

DESIGN STATEMENT

The project site is located in a key location at the heart of the Sydney Olympic Park development precinct, within walking distance to the train station and sporting facilities. The site falls into the Sydney Olympic Master Plan ‘Central’ precinct and the proposed development includes two new roads to allow vehicular and pedestrian access between the proposed buildings, with the main landscape focus of the development a public ‘square’ at the centre of the two buildings which has been designed as a transition space for pedestrian access through and around the buildings, as well as a gathering node with shade and seating provided.

Design principles

- The following landscape design principles have been established for the project:
- Retain and reinforce native ‘green’ street edge through retention of existing street trees and proposed street trees to new street network
 - Shareway street - reinforce pedestrian scale through landscape and materiality
 - Define ‘activity nodes’ associated with ground floor uses through hard/soft landscape elements
 - Create a public ‘square’ in a central location as the internal focus to the space that links staged implementation
 - Focal specimen canopy tree to ‘square’

Public ‘square’

The public square is a central space which acts as a gathering node and meeting place for the development. A large feature tree is proposed to the centre of the site to provide shade amenity and visual interest in the space. The species is nominated as *Magnolia grandiflora* and is to be installed as an ex ground specimen tree. The tree will be located above podium and sufficient concrete slab set down is proposed to accommodate the tree rootball to ensure adequate growth and establishment. Above ground, the tree will sit in a 450mm high landscape planter incorporated with a timber seating surround to create a shaded seating element at the centre of the square. This element will double as protection for the tree trunk in an urban environment. A visual connection will be established between the existing fig tree to the south and the proposed feature tree.

Landscape strips are proposed in the square to break up the extent of paving. The planting species will be a selection of low growing species to 600-700mm height to ensure that sight lines are not restricted across the square. Typical species selections are nominated in the plant schedule. The landscape strips will be incorporated with timber seating elements which run east west across the square to allow pedestrian activity between the two buildings.

The proposed main paver for the development is a concrete unit paver fixed with mortar over concrete base. The colour selection is a reflective of existing grey toned concrete pavers used elsewhere within Sydney Olympic Park. The two pavers selected are Urbanvue ‘Langwarren Blue’ and Terravue ‘Dromana White’ both with a shotblast finish. The public square, which includes the feature tree and outdoor café zone areas, is defined by the main paver with a highlight paver in a contrasting colour in a random diagonal pattern to define the square as a focal element to the development. This pattern continues across the New Road 16 to link the two active public open spaces together.

Australia Avenue frontage

The existing street trees *Eucalyptus microcorys* will be maintained along the majority of the Australia Avenue frontage, with trees to be removed to make way for the new road intersection. The proposed paving is nominated as the main granite paver to be used in the public square from building edge to the edge of the existing trees in turf.

Herb Elliot Avenue frontage

The existing street trees *Corymbia maculata* will be maintained along the majority of the Herb Elliot Avenue frontage, with trees to be removed to make way for the new road intersection. The proposed paving is nominated as the main granite paver to be used in the public square from building edge to kerb in order to maintain pavement consistency across the site. New groundcover planting beds will be created at the base of each existing street tree to match the treatment on the other side of the road.

New Road 10

New Road 10 creates the southern boundary of the site. The nominated species is *Elaeocarpus eumundii* in accordance with the Sydney Olympic Park Street Tree Master Plan (Urban Elements Design Manual Section 3.5).

New Road 16

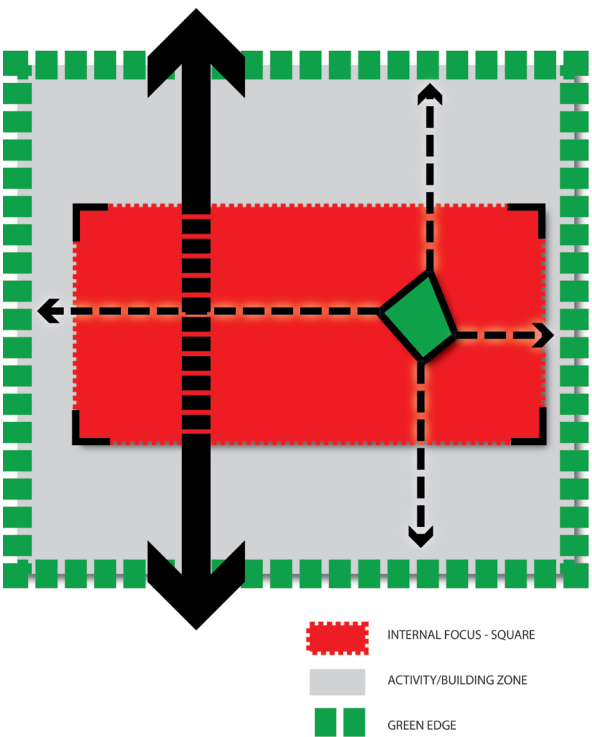
New Road 16 cuts through the centre of the site in a north south direction. The street is unique in that it is to be constructed above podium with sufficient soil depth and slab set down to allow the trees to be planted at ground level. This will enable provision of shade to the footpath and a positive pedestrian experience. The nominated street tree species is *Elaeocarpus eumundii* in accordance with the Sydney Olympic Park Street Tree Master Plan (Urban Elements Design Manual Section 3.5). Outdoor café spaces are nominated on the western side of this road outside the Stage 2 building, with low hedge planters nominated to provide definition to the spaces.

Stage 1 works

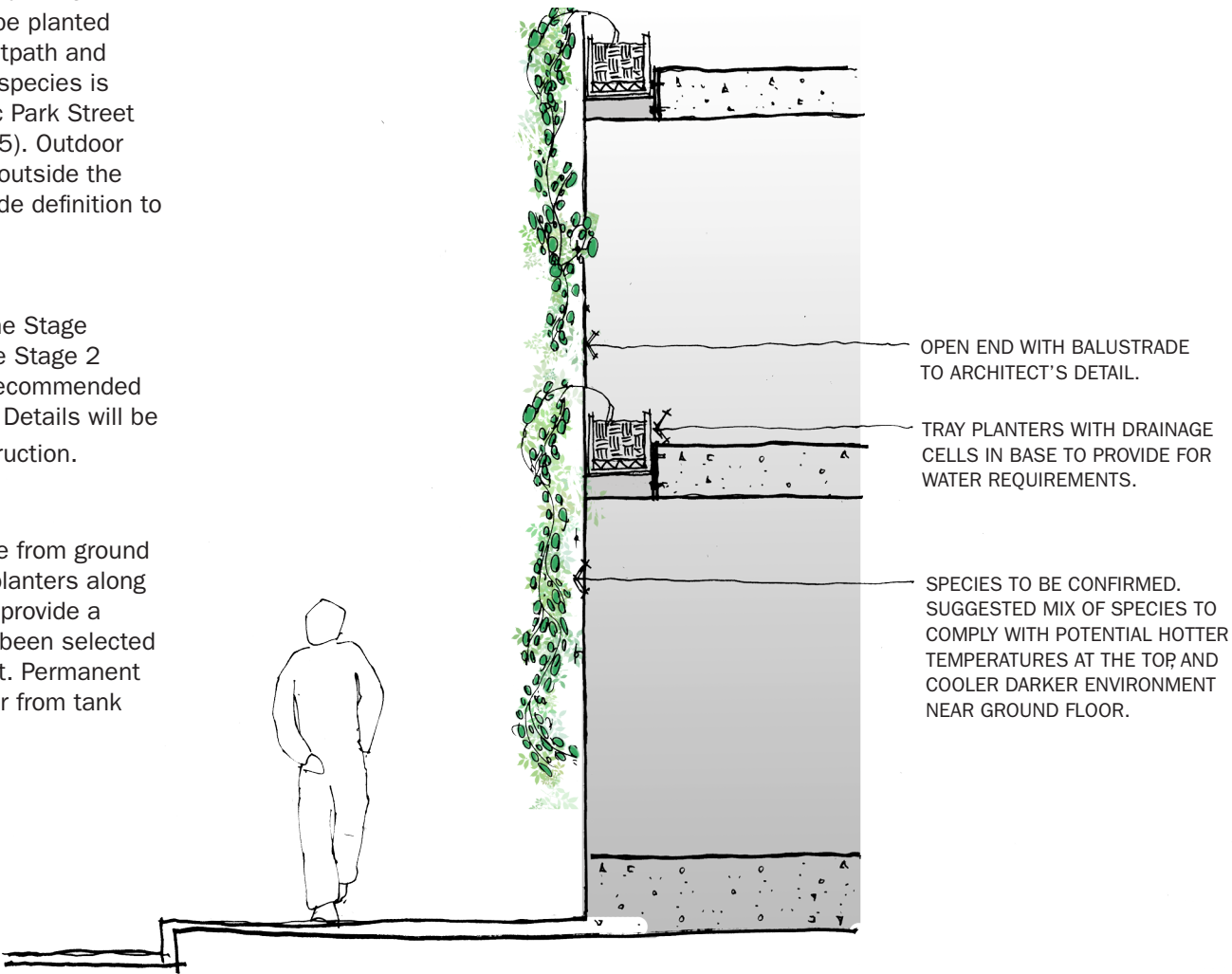
Temporary carpark and ramp works are required as part of the Stage 1 works. These are proposed for removal to make way for the Stage 2 buildings. Large potted trees are proposed in the locations recommended by the Pedestrian Wind Environment Statement by Windtech. Details will be developed in the detailed landscape plans for Stage 1 construction.

Atrium green wall

A proposed green wall will be constructed in the atrium space from ground to top floor. The concept for the wall is to install a series of planters along the edge of each floor with hanging plants in each planter to provide a green outlook from the centre of the building. A species has been selected which is suitable as a hanging plant in an indoor environment. Permanent irrigation will be provided to each planter using recycled water from tank supply.



STRATEGY SKETCH



TYPICAL SECTION - GREEN WALL WITH HANGING SPECIES
PLANT TO FALL DOWN OVER FLOOR HEIGHT SPACE. TRELLIS FRAME NOT REQUIRED.

Status	For DA	
Nom. Landscape Architect	Andrew Turnbull 673	
Print Date	6 October 2011	
Rev	Description	Date
A	For DA	06.10.11