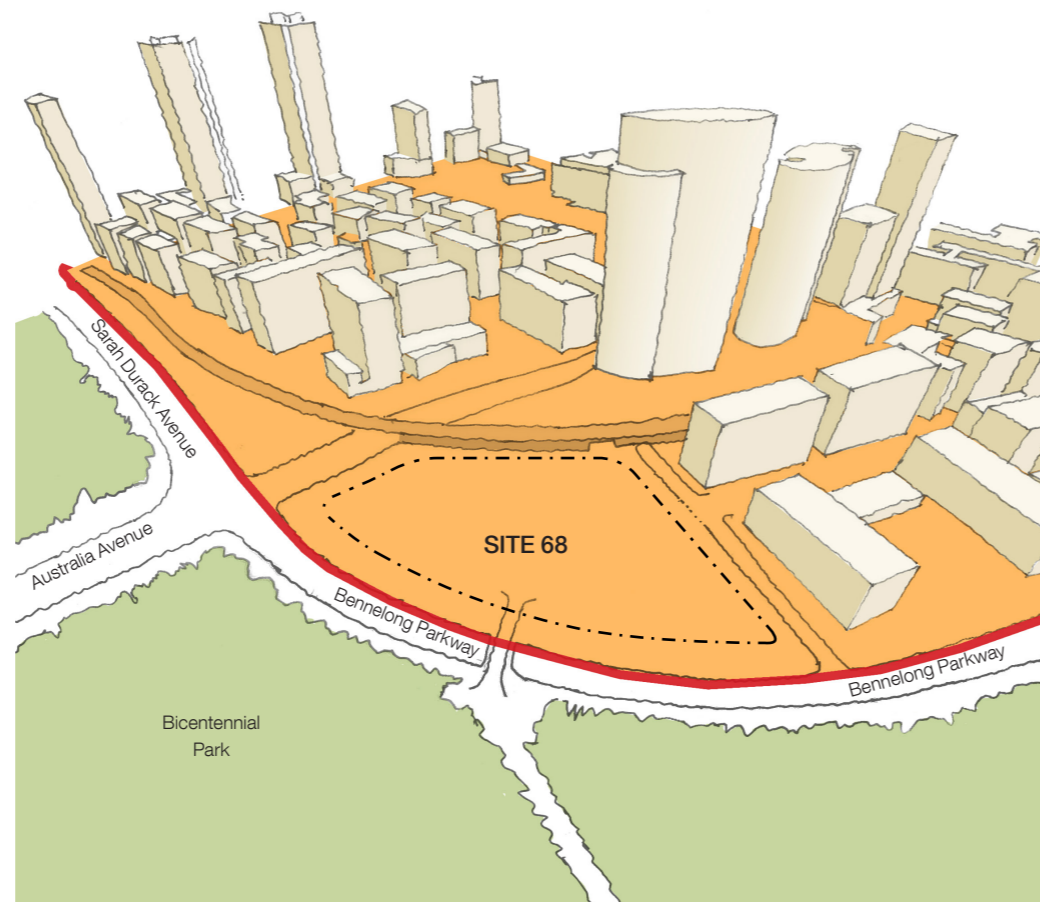


3.4 URBAN ANALYSIS

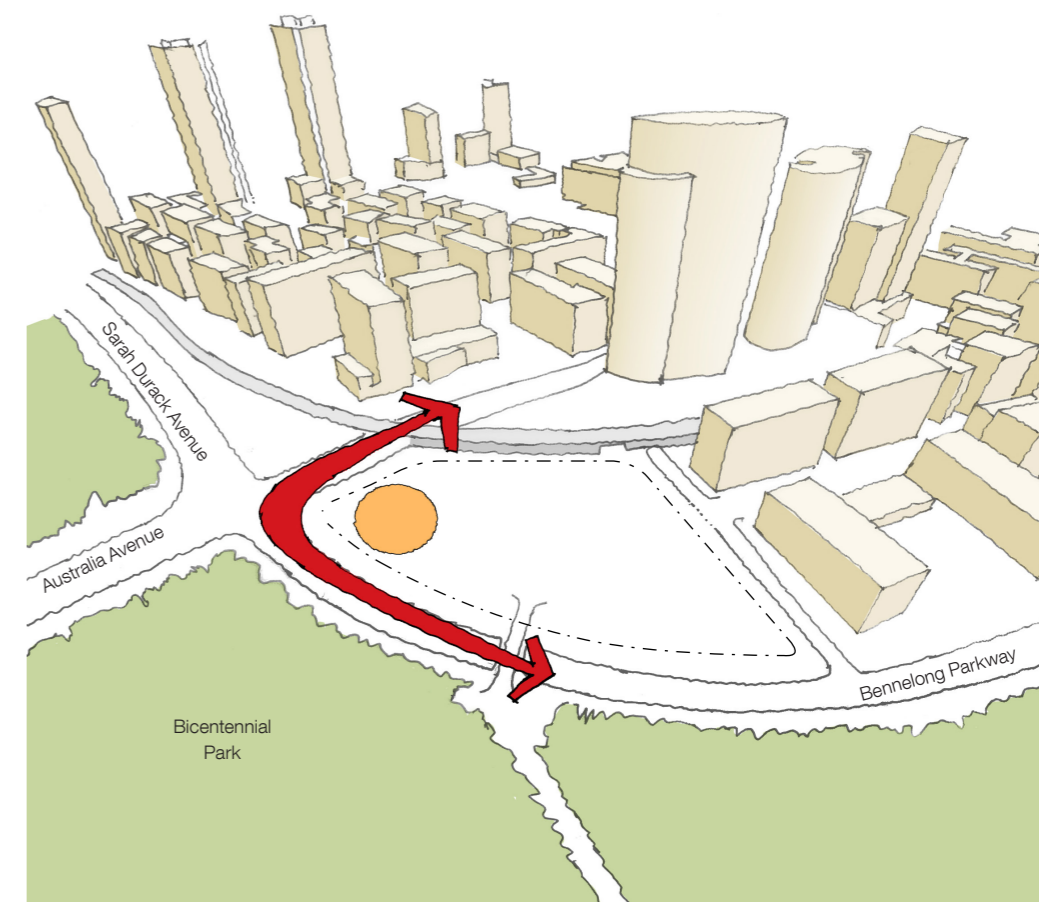
3.4.1 EDGE OF SYDNEY OLYMPIC PARK

Site 68 is on the southern edge of Olympic Park, which is defined by Sarah Durack Avenue and Bennelong Parkway. To the North and West is the urban area of Sydney Olympic Park; while to the South and East are the natural spaces of Bicentennial Parklands.



3.4.2 GATEWAY

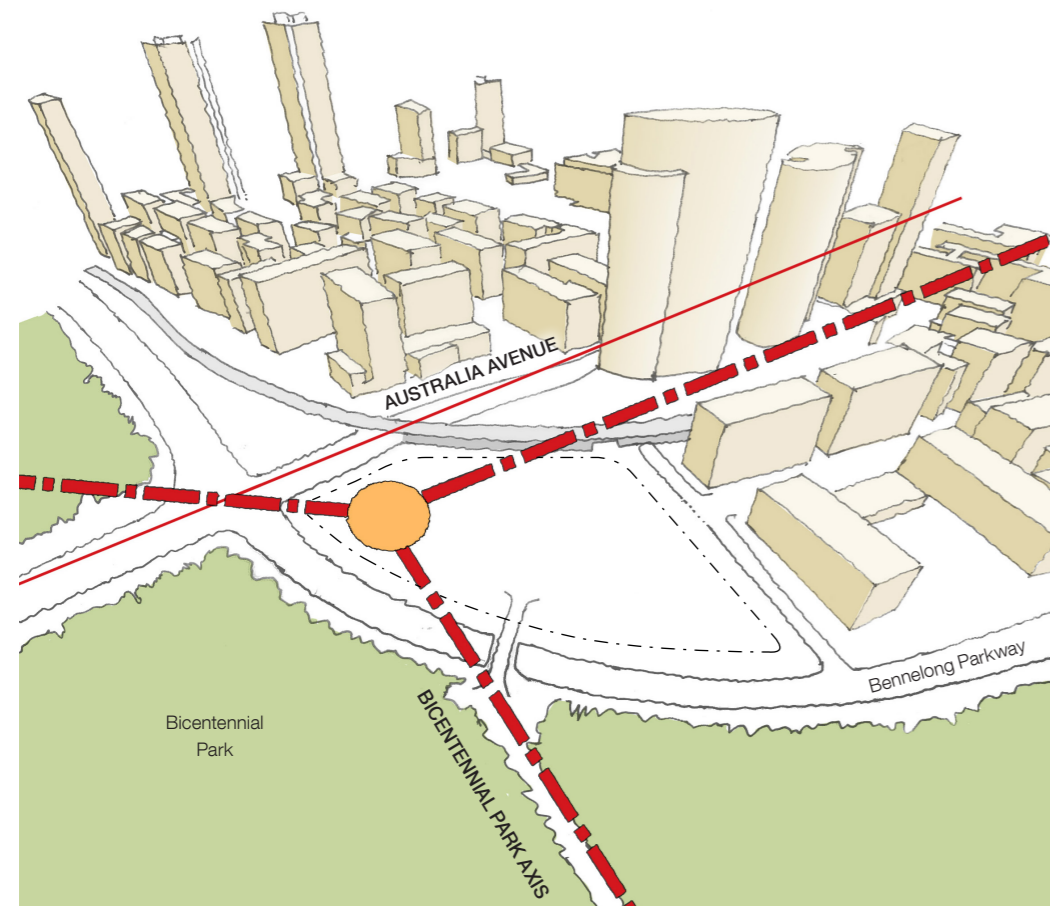
Site 68 is the gateway to Olympic Park when approaching from the South on Australia Avenue. It also has a 'pivotal' role as a marker between Australia Avenue/Olympic Park, and Bennelong Parkway/Bicentennial Parklands.



3.0 SITE + CONTEXT

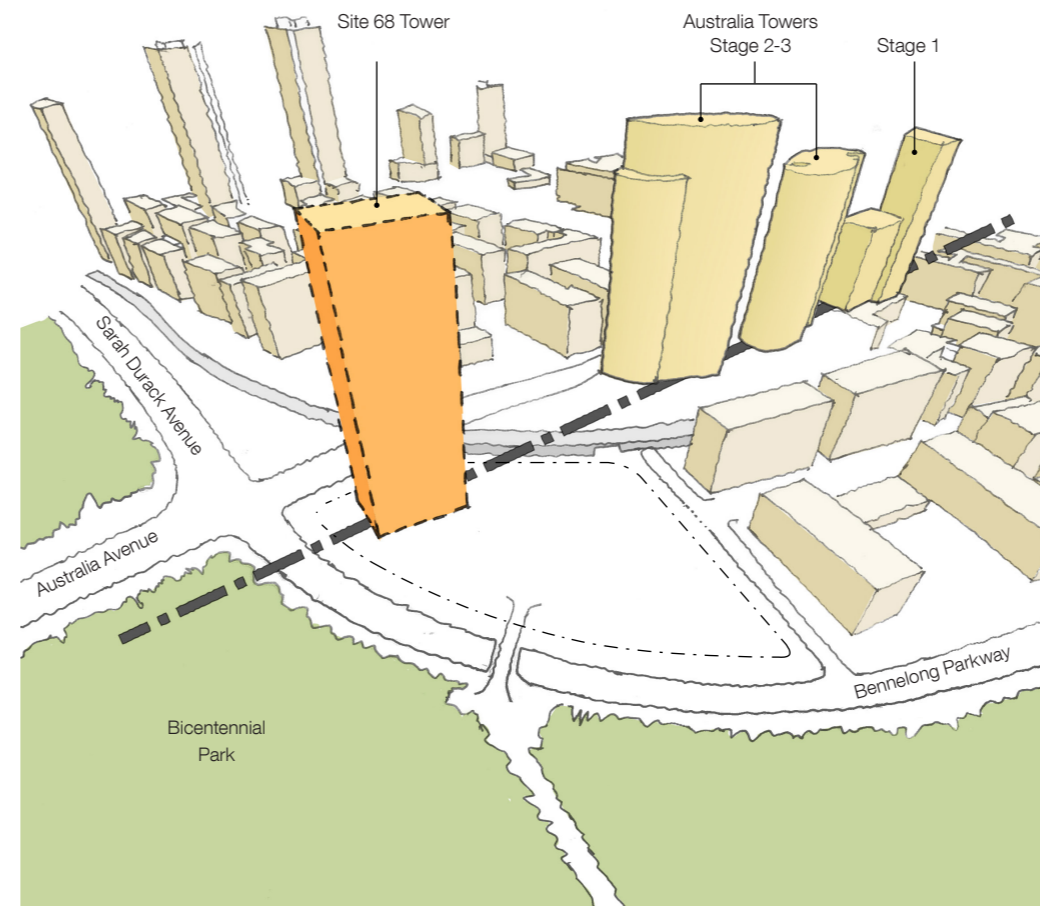
3.4.3 AXES

The site is intersected by the landscape axis of Bicentennial Park. In addition the orientation of Australia Avenue can be strongly felt, as is the need to address the corner location.



3.4.4 CONTEXT

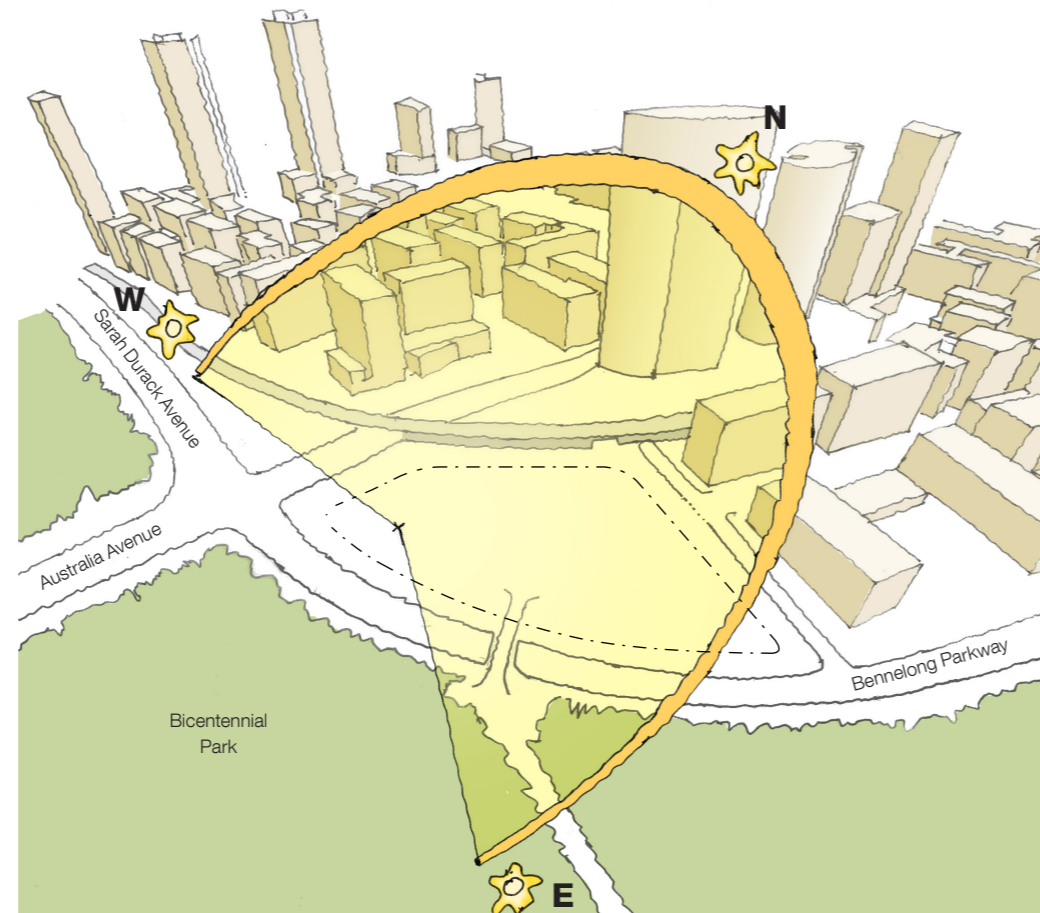
The tower on site 68 will sit at the southern end of a 'string' of towers along Australia Avenue. These existing towers have been designed as a composition, with each part relating to its neighbour. The tower on site 68 has the urban role of commencing/terminating this sequence.



3.5 SITE ANALYSIS

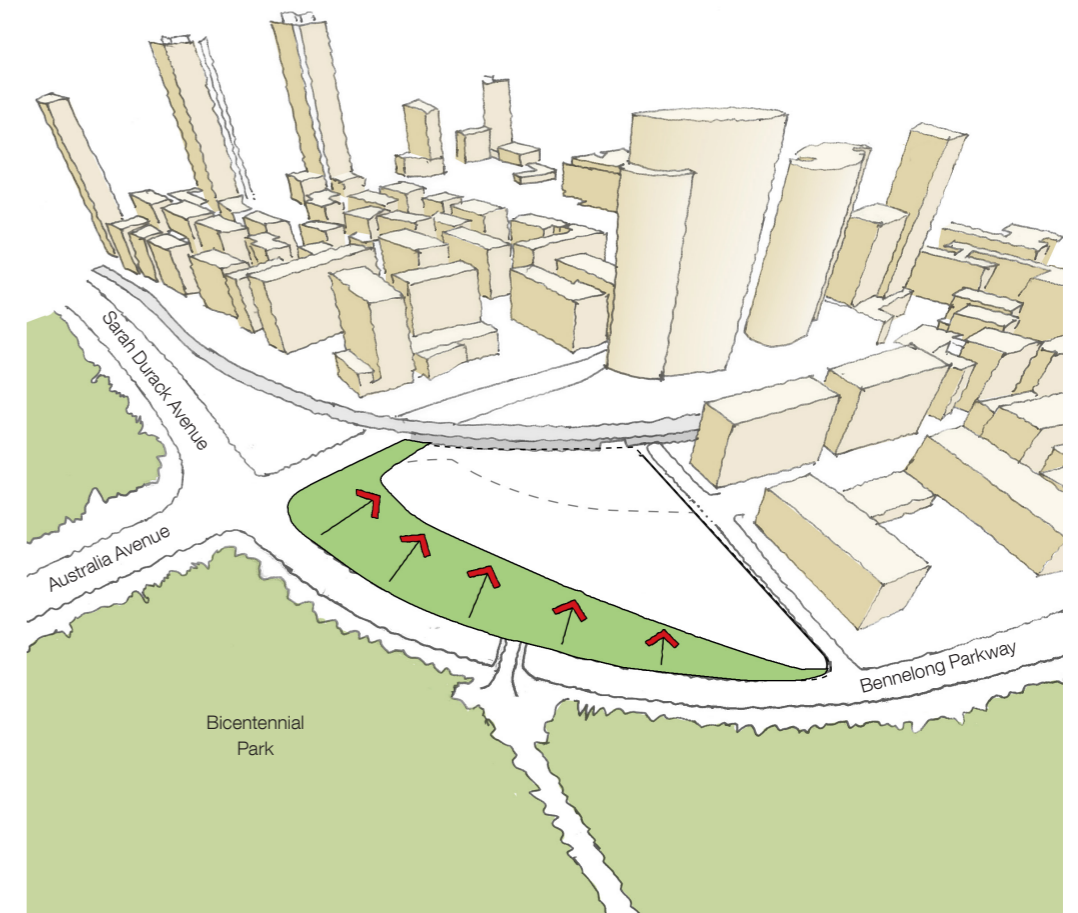
3.5.1 SOLAR ORIENTATION

The approximately triangular configuration of the site creates a North, West, and Southeast orientation. The north and west orientations receive excellent solar access.



3.5.2 TOPOGRAPHY

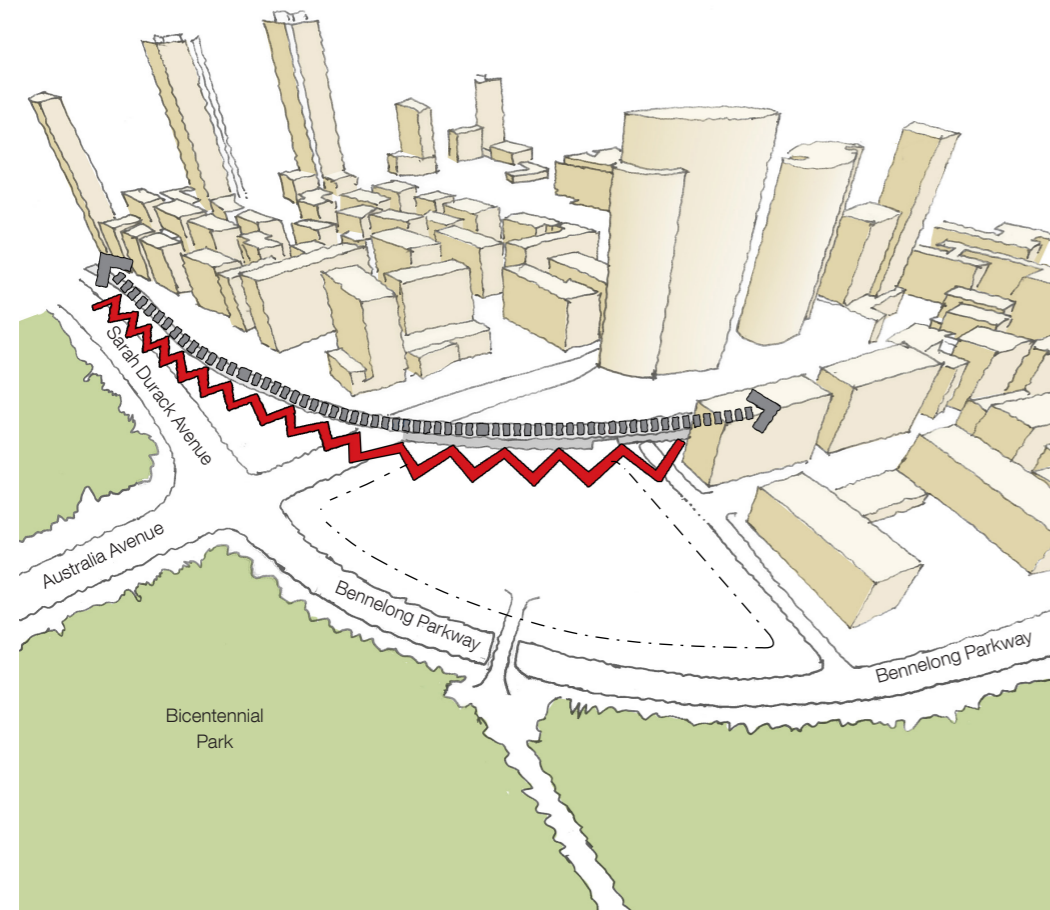
The site is on top of a steep raised embankment that curves from Australia Avenue around to Bennelong Parkway. The site levels determine that the landscaped embankment needs to be preserved, and is not conducive to a building location, limiting the footprint of the tower to the upper portion of the site.



3.0 SITE + CONTEXT

3.5.3 NOISE

The rail corridor on the northwest flank of the site is above ground as it comes off the Australia Avenue Bridge adjacent to the site, thus the potential source of noise and orientation in this direction should be minimized.



3.5.4 VIEWS

The site offers magnificent views across Bicentennial Park to the CBD and Sydney Harbour from the south to the northeast; as well as views across the Brick pit to Homebush Bay and the Parramatta River from the northeast to the north. While this is recognised as a strong commercial driver of any design response, it needs to be balanced with the need to provide solar access.

