

# 3.0 SITE + CONTEXT

*SEPP65 principle 1 'Context'. Clause 9 states: Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. The new building will thereby contribute to the quality and identity of the area.*

## 3.1 REGIONAL LOCATION + THE SITE

Site 68 is located on the north eastern corner of the intersection of Australia Avenue and Bennelong Parkway in Sydney Olympic Park, approximately 16 kilometres West of the Sydney CBD. Comprising 13,998 square metres of site area, the site is roughly triangular in shape and currently has street frontage to Australia Avenue to the South and Bennelong Parkway to the East.

To the North, the site currently shares a site boundary with Site 67, currently owned by Meriton and the subject of a development application for a series of residential buildings up to 10 storeys in height. As part of the Sydney Olympic Park Masterplan 2030, a new access road is being constructed by SOPA along the Northern boundary to separate Site 68 from Site 67 and provide a primary entrance roadway to both sites from Bennelong Parkway.

Immediately to the East of the site is Bicentennial Park, a 40 hectare recreational parkland for residents of inner-Western Sydney comprising a diverse ecological system of water catchment basins and wetlands.

To the West of the site lies Sydney Olympic Park, comprising internationally renowned sporting facilities and a significant quantity of low rise, commercial and industrial buildings which are gradually being replaced by new residential and mixed use developments in accordance with the Sydney Olympic Park Masterplan 2030.

Immediately to the west of the site is an elevated railway line that runs the entire length of the site approximately 5 metres above natural ground level. This railway line serves as the main outbound train route for trains departing Olympic Park Station heading towards the City Centre.

- 1/ Site 68 Development Site
- 2/ Site 67, subject of current DA for residential buildings up to 10 storeys in height.
- 3/ Bicentennial Marker
- 4/ Sydney Olympic Park Town Centre and Train Station
- 5/ Sydney International Aquatic Centre
- 6/ Sydney Olympic Park Athletic Stadium
- 7/ ANZ Stadium

