

**WATERVIEW VENUE: PROPOSED ALTERATIONS & ADDITIONS**  
**LOCATION: BICENTENNIAL PARK, SYDNEY OLYMPIC PARK**  
**SEARS: ARCHITECTURAL RESPONSE**

**DATE: JULY 2024 REV:G**



**WATERVIEW**  
IN BICENTENNIAL PARK

Waterview respectfully acknowledges the Traditional Owners and Custodians of the Country on which Waterview is sited, the Wangul people. We pay respect to their Elders past, present and emerging.

# REVISIONS

Waterview Convention Centre, Bicentennial  
Park, Sydney Olympic Park, NSW 2127  
Australia

## DATE

July 2024

CLIENT Venues of  
Australia (Homebush Bay)

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## VERSION AND DATE ISSUED

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# INTRODUCTION

## Waterview in Bicentennial Park.

The Waterview Convention Centre is set amongst 40 hectares of serene and picturesque parklands, lakes and ponds that forms the Bicentennial Park. The Park is found within the Sydney Olympic Park Precinct, Homebush.

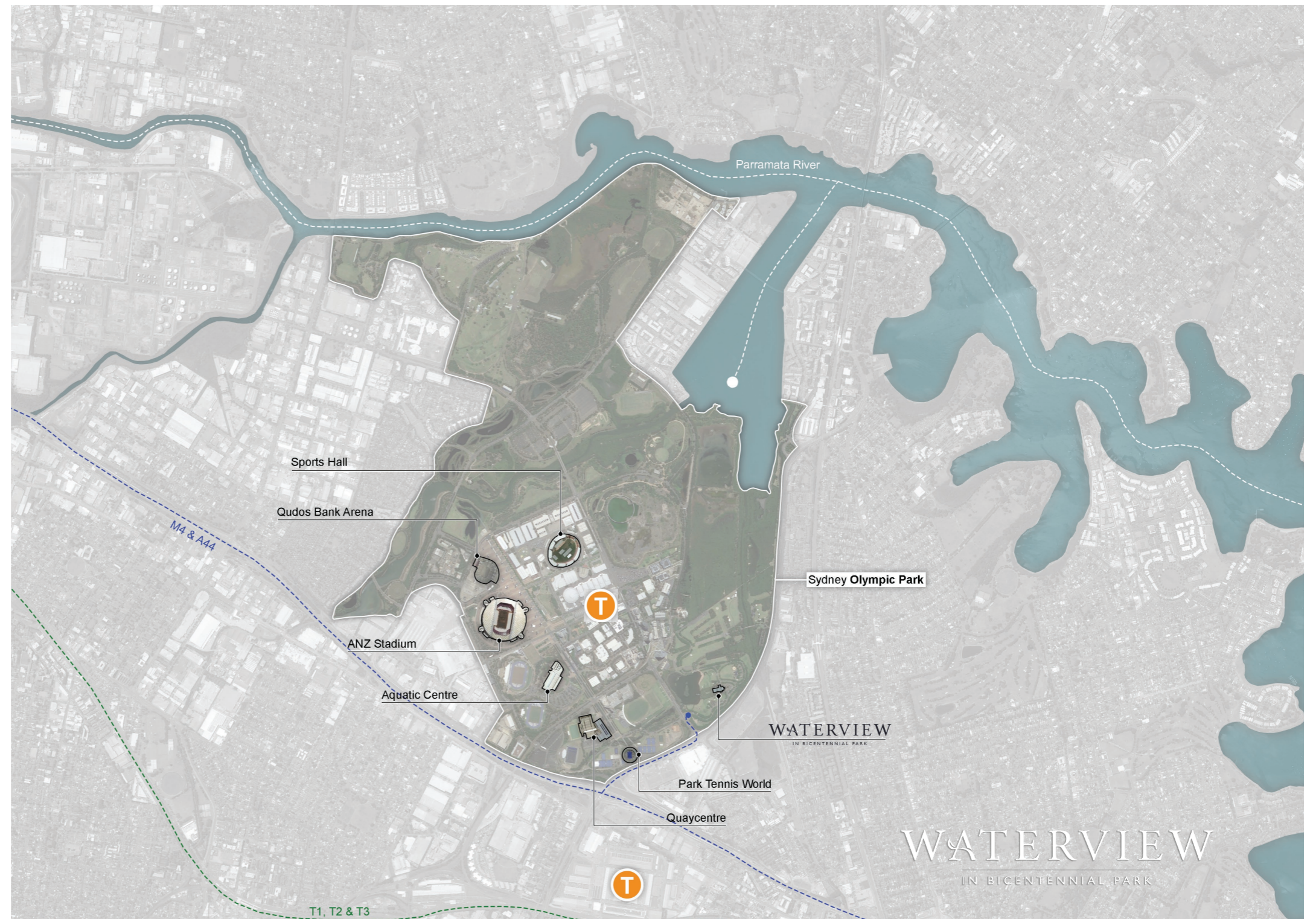
Capitalising on its location Waterview offers flexible and versatile event facilities accommodating Weddings, Business Events, School Events and catering for Special Occasions of all kinds.

### Overall the offer includes:

- Flexible and divisible function spaces offering a combined seated capacity of 420 guests.
- Ability to hold up to 5 segregated function events at any one time.
- Catered services for Weddings, Business Events, School Formals and Special Occasions.
- Full audio visual, production and entertainment capabilities.
- Tailored packages for all celebrations and business needs.
- Coffee and light food at the Waterview Cafe as an interface for Park users offering both indoor and outdoor seating.
- Separate Public Amenities.
- Separate Bike hire.

A recent review for Waterview concluded that the facilities needed to adapt in order to address the changing needs and expectations of not only the business community but importantly alterations and improvements were identified to ensure the premises reflected the needs of Park Users within the Sydney Olympic Park precinct itself.

This document touches on the origins and context for the existing facility and highlights the changes required to ensure relevance in both the short and long terms. It identifies a committed Operator and team prepared to invest time and expertise to the realisation and continued success of an established business and a much needed park facility.



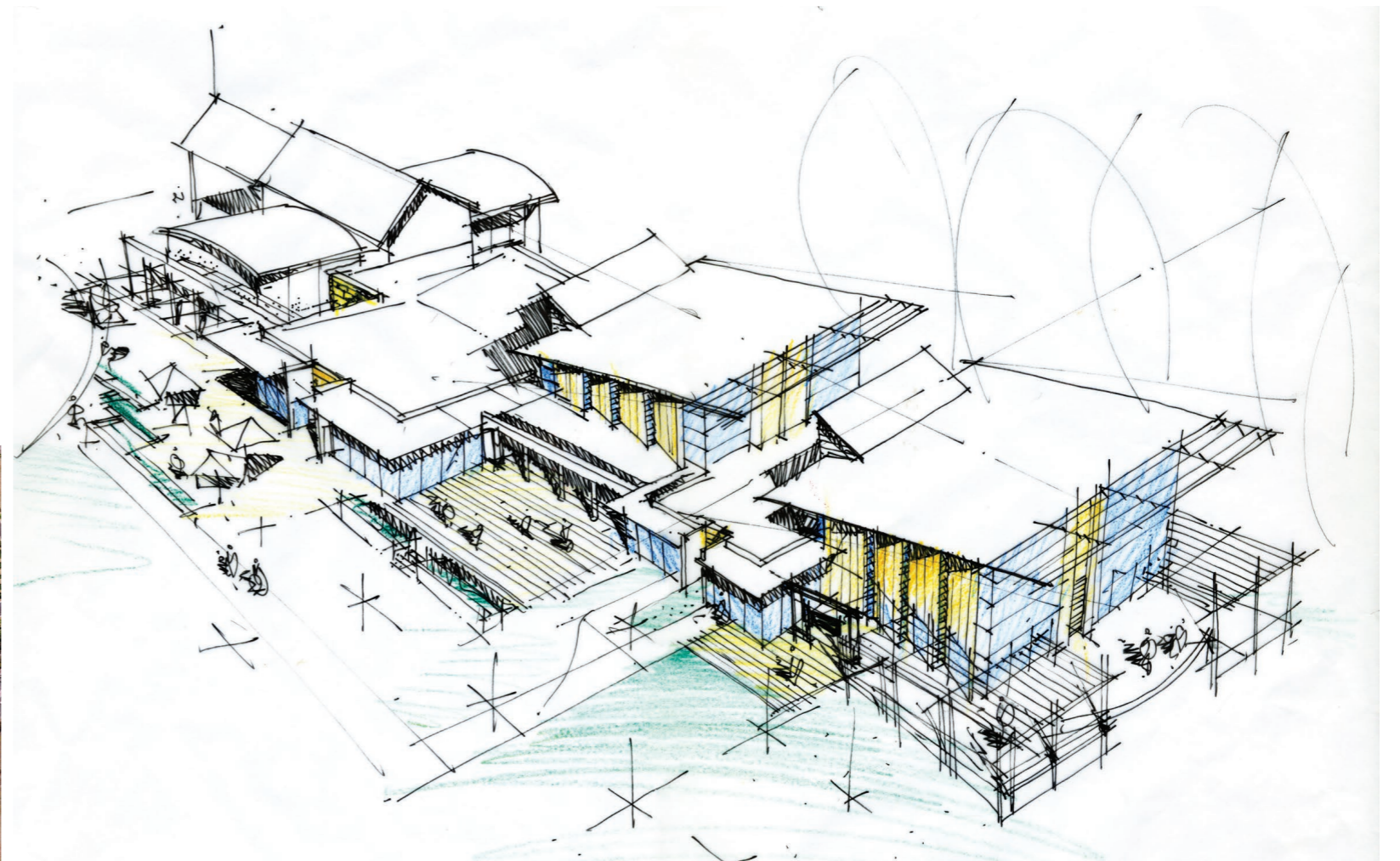
# SUMMARY HISTORY

Work forming the grounds concluded in and around 1988 creating Bicentennial Park. The Park instantly became internationally recognised for its success of re-purposing industrial land, its environmental initiatives and as a final destination of the celebratory sculptures and architectural artifacts commissioned to mark 200 years since the arrival of the First Fleet of British Convict Ships in 1788.

In the early 1990's Homebush was identified for its potential to host the 2000 Olympic Games whilst the then Bicentennial Park Trust identified the need for improved venue facilities within the park setting. The Trust completed cosmetic and minor refurbishment works to the established Wisteria Cafe and Information Centre in order to attract a prospective operator. The initiative failed to attract a quality and long term tenant therefore the pursuit was placed on hold as the Park was then identified as a strategic accessory for the successful bid for the 2020 Olympic Games.

In 2004 the Wisteria Cafe and Visitor Centre site was again identified as an opportunity for a larger and tailored venue catering for the growing needs of the local community and new business precinct. A successful bid was tabled by the Karma Group Pty Ltd and Architects PMDL Architecture + Design Pty Ltd were commissioned to create a vision. The resultant concept identified the adaptive reuse of the existing Information Center to ensure a continued park interface whilst the balance of the premises were built. Conceptually the buildings were designed as a series of pavilions contributing to an established ceremonial arrangement of trees and axial engagement with the lake. The building therefore sits within the landscape as apposed to dominate as a primary gesture to the park environment.

Since this time little has changed to the overall Park other than the realisation of greater visitor numbers and new recreational facilities within matured vegetation. Waterview offers flexible and divisible function spaces with the ability to hold up to 5 segregated function events at any one time catering for Weddings, Business Events, School Formals and Special Occasions. The Cafe offers beverages and light food for Park users with indoor and outdoor seating. Other facilities include public amenities and separately operated bike hire.



# WATERVIEW MASTERPLAN REVIEW 2020

## Communication, Consultation & Collaboration are key to the masterplan process.

In early 2020, Venues of Australia commissioned PMDL Architecture and Design Pty Ltd to review the overall operations and consider needs. The influx of more local users of the Park had also presented new opportunities of engagement.

PMDL worked closely with the Waterview team to distill ways to upgrade the facilities and address new expectations whilst considering a better interface with the Park users. Core findings and ambitions were identified as follows:

### Update the hospitality offer for Park and become 'the go to' for Local Residents:

- As more residential towers are realised in the precinct the Park is under greater daily use by immediate residents. Nationally, in a post covid circumstance, greater emphasis on outdoor space for both recreation and relaxation is being identified. In support an improved food and beverage offering with tailored indoor outdoor environments should be offered to enhance the overall public experience.

### Enhanced capacity and improved flexibility:

- The use and need for gathering space has changed significantly over time and in recent times, again in a post 'zoom' context, greater need and participation in physical gatherings is envisaged. Inquiries from smaller groups in particular is placing demand on smaller function settings capable of being tailored to differing user needs in terms of applied decor settings with audio visual technology support.

### Improve the sense of arrival and wet weather access:

- Greater clarity of 'front door' for arriving guests has been identified and currently arriving guests are not able to access the premises within suitable proximity due to roadway configuration and the lack of immediate wet weather cover. A change in the external access and an improved arrival interface and drop off enhancement would assist.
- Contemporary events expect greater 'ceremonial' arrival and instagramable moments. More tailored landscaping and 'edge' treatment would assist with a strong sense of arrival.

### Capitalise on views and better overall engagement with the Parklands:

- Overtime the vistas and views from within the park have changed as the landscape matures and the surrounding skyline projects above the canopy line. This presenting new opportunities for the facilities to engage with.

### Safety and Security:

- The current public toilet facilities at Waterview are not contemporary in presentation nor configured to address safe use. The need for more open, observable, child and accessible friendly, facilities remains a priority.
- As more users visit the existing cafe facilities and utilise the bike hire facilities conflict is occurring between the needs of daily servicing and general public access. Better segregation of the facilities servicing needs and a more tailored tenancy for bike hire would assist.

- Perimeter BBQ's around Waterview, whilst offering a quality public offering, are located in very close proximity of the Waterview guest experience.

- The building perimeter offers Waterview guest covered outdoor spaces as much needed break out zones for guests. As these areas remain broadly open the general public often confuse these areas as suitable for their needs leaving not only waste but on going damage and at times resulting in argumentative conflict. Additional fence like structures and planting would assist in better delineation.

- Improved night lighting in and around the venue including access pathways.

### Operational Storage:

- As the building use is further enhanced more storage will be required in strategic locations for ease of serving and maintaining a positive patron experience.



An aerial photograph of a city landscape. In the upper left, there are several modern high-rise buildings, including a prominent cylindrical tower. To the right, a large, lush green park area is visible, featuring a winding lake or river, numerous trees, and some smaller structures. The overall scene is bright and clear, suggesting a sunny day.

# THE WATERVIEW VISION



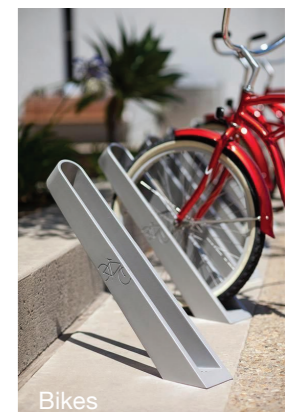
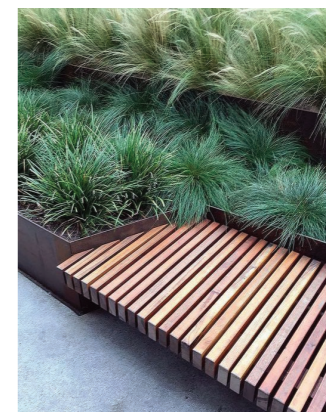
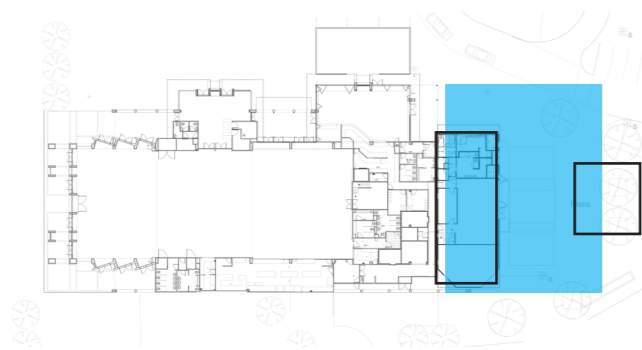
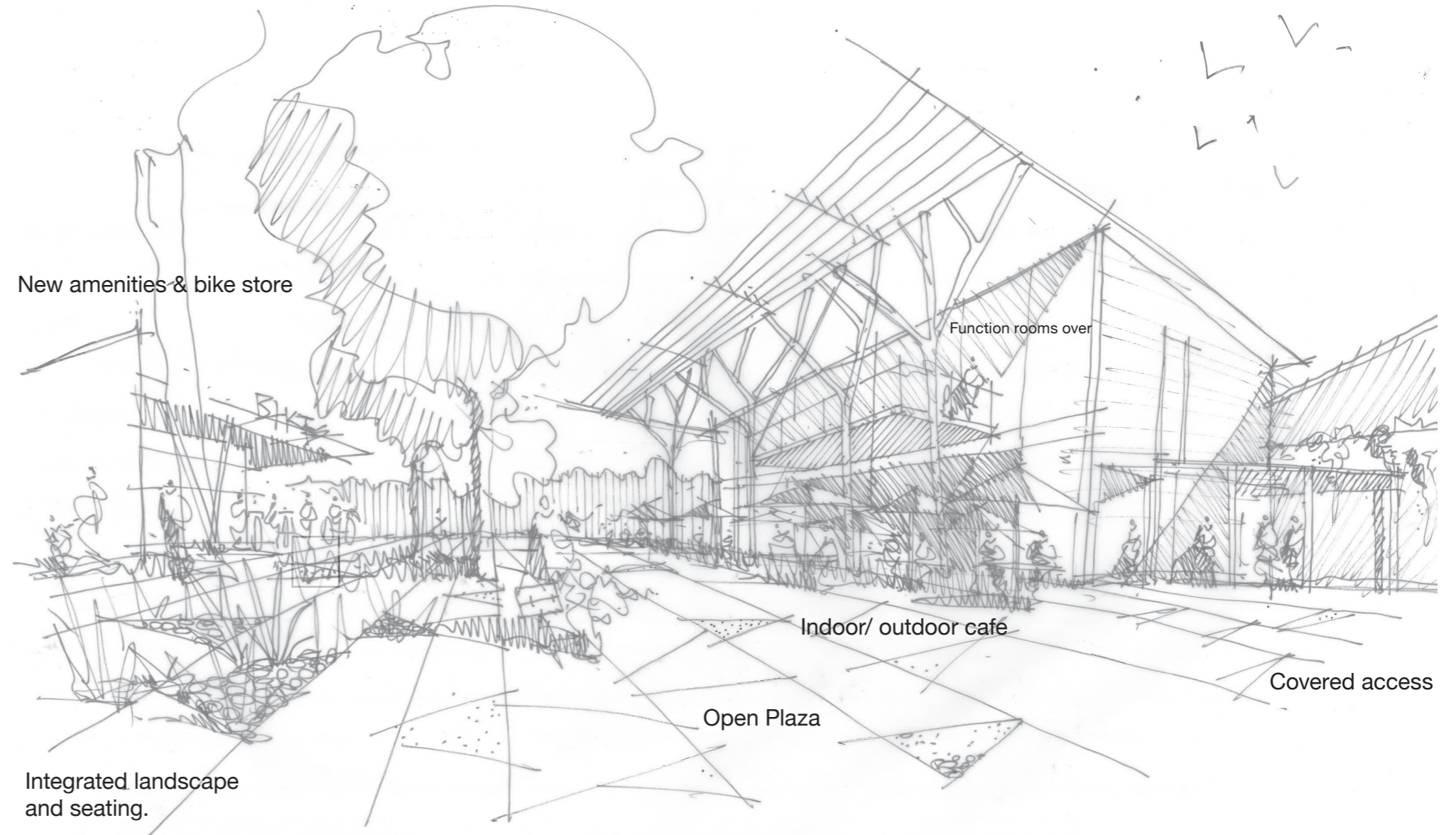
# THE PLAZA

## A Civic heart for the Park:

An opportunity exists to enhance the plaza area through the create of a pedestrian hub space becoming a central focal point of Park Users and a importantly a node as gathering space and facilities access.

### Overall offer includes:

- Contemporary indoor and outdoor cafe offer.
- A purpose built Bike Hire tenancy with external bike stands with improved access and profile.
- Improved vehicular servicing access for Waterview.
- Contemporary public amenities offering an improved and safer user experience with emphasis on child friendly facilities and accessibility.
- Improved landscape, hardscaped and seating areas in support.
- Integrated signage, information kiosks and way finding to promote an improved public interface.
- Improved night lighting.
- Integrated charge stations for e-bikes etc.
- Incorporating signature water features.
- A function space for 6 to 8 guests management jointly by SOPA and Waterview.
- A setting to explore and indigenous engagement and celebrate shared understandings.

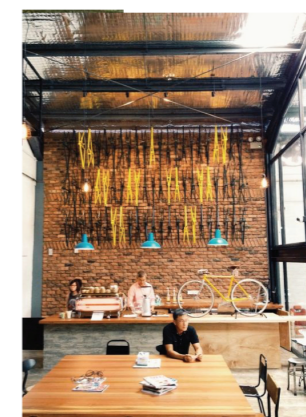
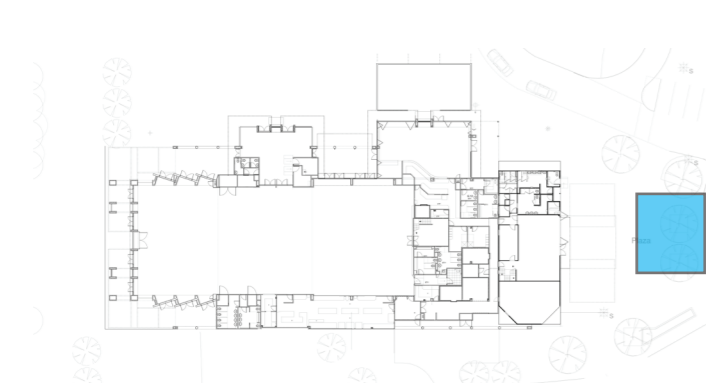
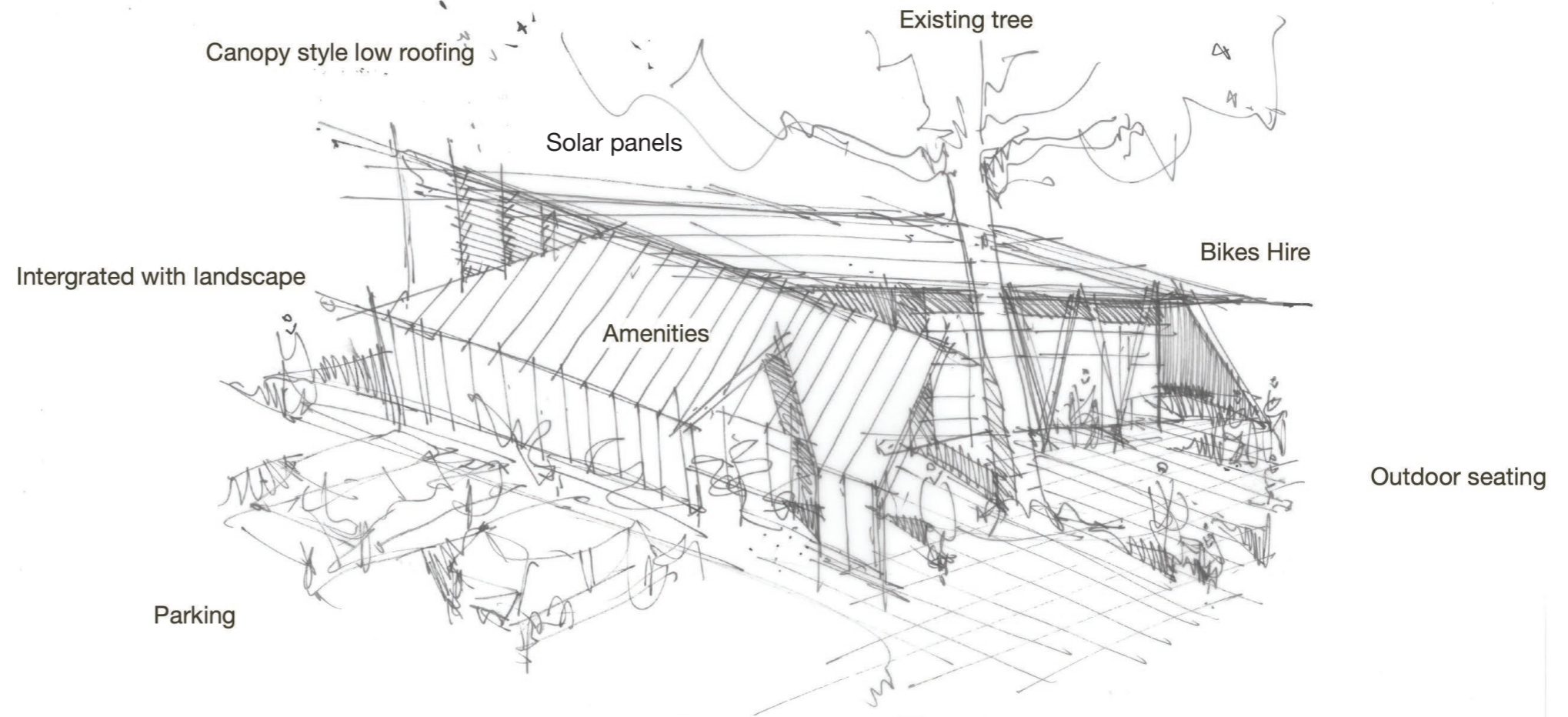


# NEW AMENITIES PAVILION

## Public Amenities as a complement to the Civic Plaza Space. (Holding design only)

### Overall offer includes:

- A low rise structure showing casing environmental responsibility through solar through to water management all to a 6 star rating standard.
- A purpose built Bike Hire tenancy with external bike stands and improved access and profile.
- Contemporary public amenities offering an improved, and safer, user experience with emphasis on child friendly facilities and accessibility.
- Improved overall clean-ability.
- Emphasis on non gender specific use.
- Improved landscape, hardscaped and seating areas in support.
- Integrated signage, information and way finding to promote an improved community interface.
- Improved vehicular servicing access for Waterview.
- Retention of the existing gum tree.

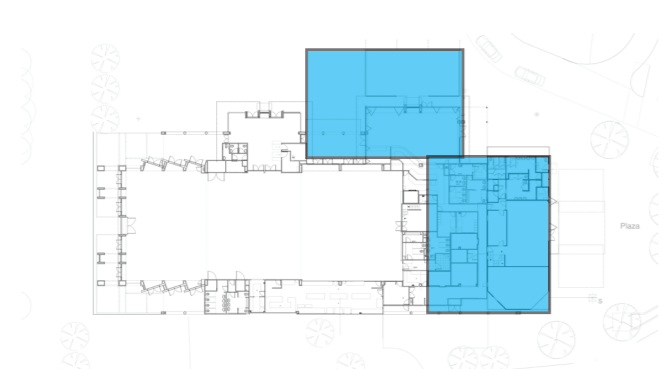
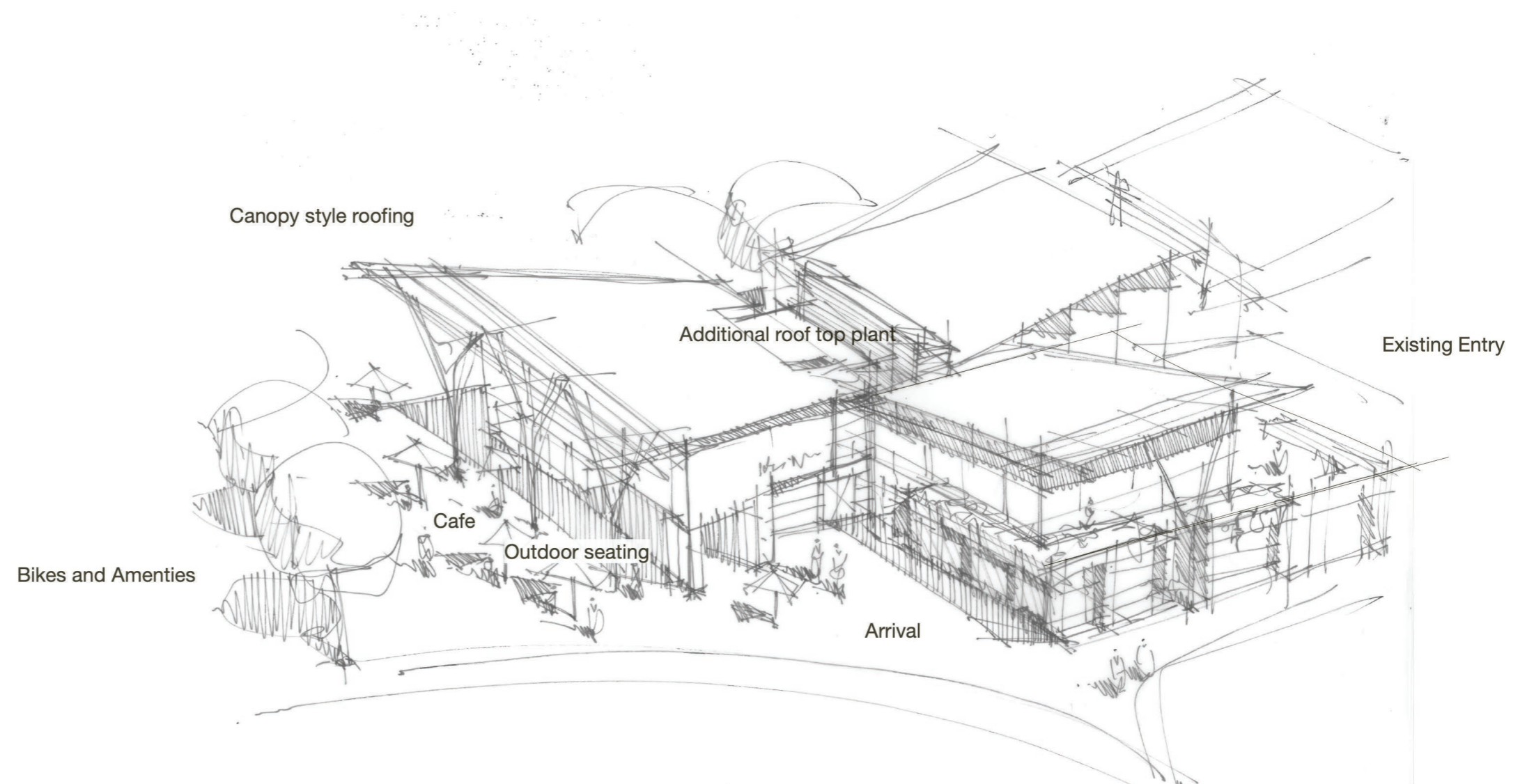


# ADDITIONAL UPPER LEVEL

Enhanced function facilities tailored for emerging needs.

## Overall offer includes:

- New second level function rooms offering divisible spaces with additional supporting amenities.
- Indoor/outdoor spaces to support each function room as a pre-function space.
- Integrated servicing and catering access for Weddings, Business Events, School Formals and all Occasions offering enhanced audio visual, production and entertainment capabilities.
- New Bridal pre-arrival rooms and facilities.
- Outward facing rooms capitalizing on quality views across the landscape and distant cityscape skyline.
- Improved covered access for overall guest arrival.
- 'Explore' opportunities for integrated bird watching tower.
- Complimentary Architectural forms to integrate with establishing building language.



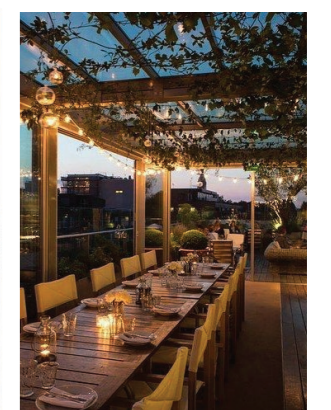
Verandah



Decorative steel canopy



Angled roofing forms



# IMPROVED EDGE CONDITION

## A sense of arrival and ceremonial journey

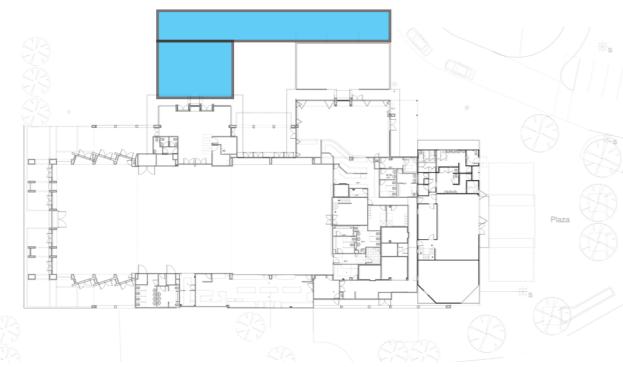
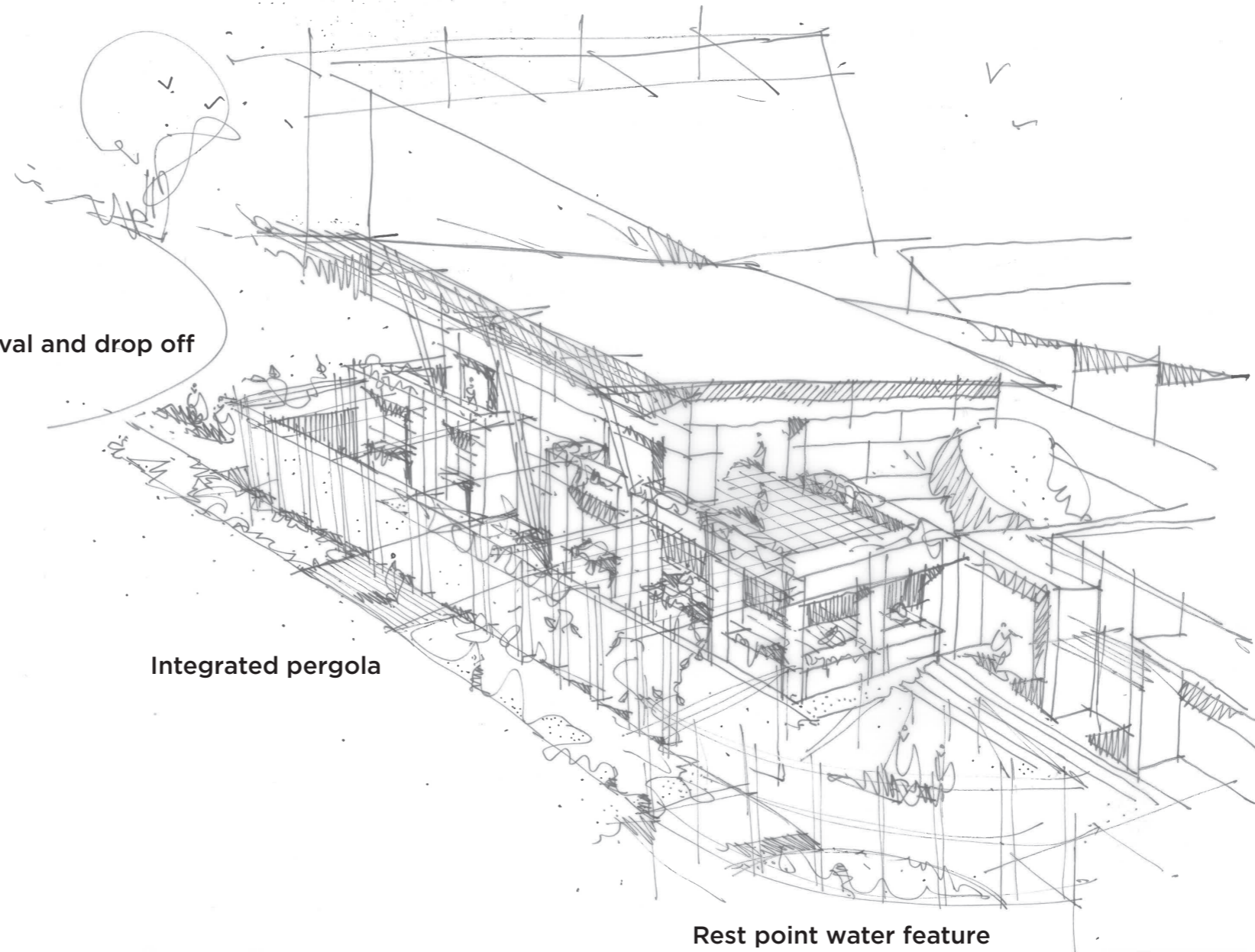
### Overall offer includes:

- A more ceremonial journey on arrival with instagramable moments along the way.
- Improved guest wet weather access.
- Better delineation of Park and Venue facilities.
- Improved way finding and signage.
- Integrated outdoor venue spaces.
- Improved night lighting in and around the venue including pathways.
- Review the reconfiguration of the loop road to assist with closer access.

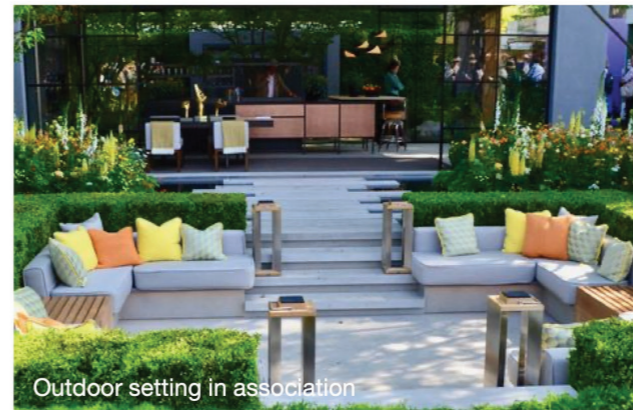
Arrival and drop off

Integrated pergola

Rest point water feature



Indoors/ outdoor quality space



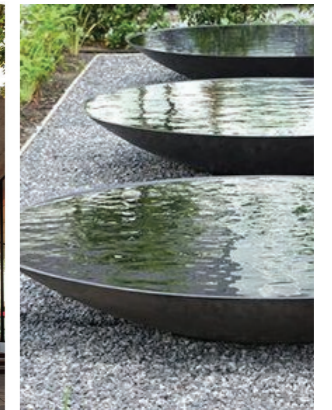
Outdoor setting in association



Signature elements



Captive Courtyard



An aerial photograph of a city landscape. In the upper left, there is a cluster of modern high-rise buildings, including several cylindrical towers. To the right of these buildings is a large, lush green park area with a winding path and a lake. The park contains various structures, including a large building with a grey roof and several smaller buildings with blue roofs. The background shows more city buildings and a large stadium with a distinctive white, curved roof. The text "SCOPE OF BUILDING WORKS" is centered over the park area in a bold, black, sans-serif font.

**SCOPE OF BUILDING WORKS**

# SCOPE: GROUND FLOOR PLAN

## Ground level concept plan:



# SCOPE: FIRST FLOOR PLAN

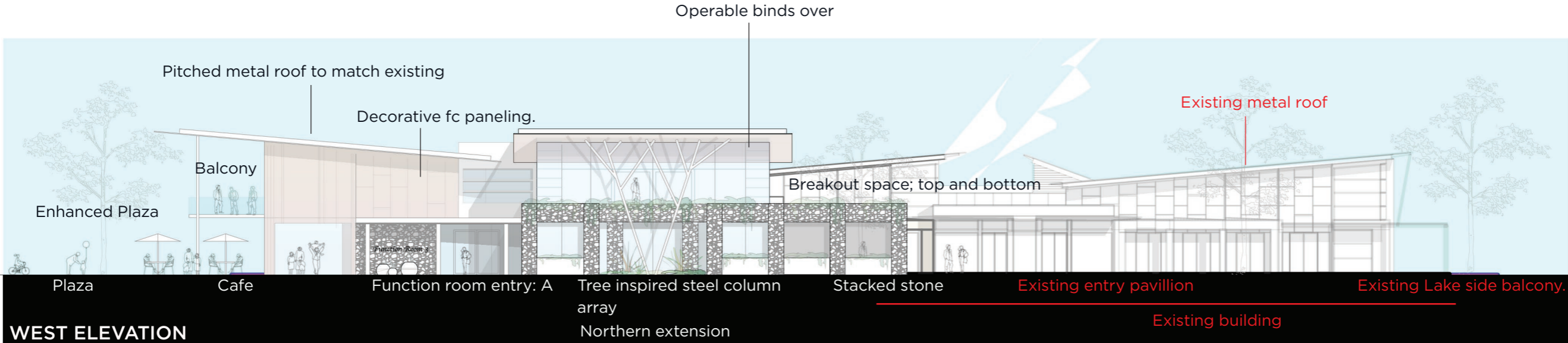
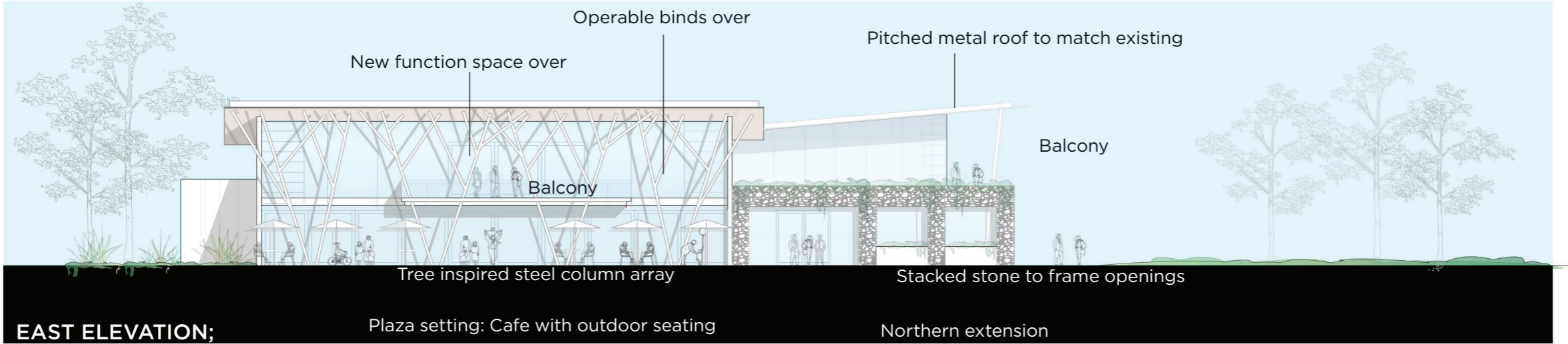
First level concept plan:



## LEGEND:

- 1. New function room capability
- 2. Adjoining pre-function outdoor balcony
- 3. Adjoining pre-function terrace
- 4. New bridal facilities
- 5. Integrated BOH service and access
- 6. New guest amenities

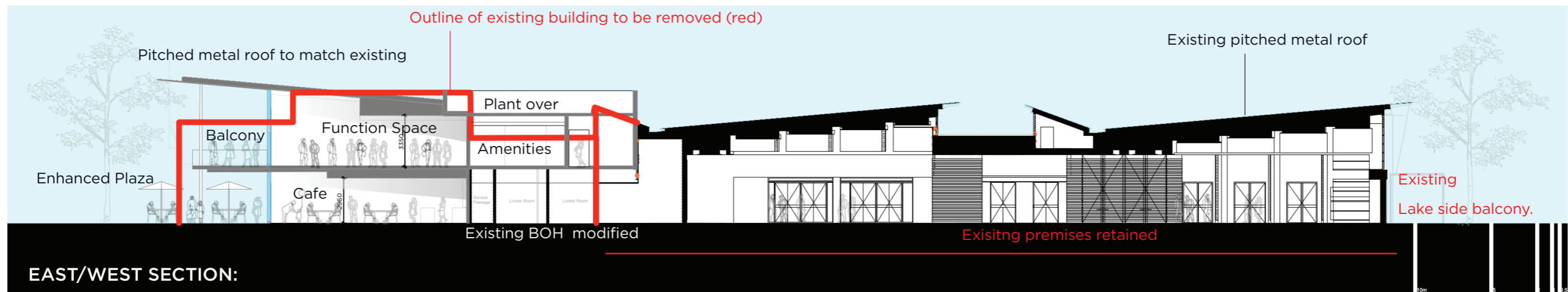
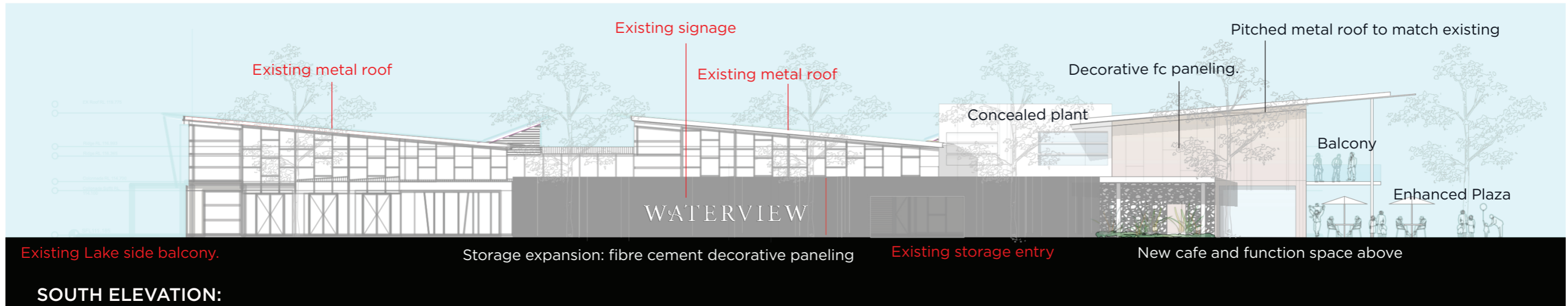
# CONCEPT ELEVATIONS



Note: New Amenities Pavilion omitted



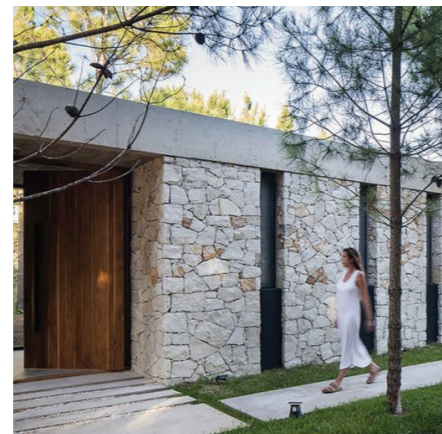
# CONCEPT ELEVATION & SECTION



Note: New Amenities Pavilion omitted



Stacked Stone



Contrasting timber boarding



Featured 'tree' columns



Integrated Planters



Decorative FC paneling



Timber look soffits



Integrated Blinds

# OVERALL CONCEPT

## WATERVIEW

Waterview was originally designed to be read as a series of pavilions participating in a formal landscape setting featuring regimented tree arrays and engaging from the hilltop with Lake Belvedere on a defined axis. The intent was to offer a building with civic presence and respecting a variety of approaches and vistas from within the Park.

### RESPONSE TO A PUBLIC CONTEXT:

The proposed alterations and additions to Waterview, as part of the proposal to Sydney Olympic Park Authority (SOPA), continues this thematic through complimentary roof forms, scale and overall architectural vocabulary all designed to retain a cohesive expression.

### THE CREATION OF A CIVIC HEART:

Waterview will offer a new and improved Civic Plaza for the Park orchestrating a contemporary food and beverage offer with improved amenities and facilities. The architectural design provides for a semi-covered outdoor setting as an appropriate edge condition to interface with an enhanced Public Plaza establishing a recognisable destination in the Parklands enabling the Venue to offer a valued connection to an active context.

### ACTIVE FACES:

Waterview is viewed on, and engages within, the Park setting on all four building sides. It is clever in integrating and concealing required service areas in an Architecturally polite manner supported by detailed landscape. As such it is complimentary to a very public context and will continue with this quality in the way new extensions are conceived.

## FOOTPRINT AND SECOND LEVEL:

The new Waterview, post completion, will offer an improved interface with the very public nature of Park activities. To assist some minor areas of departure from the 'blue outline' are required. These changes relate to the inclusion of storage: now integrating required storage than being remote, roof overhangs and importantly covered outdoor space. As such the modified Venue does not attempt to pursue significant additional internal floor area, particularly not on the ground level, rather the concept chooses to place new supplementary function spaces in a second level and particularly over the established building envelope.

The proposed second level gains access to quality views and observation within and beyond the Park. This opportunity has only become available as trees have matured and the Olympic Precinct grown vertical in composition. Again, these spaces are supported with indoor/outdoor spaces. Each function space will feature the ability for patrons to pre-gather or break out from main activities in associated covered outdoor spaces.

The Park setting offers a very unique opportunity for this to occur and rather than allow activity to spill out into the Parklands these outdoor spaces as offered will provide containment. This approach softens the active edges of the building facilitating an improved interface between public and private use.

### ENGAGED:

Typically Function Venues are introspective in their need and therefore their design response. As such they offer little contribution to context and sit within the landscape rather than integrate. This is where the Waterview proposal differs from many by exploring soften edges of indoor/outdoor space capitalising on the quality of the Park and offering true conversation with context. Again, the new additions filter the interface between public and patron use enabling improved cohabitation.

## HEIGHT:

The alterations and additions explore mono pitched forms matching those in the established premises. At this conceptual design stage the overall height remains close to existing ridge lines of the cafe building in particular but subject to detailed consideration. Any resultant additional shadow will be minimal and largely placed on open landscaped areas and on the service side of the operation.

### MATERIALS:

The design pursues both new material selections and continued application of established palettes to ensure an integrated form whilst offering a contemporary update of the overall facility. Interiors will be presented in a contemporary manor addressing user aspirations for adaptability, technology needs and support applied decoration.

### INDIGENOUS ENGAGEMENT:

The proposed Architecture will provide opportunities to support Indigenous expression and placement of artifactual elements to support our First Nation values and shared community understandings. Subject to Consultant and Community engagement the expressions of the eastern side features an array of steel columns arranged in a decorative manor mimicking an array of native trees giving rise to opportunities for detailed storytelling and alike.

### ENVIRONMENTAL RESPONSE:

The overall proposed development will offer model attitudes to environmental responsiveness. The building design anticipates an overall low impact and disturbances with existing sensitive environmental conditions minimised. In particular the separate amenities pavilion will show case sustainable practices and contribute to SOPA own initiatives in the Olympic precinct.

## BUILDABILITY:

Conscious of building in an active and public location with surrounding wildlife habitats staged construction will assist the facility to maintain overall operations and minimise disturbance to the public. The construction methodology will explore prefabrication and steel framed assembly with applied light weight cladding in order to minimize time on site and noise.

### SUMMARY:

In summary the proposed Architectural expression of Waterview is all about continuing a quality conversation with the Parkland for Users. It offers significant enhancements and integrates new needs through the continued application of established Architectural forms.

The vision remains about pursuing additional functionality in a tailored manner in an active context whilst delivering an enhanced public interface. The composition will contribute as a quiet landmark, appropriate for its setting and complimenting the overall Parklands.

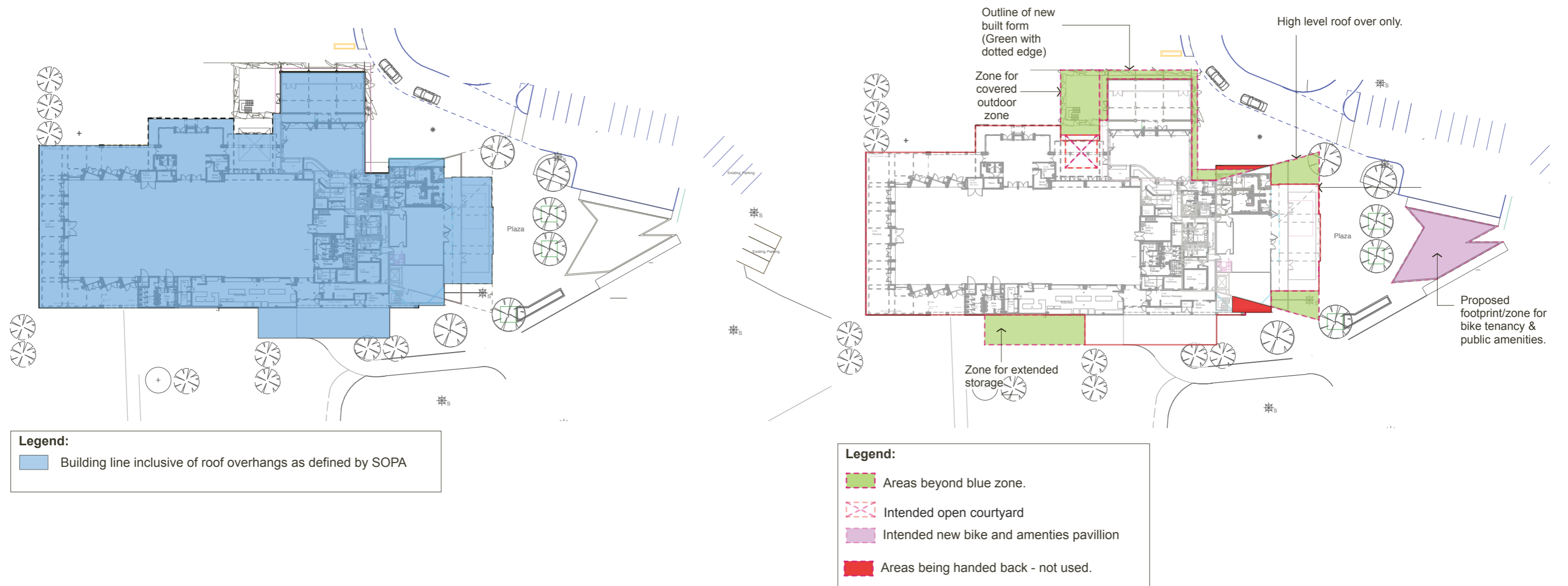


# MEASURABLES

# BUILDING ENVELOPE COMPARISON

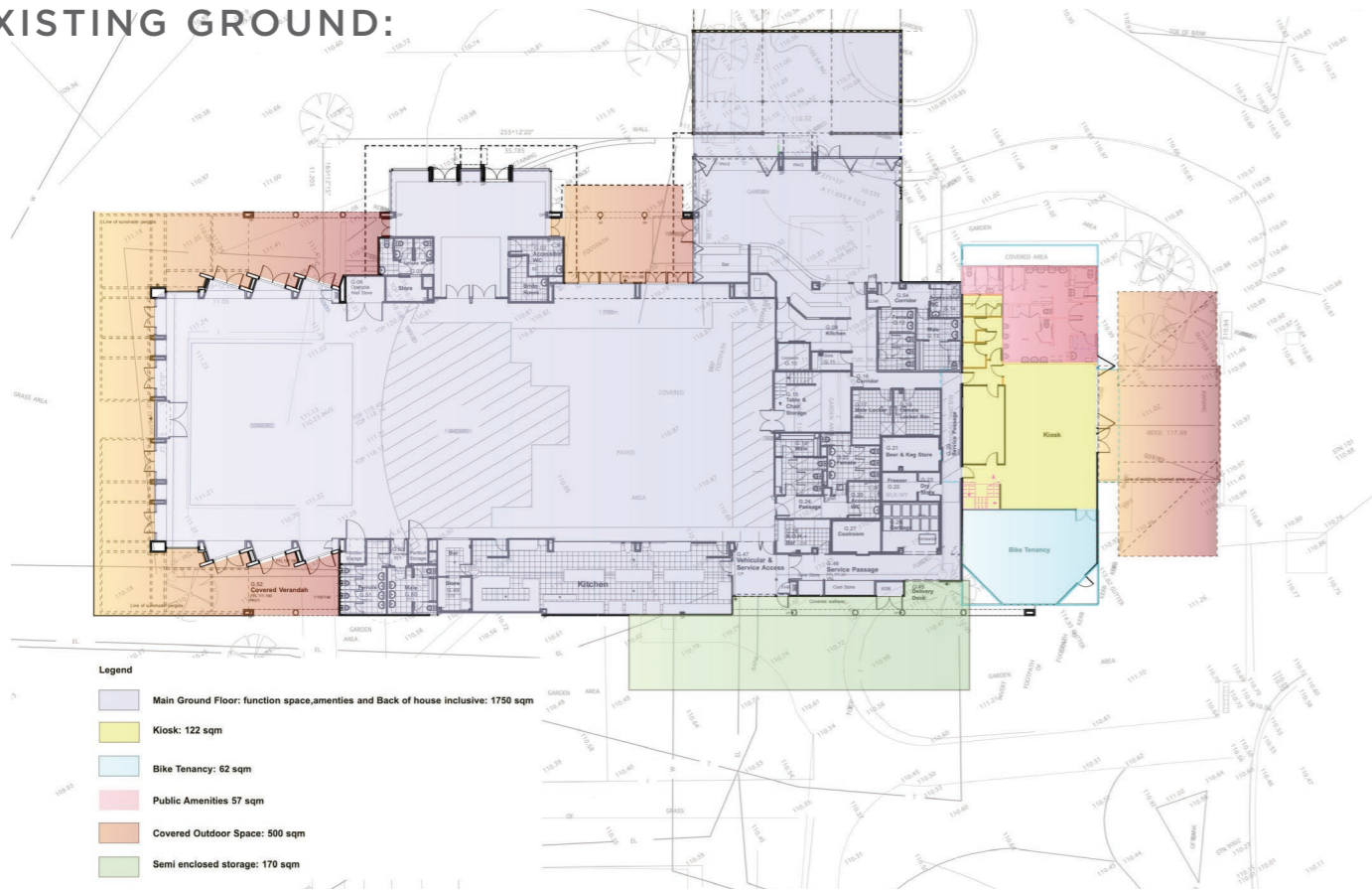
Sydney Olympic Park Authority has requested that new building works remain 'somewhat' within a designated blue outline placed over the existing premises. This 'measure' does not relate to any specific gross floor nor net lettable areas and encapsulates roof overhangs, covered outdoor spaces and alike. Also there remains no specific Development Control Plan (DCP) for the Parklands offering definitive urban design criteria to respond to.

As a facility offering private functions in a public setting the premises must continue with detailed consideration of interfaces. Paramount is a quality of dialogue between users which requires detailed design consideration both in terms of landscape and the architectural form. All must be offered as a tailored interface to best promote cohabitation and therefore take precedence over 'the blue outline.'

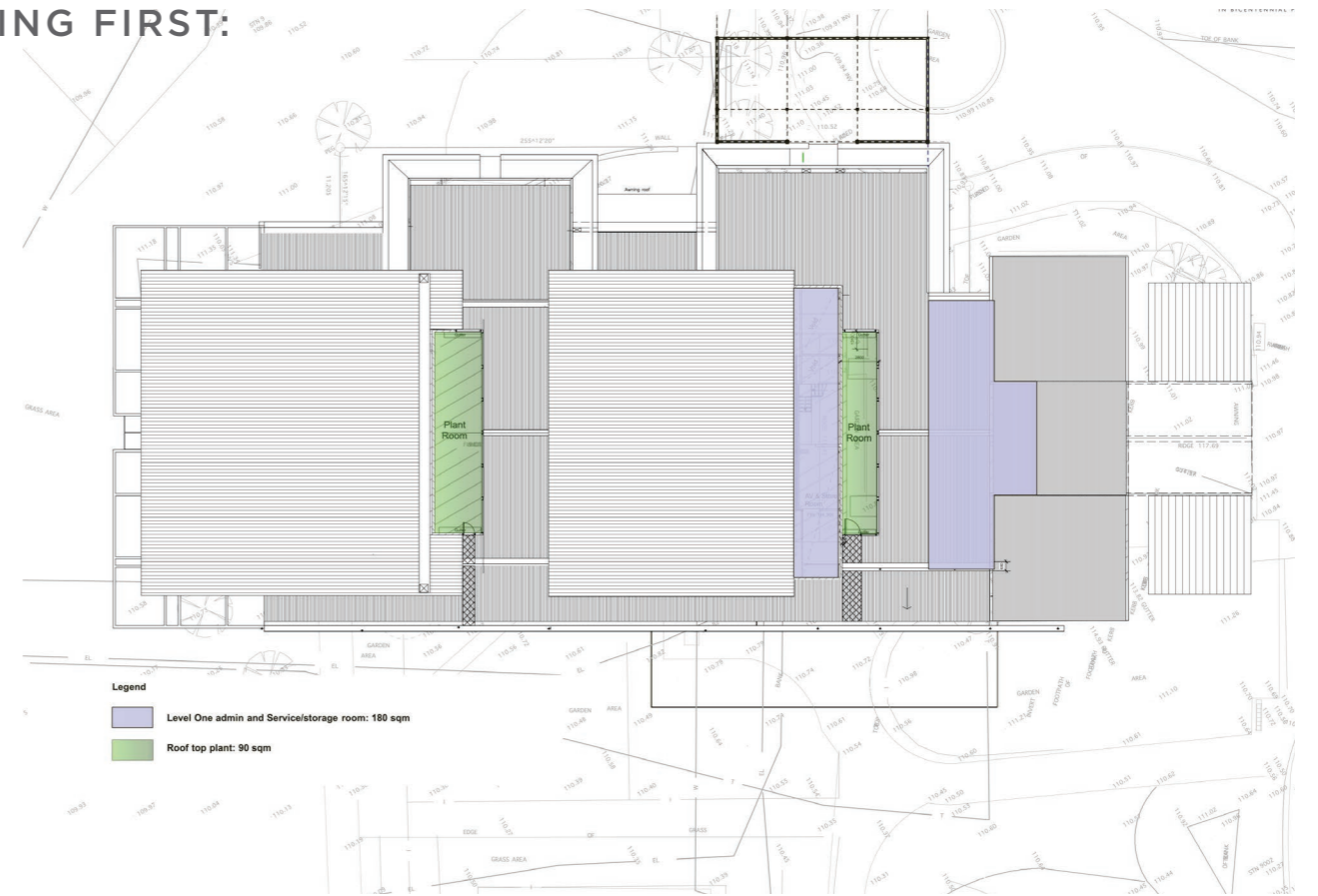


# EXISTING & PROPOSED/ MODIFIED AREAS

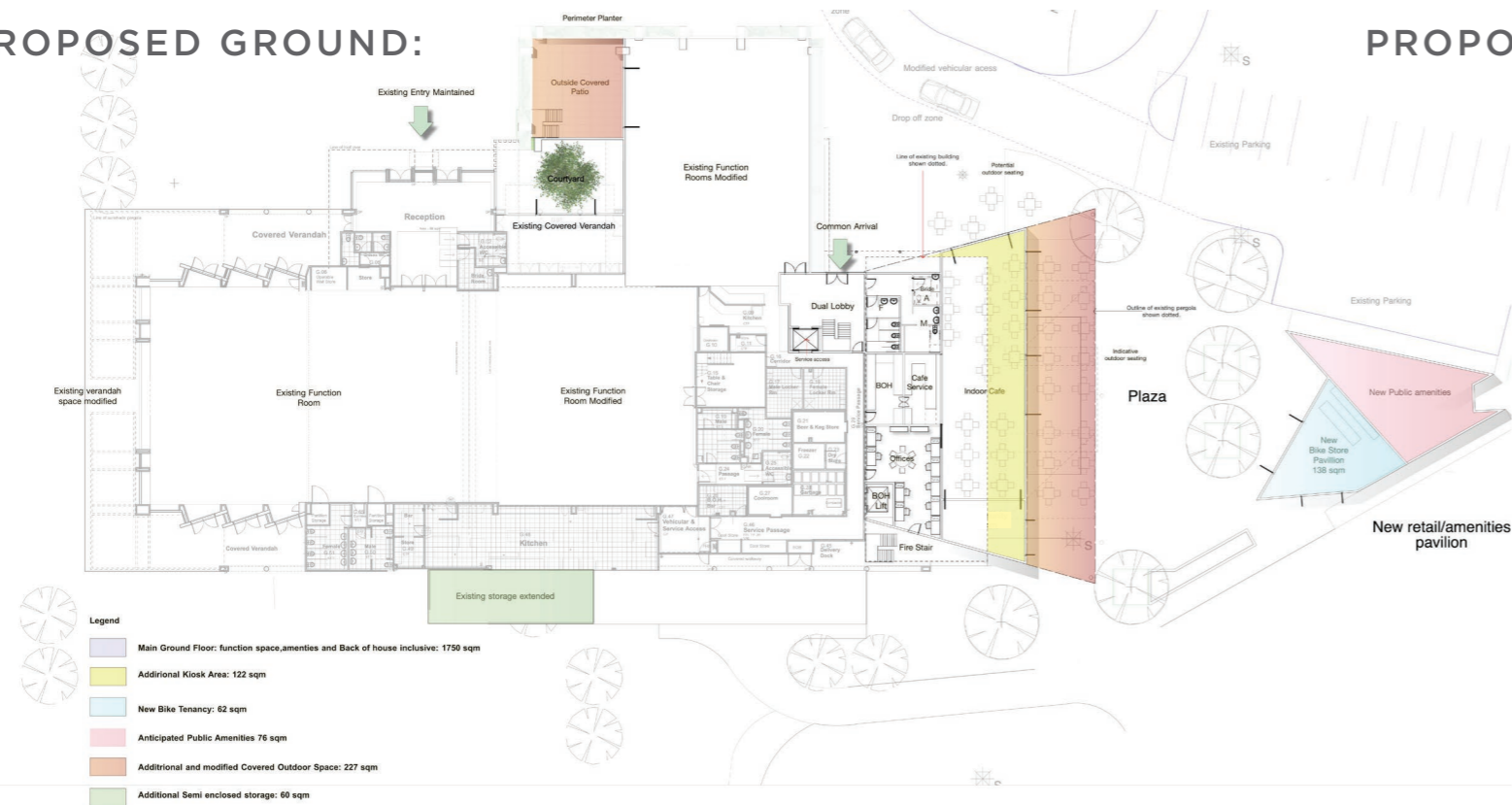
EXISTING GROUND:



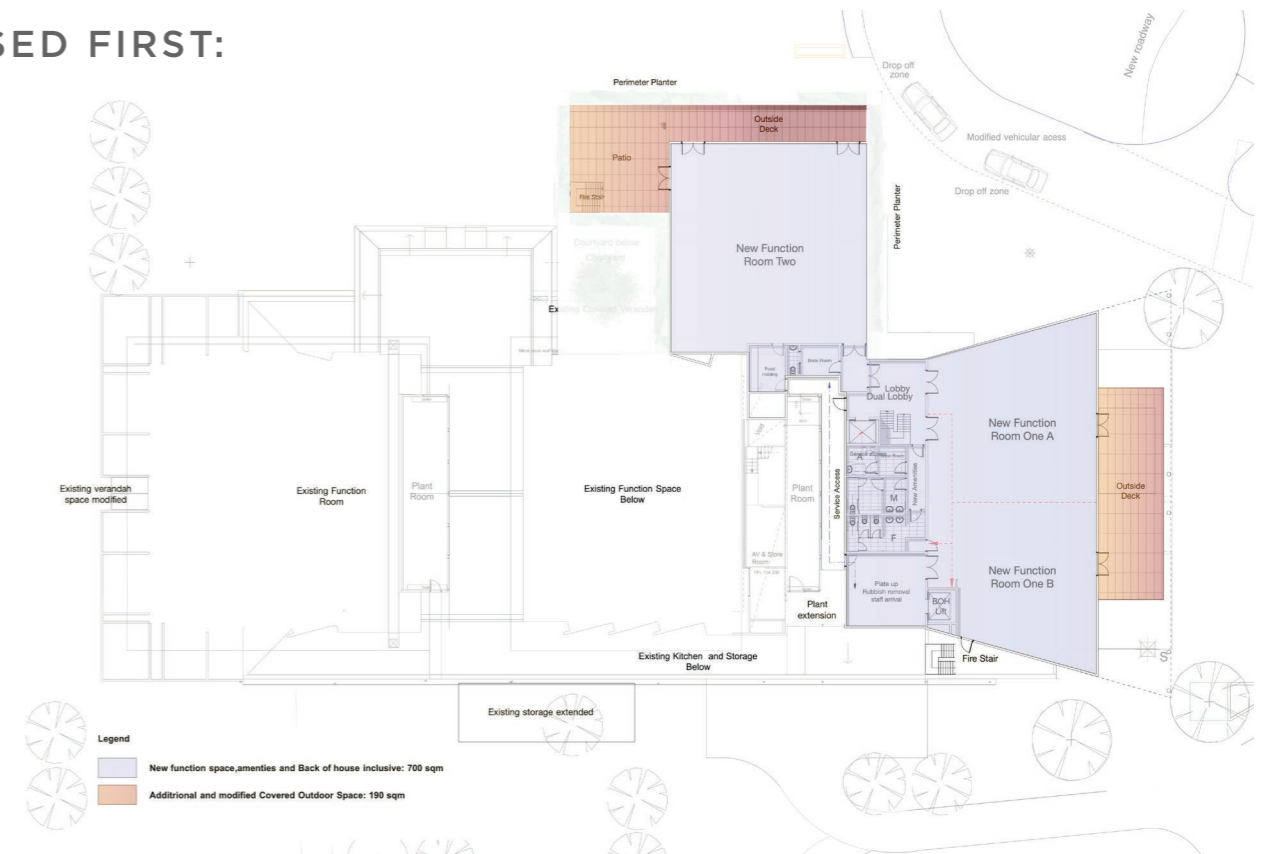
EXISTING FIRST:



PROPOSED GROUND:



PROPOSED FIRST:



# SUMMARY

**Waterview needs to adapt to address the changing needs and expectations of not only the business community but importantly to ensure the premises reflected the needs of Park Users within the Sydney Olympic Park precinct itself.**

The proposed scope of works offers a minor adaptation of the existing facilities to create and maintain a contemporary venue and park facility. It identifies the formation of a central and vibrant hub for the Park whilst weaving in additional and flexible function spaces capitalizing on established servicing infrastructure.

The concept identifies upgraded public amenities and an improved food and beverage offer in association. It enhances overall security, integrates local community needs and enables the integration of marques to address seasonal demand.

A quality dialogue between Park and Venue users is reflected in the detailed design both in terms of landscape and architectural form; all of which contributes to Waterview as a quiet landmark as an appropriate compliment to a Parkland setting.



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