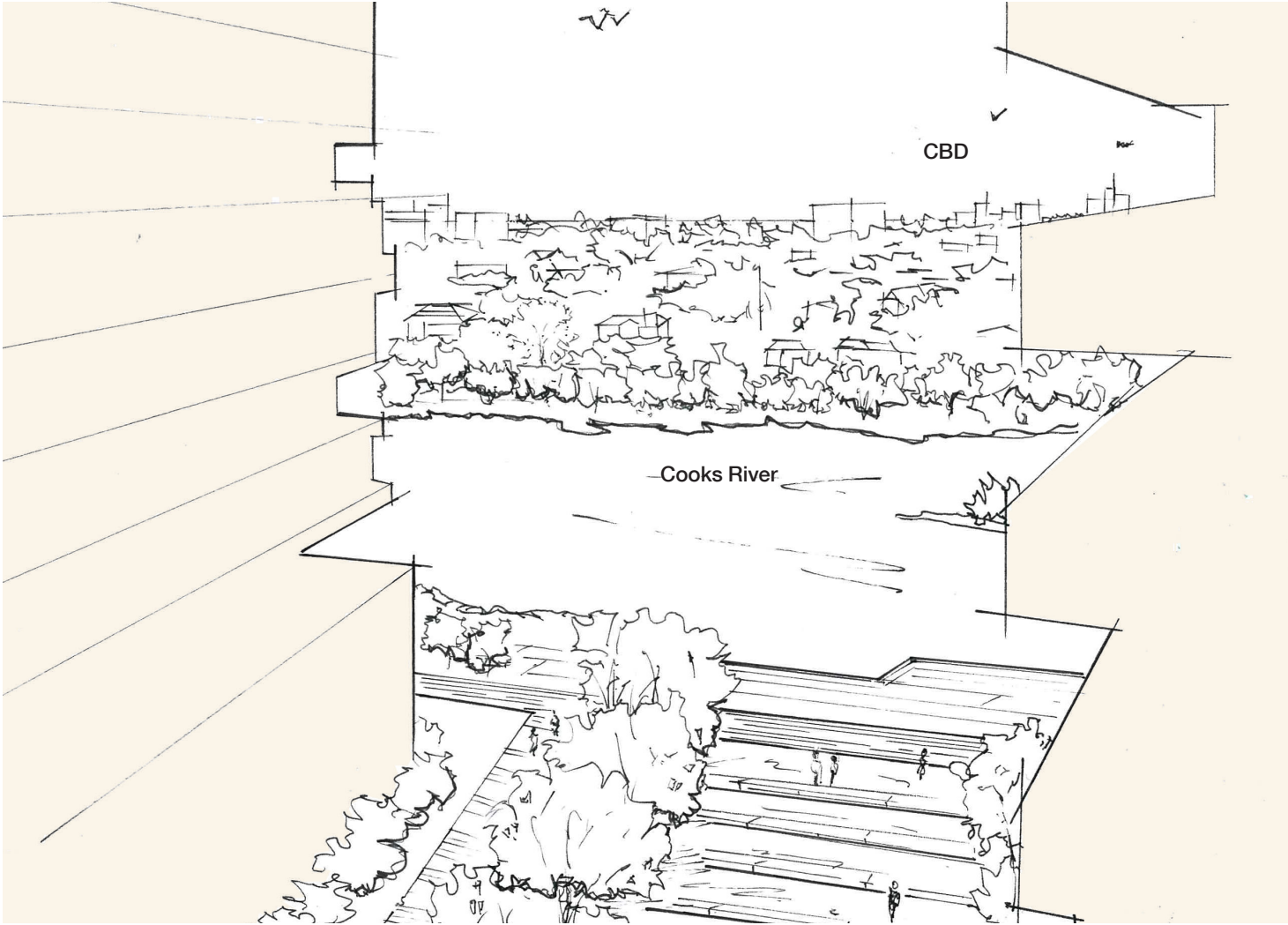


Diagram 3.5 - Future view level 6- north east

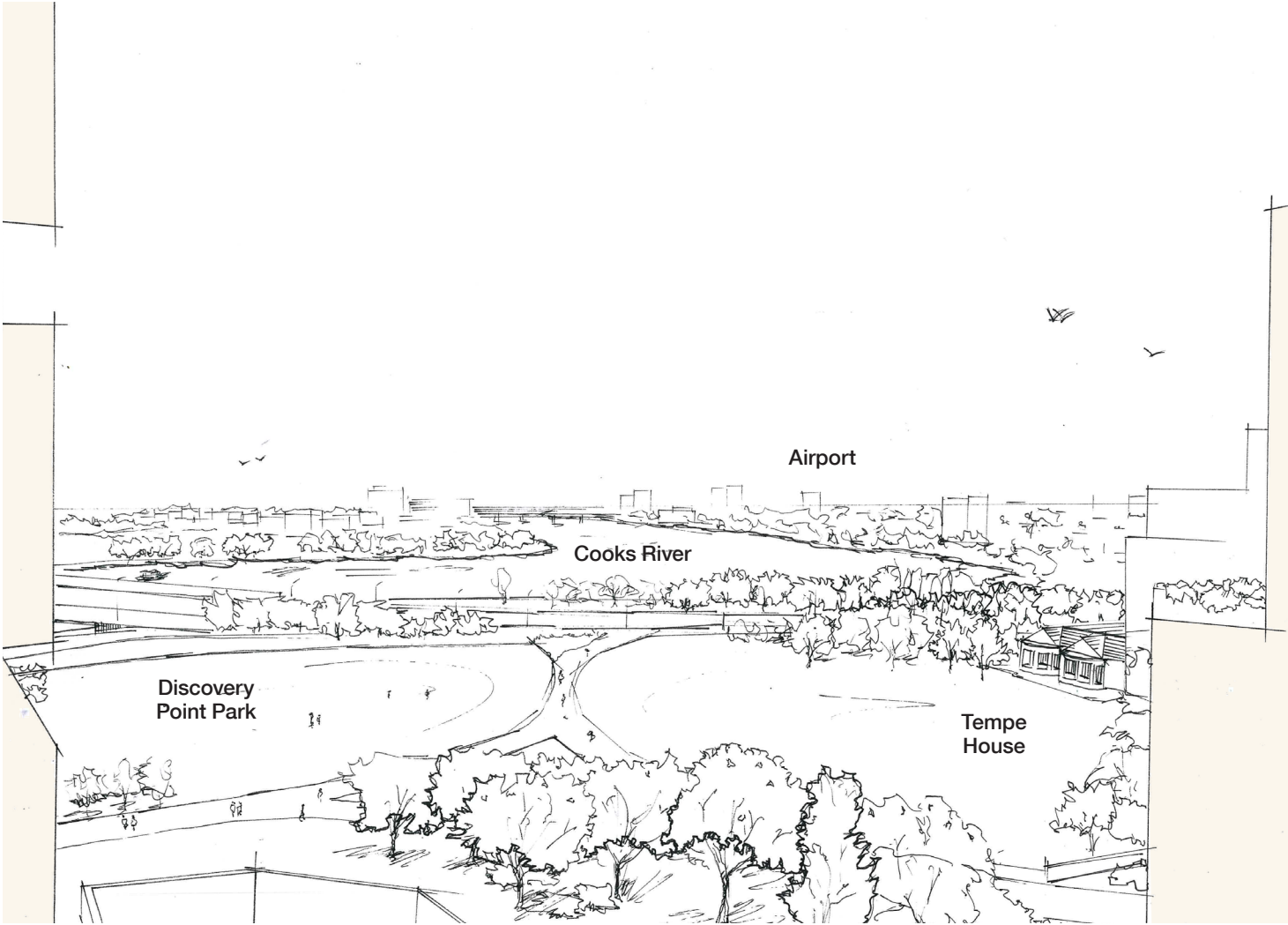


Diagram 3.6 - Future view level 6- south-west

4.0 SCHEME OVERVIEW

4.1 PUBLIC DOMAIN

The completion of Brodie Spark Drive (proposed to be fully complete after construction of Building 7) will see the establishment of a significant tree lined boulevard. Brodie Spark Drive will also ultimately join Chisholm Street and be the main vehicular and pedestrian access way to the northern side of the site.

Until the future stages of the Concept Plan are constructed vehicles will use the temporary bus turning loop to access the proposed basement car park. The proposed partial completion of Brodie Spark Drive will facilitate pedestrian movement and enable vehicular parking and drop off outside Building 6. The partial construction of Brodie Spark Drive will also allow greater connectivity to a wider portion of Discovery Point Park.

As discussed in the previous section, the Wolli Creek Airport Line station concourse extends below the future Brodie Spark Drive. A large ventilation opening exists south of the Building 6 site serving the station concourse below.

The Stage 6 Project Application includes the installation of a cover over the rail opening to the south of Building 6 to improve the visual amenity of residents. The railway cover will be a light weight grill/ louvre system providing a visual barrier to the rail corridor below. The location of the proposed rail cover is shown in diagram 4.1 . The rail cover will be designed and constructed to allow for smoke extraction in the occurrence of a fire in the station. The detailed design of the railway cover will be verified by means of detailed modelling and analysis report prepared by a qualified engineer. Discovery Point Pty Ltd is currently in discussion with Railcorp regarding the design of the railway cover.

One of the key amenity benefits to the Proposal is the relationship with Discovery Point Park, both as an outlook and as an activity and leisure space. The design of the landscaping is discussed in the subsequent sections of this report which details the proposed landscaping works around the building and in Discovery Point Park. The pedestrian interface with the park will also be improved via stairs and accessible ramps.

Diagram 4.1 illustrates key pedestrian movements around the perimeter of Building 6.



Diagram 4.1 - Public Domain

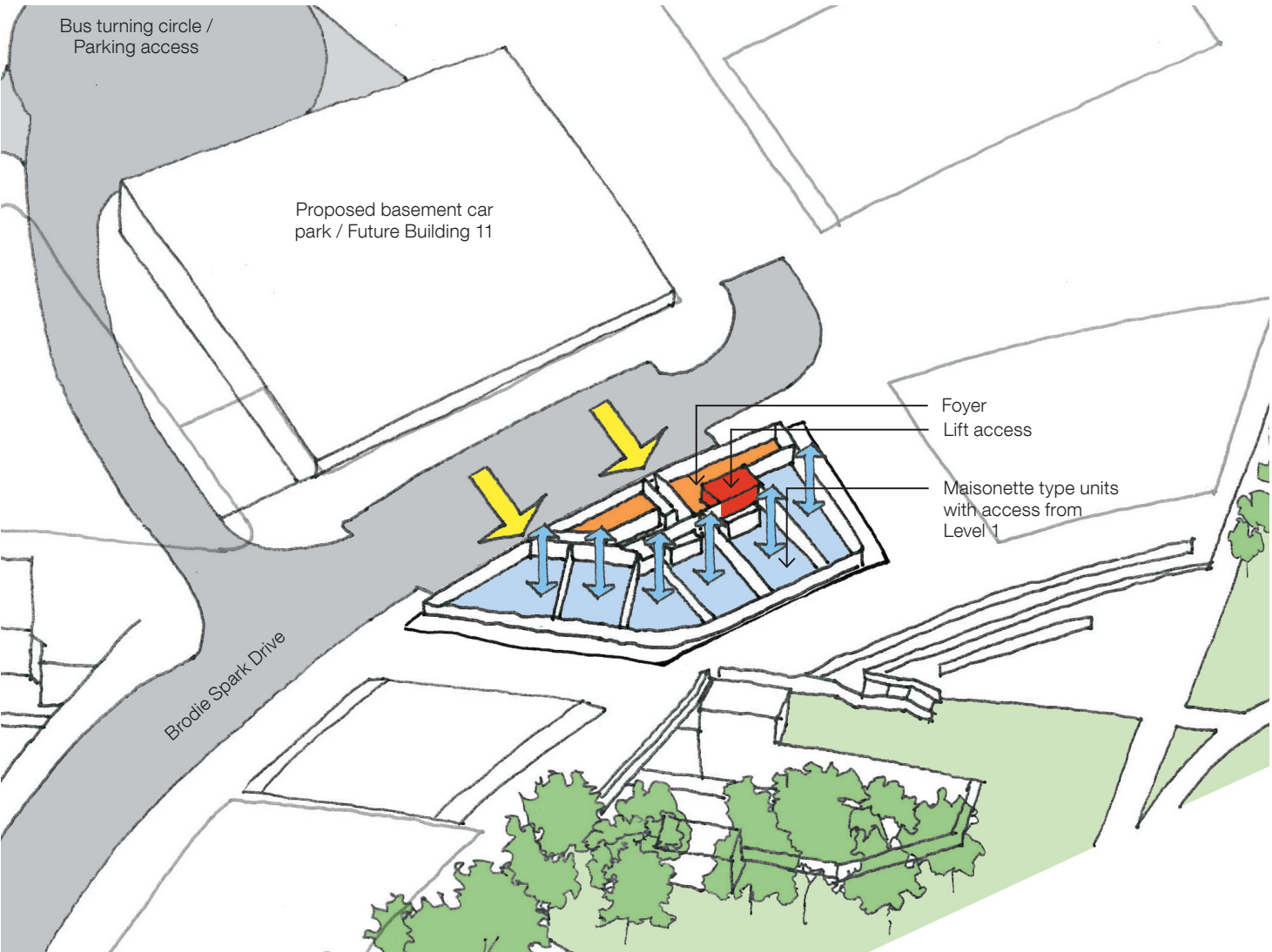


Diagram 4.2 - Ground floor