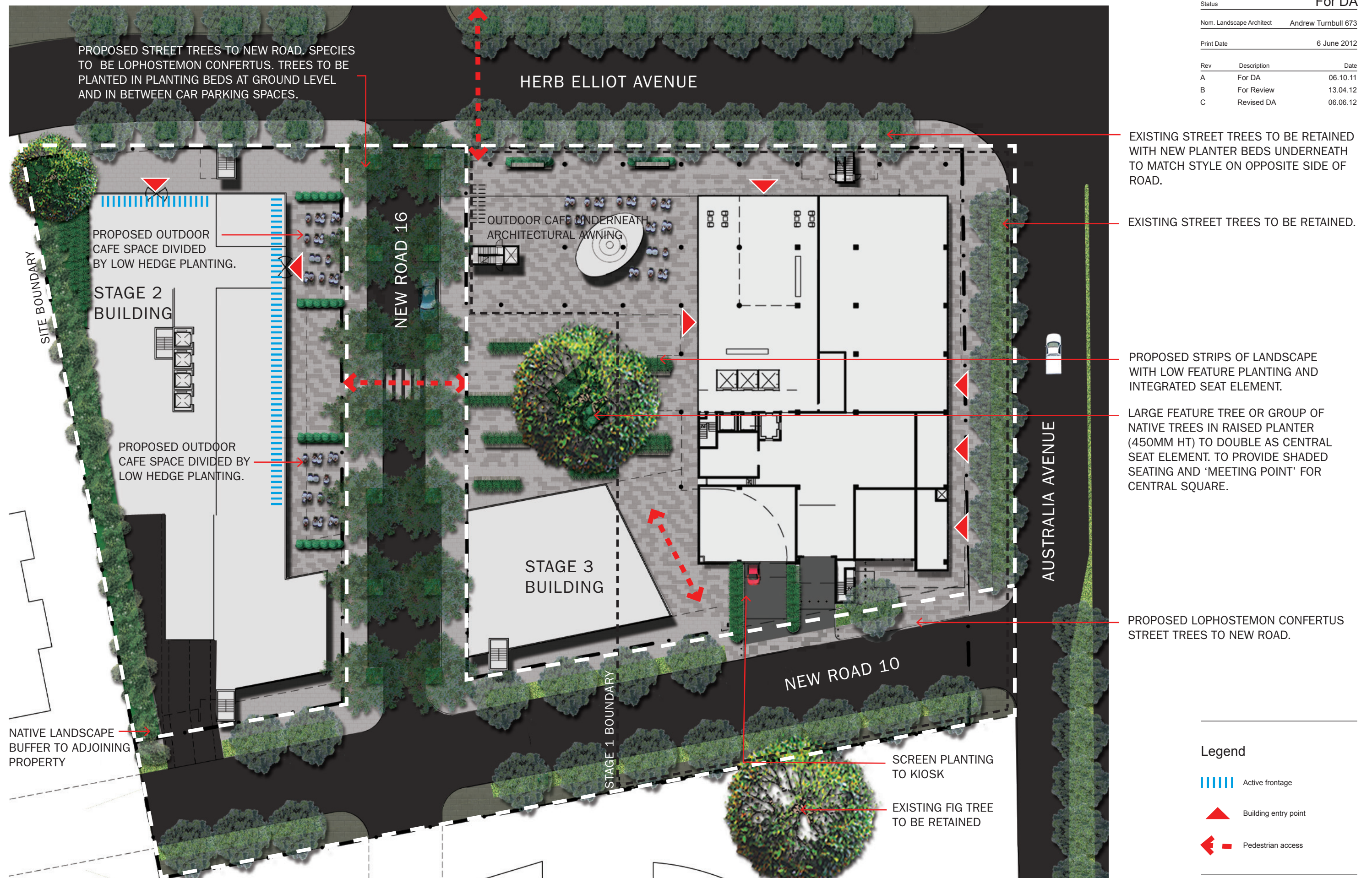


Rev	Description	Date
A	For DA	06.10.11
B	For Review	13.04.12
C	Revised DA	06.06.12



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 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 integrated with a seating element 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 and act as a wind barrier.

The proposed main paver for the development is a large format concrete unit paver (P11, SOPA UEDM) fixed with mortar over concrete base. The colour selection is reflective of existing grey toned concrete pavers used elsewhere within Sydney Olympic Park. The public square, which includes the feature tree and outdoor café zone areas, is defined by a lighter grey large format pedestrian paver to counteract the continuous shade from the building overhang. This large format pedestrian paving 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 large format pedestrian paving due to this being a gateway site. The paver is to be used in the public square and 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 large format pedestrian paving 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 opposite side of the road.

New Road 10

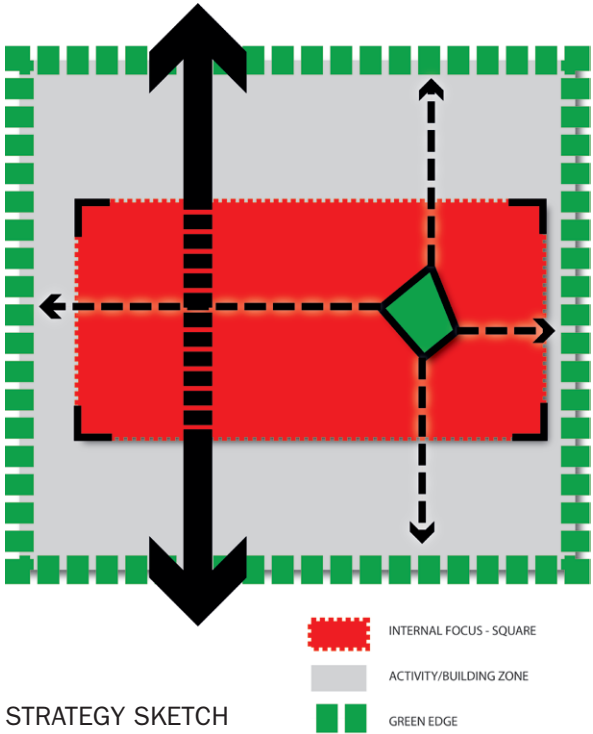
New Road 10 creates the southern boundary of the site. The nominated species is *Lophostemon confertus* as requested by Sydney Olympic Park Authority.

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 *Lophostemon confertus* as requested by the Sydney Olympic Park Authority. 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.



STRATEGY SKETCH



PRECEDENT IMAGES

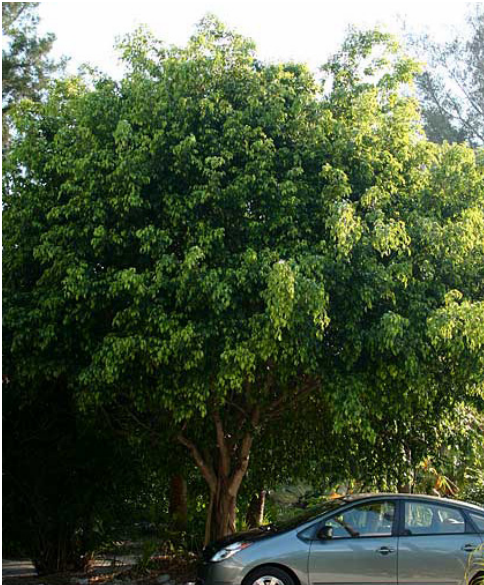
Status		For DA
Nom. Landscape Architect	Andrew Turnbull 673	
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BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MATURE HEIGHT
TREES			
CUPANIOPSIS ANARCDIODES	TUCKEROO	200L	15M
ELAEOCARPUS EUMUNDII	QUANDONG	200L	15M
EUCALYPTUS CITRIODORA	LEMON SCENTED GUM	200L	20M
FICUS BENJAMINA	WEeping FIG	EXG	20M
LOPHOSTEMON CONFERTUS	BRUSH BOX	200L	15M
MAGNOLIA GRANDIFLORA	MAGNOLIA	EXG	10M
SHRUBS & GROUNDCOVERS			
BUXUS SEMPERVIRENS	BOX HEDGE	200MM	500MM
CALLISTEMON CITRINUS	CRIMSON BOTTLEBRUSH	200MM	4M
CONVOLVULUS CNEORUM	SILVERBUSH	150MM	500MM
GREVILLEA 'HONEY GEM'	GREVILLEA	200MM	4M
LIRIOPE MUSCARI	TURF LILY	200MM	600MM
LOMANDRA TANIKA	TANIKA	200MM	700MM
TRACHELOSPERMUM ASIATICUM	YELLOW STAR JASMINE	200MM	400MM
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	200MM	400MM



Magnolia grandiflora



Ficus benjamina



Cupaniopsis anarciodes



Liriope muscari



Lomandra tanika



Buxus sempervirens



Convolvulus cneorum



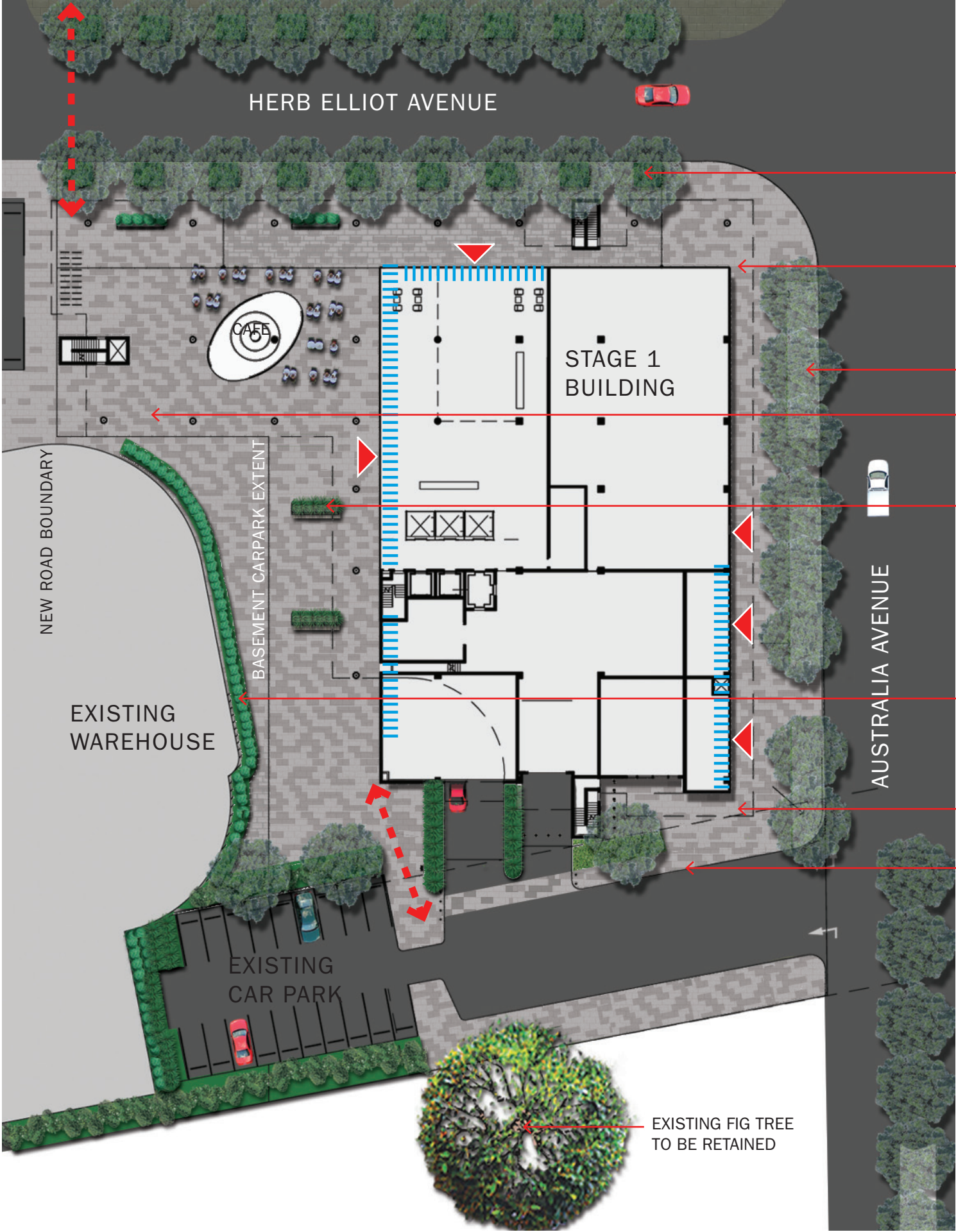
Trachelospermum jasminoides



Grevillea 'Honey Gem'

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- EXISTING STREET TREES TO BE RETAINED WITH NEW PLANTER BEDS UNDERNEATH TO MATCH STYLE ON OPPOSITE SIDE OF ROAD.
- LARGE FORMAT PEDESTRIAN PAVING EXTENDED ALONG AUSTRALIA AVE
- EXISTING STREET TREES TO BE RETAINED.
- LARGE FORMAT PEDESTRIAN PAVING LIGHT GREY IN UNDERCROFT SPACE
- PROPOSED STRIPS OF LANDSCAPE WITH LOW FEATURE PLANTING WITH INTEGRATED SEAT ELEMENT.
- HEDGE BUFFER TO EXISTING WAREHOUSE INTERFACE
- LARGE FORMAT PEDESTRIAN PAVING
- PROPOSED LOPHOSTEMON CONFERTUS STREET TREES TO NEW ROAD.
- EXISTING FIG TREE TO BE RETAINED

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Legend

- Active frontage
- Building entry point
- Pedestrian access

