

Quest Serviced Apartments Edwin Flack Avenue Sydney Olympic Park

Landscape Statement – Section 75W



Landscape Plan

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Client: Quest Serviced Apartments
Architects: Reid Campbell
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Introduction

ASPECT Studios in conjunction with Reid Campbell were commissioned by Built to prepare a landscape plan for the redevelopment of a redundant carpark site within Sydney Olympic Park. The development site is situated on a narrow rectangular block on the western edge of Sydney Olympic Park. Currently the site is occupied by an under used asphalt carpark which was previously coach parking during the Sydney 2000 Olympic Games. This report provides a description of the intended landscape works within the redevelopment.

Site Context

The development site has a street address on Edwin Flack Avenue to the east with the vehicular access provided by a service lane along the western boundary of the site. A Formula 1 Hotel is located to the north of the site and further asphalt carparking extends to the south of the site, to the end of the block. The full extent of the carpark has been earmarked for future development within the Sydney Olympic Park Master Plan 2030. A landscaped forecourt to the Athletics Centre is located on the opposite side of Edwin Flack Avenue to the east.

Project Summary

The proposed redevelopment consists of an eight storey serviced apartment building with basement carpark. The landscape scope includes streetscape upgrades to Edwin Flack Avenue, paving to the ground floor periphery of the building and paving to proposed shared zones located on both the north and south side of the building. The design of the proposed landscape scheme has been developed in consultation with Sydney Olympic Park Urban Elements Design Manual 2008.

A description of the landscaped spaces follows below.

Edwin Flack Avenue

Streetscape upgrades to Edwin Flack Avenue include the removal of an existing steel fence at the kerb line and the installation of a new 2.4 metre (approx) wide turf verge adjacent to the kerb line. Tree pits located within the turf verge contain mass planting of native understorey species including *Dianella* 'Breeze', *Dianella caerulea* and *Lomandra* 'Tanika'. Two new infill street trees (*Eucalyptus microcorys*) will be planted along Edwin Flack Avenue towards the northern boundary. A new asphalt paved footpath will be laid between the turf verge and the property line. Two new driveway crossovers will be provided to the north and south sides of the proposed building providing access to new shared zones in these locations. The driveways will be paved using Trupave concrete pavers and new pedestrian scaled lighting (Lighting Type 6) will also be provided along this frontage, both in accordance with Sydney Olympic Park Urban Elements Design Manual 2008.

Shared Zones

Two new shared zones will be constructed to the north and south side of the proposed building. These new shared zones demonstrate the planning principles outlined within the Sydney Olympic Park Master Plan 2030 which aim to increase permeability throughout the precinct. The shared zones will provide east – west connections from Edwin Flack Avenue to industrial zones further west of the site.

The two shared zones are to have identical treatments. Trupave interlocking concrete unit paving will be used along with stainless steel bollards installed on each side to define the six metre wide trafficable zone. The 3 metre pedestrian zones on each side of the central trafficable zone will be paved with Havenslab concrete paving.

Building Periphery

Circulation space to the perimeter of the ground floor will be paved using Havenslab concrete paving, tying in with materials used within each shared zone. This paving will be used throughout the colonnade space along Edwin Flack Avenue to define the active frontage of the building. These paved zones will accommodate tables and chairs for café spill out.

Trees to be removed

Trees to be removed have been indicated on the Landscape Public Domain Plan. Trees to be removed include a row of nine immature *Flindersia australis* (Crows Ash) located within the building envelope. Two *Eucalyptus Microcorys* (Tallowood) are to be removed to accommodate the shared zone entries from Edwin Flack Avenue.

ASPECT Studios
26th October 2010