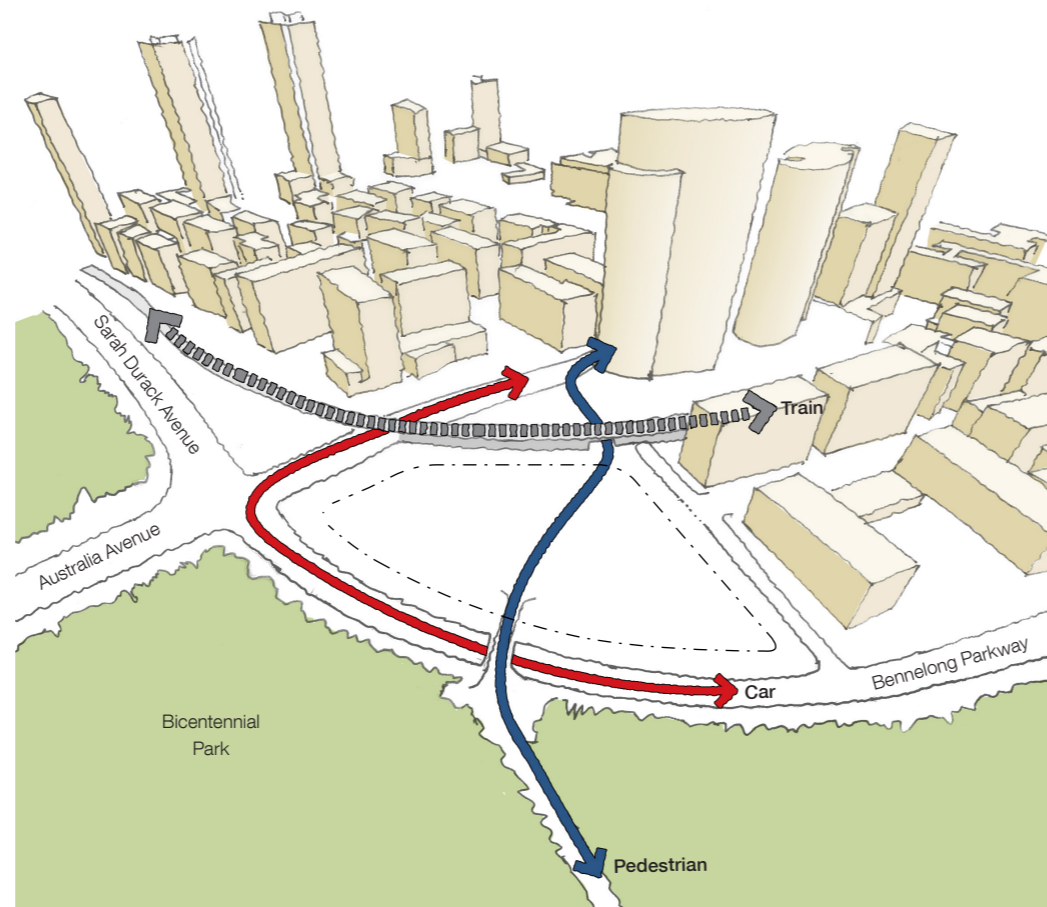


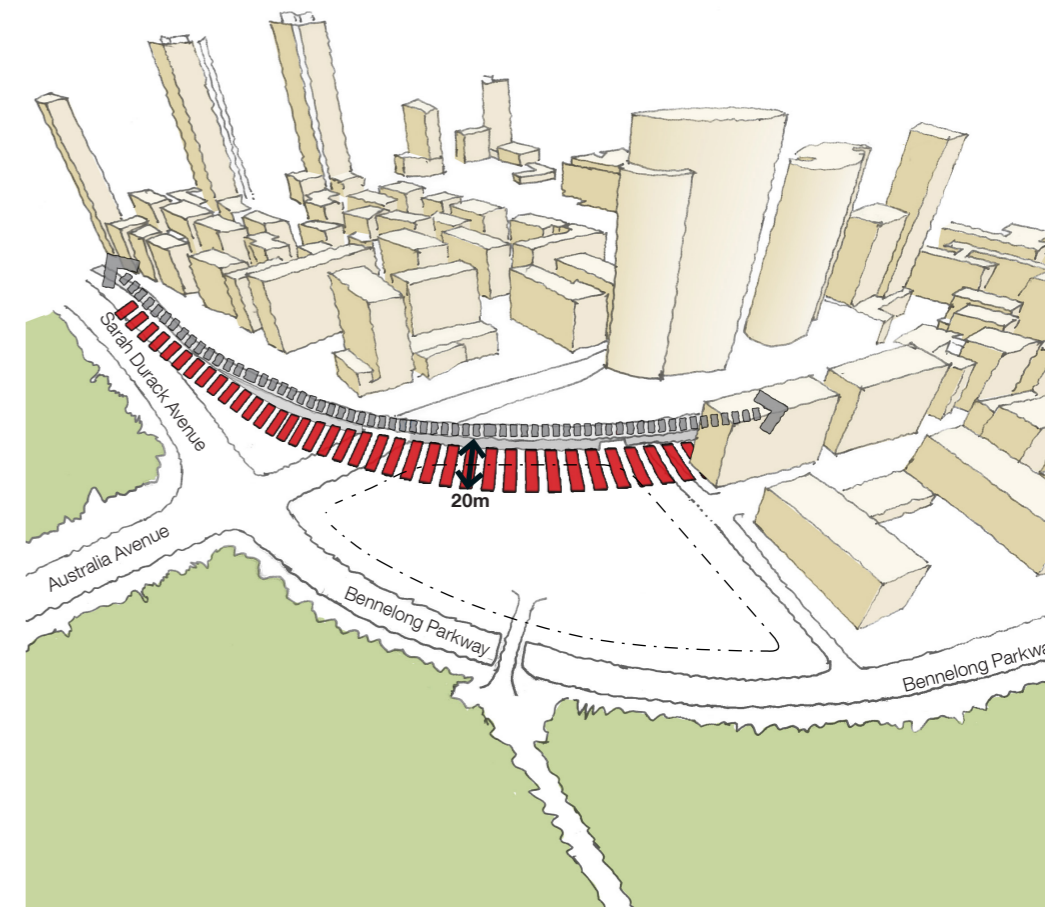
3.5.5 MOVEMENT

The site is a pivotal location in terms of movement around Sydney Olympic Park. There is vehicular movement north-south along Australia Avenue, being the main entry to Olympic Park from the south. There is also sweeping east-west vehicular movement along Sarah Durack Avenue and into Bicentennial Parkway, which is the perimeter road around Olympic Park. Immediately to the northwest is the sweeping path of the train. The site masterplan creates a new pathway directly linking Australia Avenue to Bicentennial Park.



3.5.6 RAIL EASEMENTS

Within 20m of the railway tracks is defined as a 'no throw zone', requiring protection to any windows within this area, placing a further constraint on the site area.



4.0 SCHEME OVERVIEW + MASSING

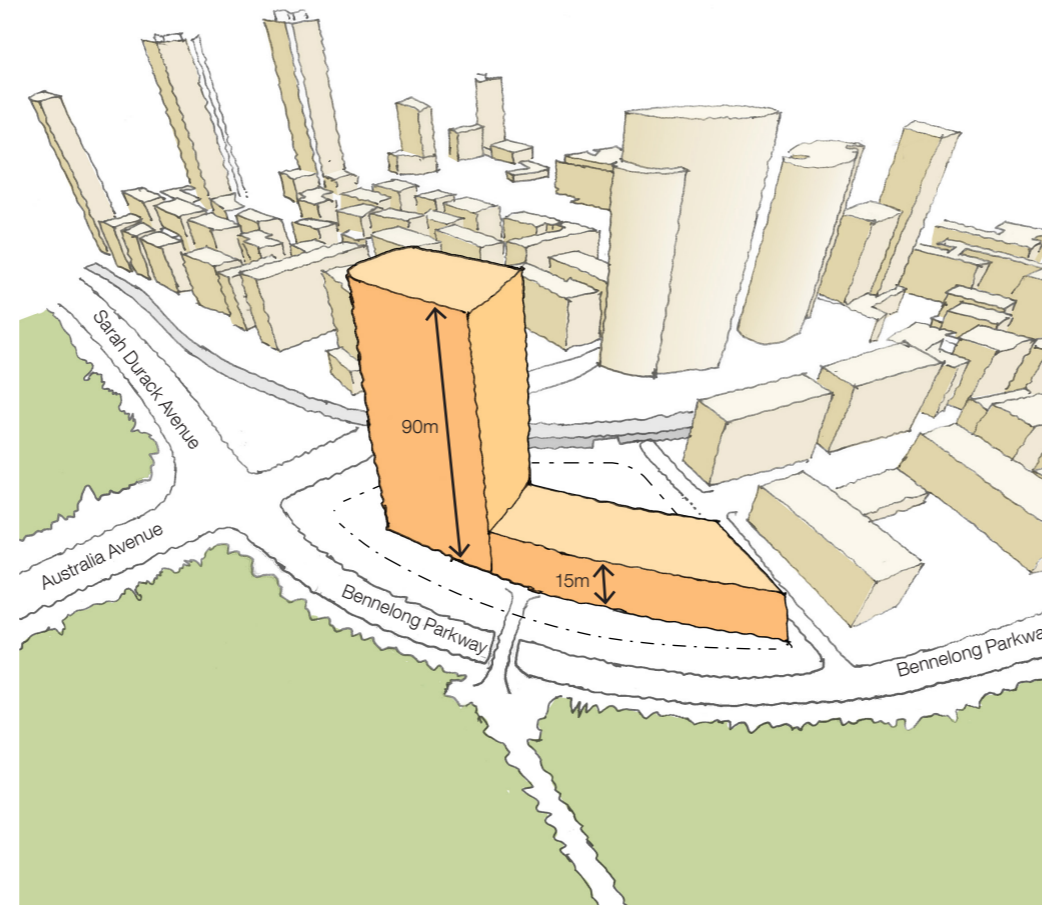
4.1 MASTERPLAN 2030 ENVELOPE

The building height controls allow a residential building of 30 storeys / 90 metres in height on the Southern portion of the site, and 4 storeys / 15 metres in height on the Northern portion of the site.

SEPP65 principle 2 'Scale'. Clause 10 states: Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

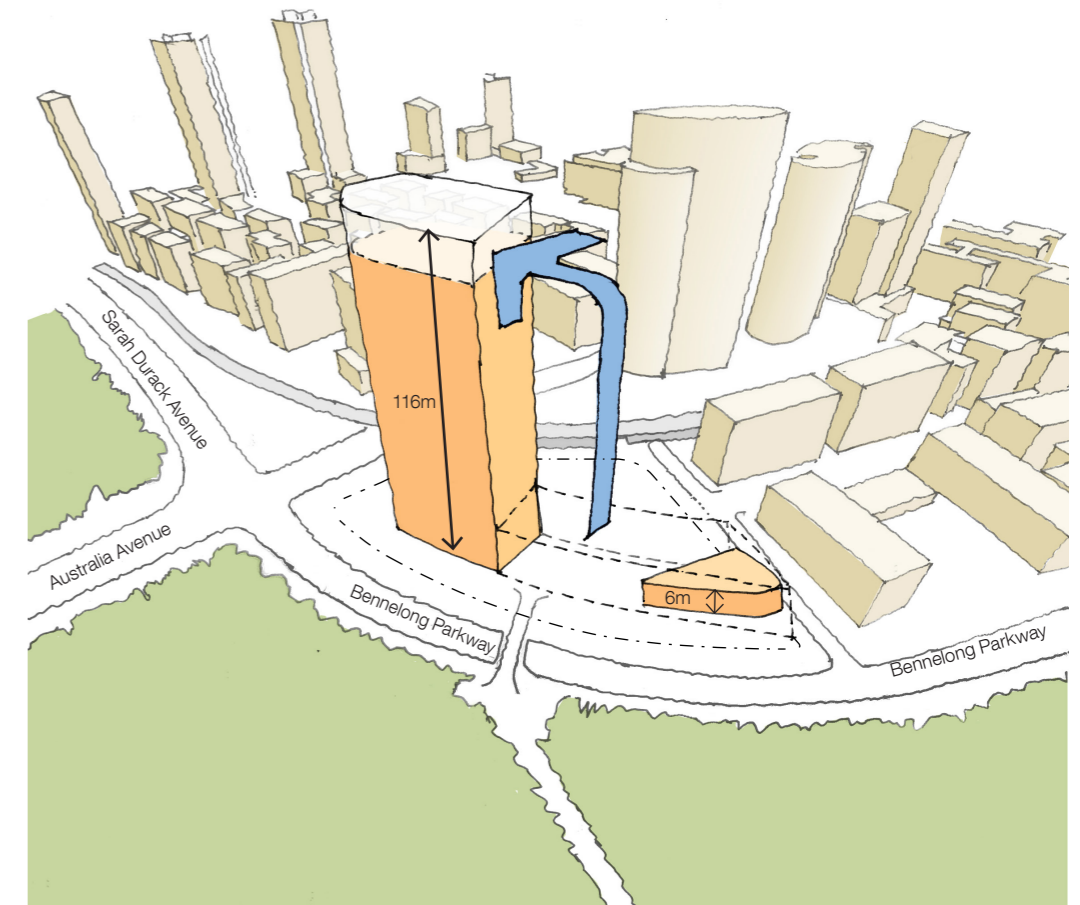
The area surrounding Site 68 accommodates buildings of various scales from the large scale urban edifices of the stadiums and arenas, to the smaller scale office buildings and warehouses. The Sydney Olympic Park Master Plan 2030 will see the density and scale of the area increase dramatically. The Central precinct, located on the western side of Australia Avenue, will be a high density mixed use zone with commercial, retail and residential uses. Buildings in this precinct will predominantly be between 2-10 storeys high with a tower zone (20-32 storeys) facing onto Olympic Boulevard.

The Parkview Precinct will have buildings primarily ranging from 4 storeys to 10 storeys, with a tower zone (20-30 storeys) located along Australia Avenue. Situated at the intersection of Australia Avenue and Bennelong Parkway, Site 68 is located within this tower zone and has been identified as suitable for tall buildings of up to 30 storeys.



4.2 PROPOSED ENVELOPE

A new neighbourhood park and 1-2 storey childcare centre are proposed on the Northern portion of the site. In order to create the new park and childcare centre, it was proposed during the competition process that the residential area from the 15 metre tall building be consolidated into the tower envelope. The resulting tower height of the competition scheme was 32 storeys. In response to comments received from the DRP subsequent to the competition, the tower has been increased a further two storeys in height to 34 storeys / 116.7 metres.



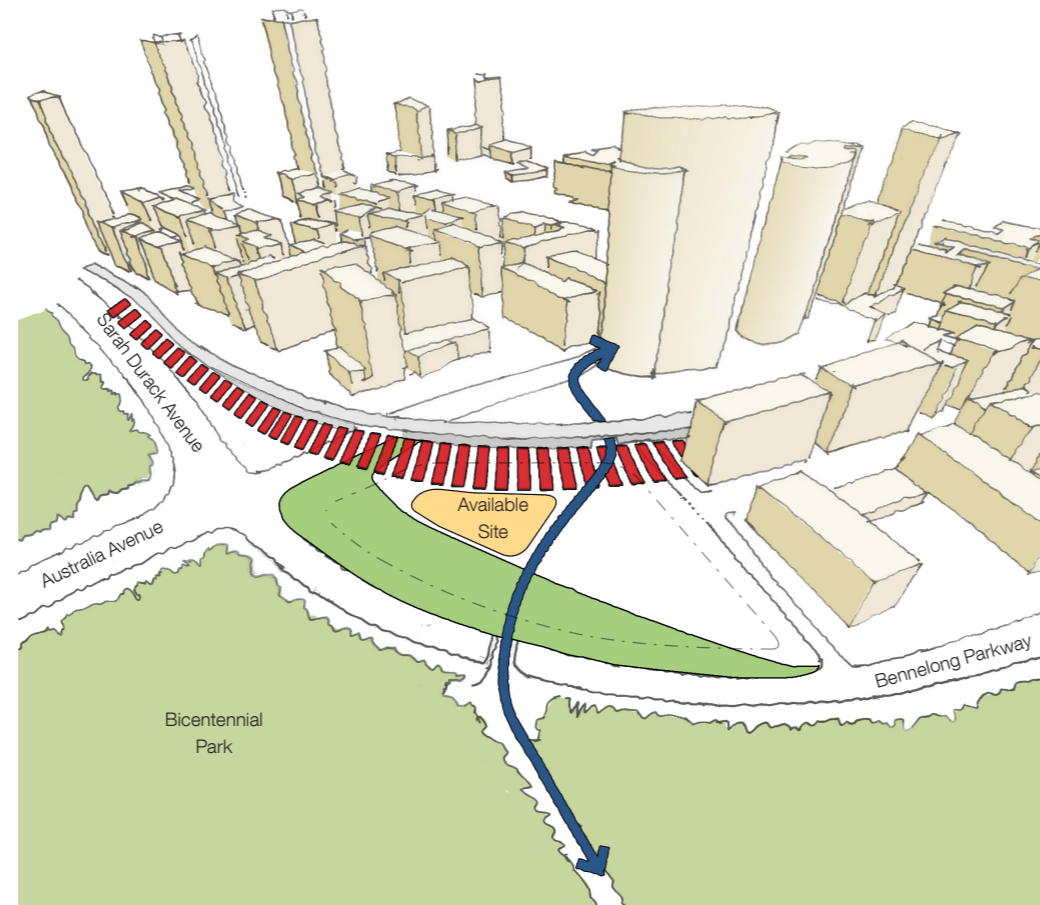
SEPP65 principle 3 'Built Form'. Clause 11 states: Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

4.3 MASSING AND FORM

The built form of the proposed development has been driven by responses to site, context, residential amenity, provision of communal spaces, and articulation of building massing to create a legible scale at both urban and pedestrian levels. The following series of diagrams communicate the design response to each of these issues:

4.4 SITE GEOMETRY & CONSTRAINTS

The curved triangular geometry of the overall site is contained by the railway easement zone, the embankment, and the pedestrian movement from Bicentennial Park. The result is a tight triangular geometry.



4.5 ORIENTATION FOR SOLAR

The site geometry offers good orientation for solar access on both the northeast and northwest faces of the site.

