

20100144 - AXIS Australia Avenue Sydney Olympic Park
Issue 01.07.2013

DESIGN STATEMENT

The intent of the landscape and public domain is consistent with the Development Application prepared by Scott Carver engaged as Landscape Architects on the above project. This Statement acknowledges discussions and correspondence with the Sydney Olympic Park Authority (SOPA) that has informed the design outcomes.

The project is set in 3 stages. Stage 1 includes the key building on the corner of Australia Avenue and Herb Elliott Avenue as well as a central Plaza space and undercroft. These spaces are directly linked to the Stage 1a and Stage 2 buildings, with the building framing the central courtyard and activating it and the undercroft.

Streetscapes

During the design process SOPA had contracted a process of Streetscape Design works (Hassell) which will inform the street frontages of Australia Avenue, Herb Elliot Drive, road 10 and the new internalised Road 16. All works outside the boundary are to SOPA's details, based on the Urban Elements Design Manual (UEDM) and masterplan. There has been co-ordination with SOPA regarding materials and finishes.

Stage 1 - Herb Elliot Drive Frontage & Building Undercroft

The design incorporates the "twig" seating product range that has been adopted on the northern side of the established streetscape to Herb Elliot Drive. This will provide consistency in product and character. The proprietary "twig" seating is proposed in a combination of bench and seat profile in white which are to have provision for night illumination. A raised manufactured aluminium clad or equal raised planted element (1.1m high) will be integrated with the "twig" seating form to provide the opportunity to introduce a grove effect of the sculptural trunks of the *Betula alba* tree species. These will add a green landscape element and further soften the strong architectural form.

To reduce the scale to the undercroft an architectural feature, with night lighting feature, is to be adopted and documented within the architectural scope. The element will provide an urban focus at night and will be set at a nominal level 2 (@6-7m) to effectively reduce the scale of the space and to provide a "human" dimension.

To optimise the northern solar aspect, the ground floor cafe will have an operable facade system that allows for the cafe to be opened up to the street with capacity for outdoor seating during favourable conditions and to be closed during windy or inclement weather. A practical solution that offers an extension of the outdoor experience that capitalises on the solar orientation.

To define the street and undercroft, it is proposed that contrast pavement banding be adopted in grey tones that integrates with the 600x300 large format paving of the street. A LED in ground light strip is integral with the 600 wide contrast paving band.

A raised landscape seating planter will be installed to the base of the fire stair | duct with a durable shade tolerant understorey plant selection. The Herb Elliot frontage of the stair (terracotta clad facade treatment) will have AXIS building signage attached. Cycle parking is included in a number of locations along the frontage.

Stage 1 - Public Domain Plaza

The plaza space will have seating provision focussed around a large elliptical central planter element. This will have an in situ off-form concrete seating profile and formed metal raised planter profile to achieve a soil depth in the order of 1.5m to accommodate three (3) specimen native sculptural "bottle" trees. These will be super advanced ex ground specimens and as a cluster will reinforce the central landscape focus to the plaza.

The trees will be lit with up-lights in planters and LED lighting integrated into the base of the seating profile. 100mm wide illuminated axial lighting strips will visually define the

space cutting through the 600mm wide radial banded paving treatment. The main body paver will retain the 600x300 module and will be the lighter grey with dark grey contrast bands. This will be a highly visual space when viewed from the building interfaces.

Illuminated "twig" seating will be used within the plaza and a pedestrian scale pole light will provide facial recognition lighting to achieve SOPA and Australian Standard requirements.

Building 1A Surround

The building is set on the southern portion of the site with good solar access to the north. The paved plaza landscape will allow for extension of flexible outdoor seating associated with the future building uses. The streetscape tree planting will define the soft landscape and paving banding are proposed to align with the tree position surrounds.

Stage 2 - Streetscape and Café

Stage 2 streetscape and Café landscape will use materiality of paving and planting to tie in with the surrounding areas. SOPA standard large format paving will be used in accordance with the Urban Design Elements Manual. Areas under the canopy of the building will use large format (600x300mm) granite pavers in order for a tactile link to the adjacent stage. Direct visual links are also made with the adjacent square and undercroft space and aid in its activation through the migration of individuals between spaces. The edges of the Stage 2 building will be comprised of flexible breakout spaces that will be used for café seating.

Stage 2 - Public Domain

The street frontages are a continuation of the intent established in Stage 1 with materials relationship as agreed with SOPA. The Herb Elliott Avenue street frontage will have the large format paver (P11) as a full extension from back of kerb to the building frontage. This will transition to asphalt for road 10 and road 16. Select cycle rack provisions will be integrated with the stairwell and at building entrances.

Buffer planting of *Waterhousia floribunda* is to be installed to the western boundary providing screening to the neighbouring property.