SITE 68
SYDNEY
OLYMPIC PARK

DEVELOPMENT APPLICATION REPORT
SYDNEY OLYMPIC PARK
FEBRUARY 2015

CLIENT
Ecove Group

CONSULTANTS

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PROJECT NUMBER
1312

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INTRODUCTION

Our vision is to provide a strong pedestrian connection between Sydney Olympic Park and Bicentennial Park while creating a new neighbourhood focus to the emerging Parkview neighbourhood.

This report forms part of a Development Application for Site 68, Sydney Olympic Park (SOP). It forms a companion document to similar DA's for the adjacent new pedestrian underpass and Site 3 pocket park(Separate DA), as well as the new land bridge connection to Bicentennial Park.

The subject site is situated within Parkview Precinct at a key 'threshold' location within Sydney Olympic Park; with the Olympic Park town centre to the west and Bicentennial Park and to the east.

To the north of the site is Australia Towers, a development consisting of two residential towers, which are currently under construction.

To the west of the site, an elevated railway line runs the entire boundary serving as the outbound 'loop' for trains departing Olympic Park Station. Beyond the railway line runs Australia Avenue, one of the significant roads serving the Olympic Park, directly connecting Olympic Park station, town centre and major sporting facilities. To the east is Bicentennial Park, featuring an important wetland ecosystem with extensive public parklands providing a major ecological and recreational facility serving for inner-Western Sydney.

Location Plan

CONTEXT


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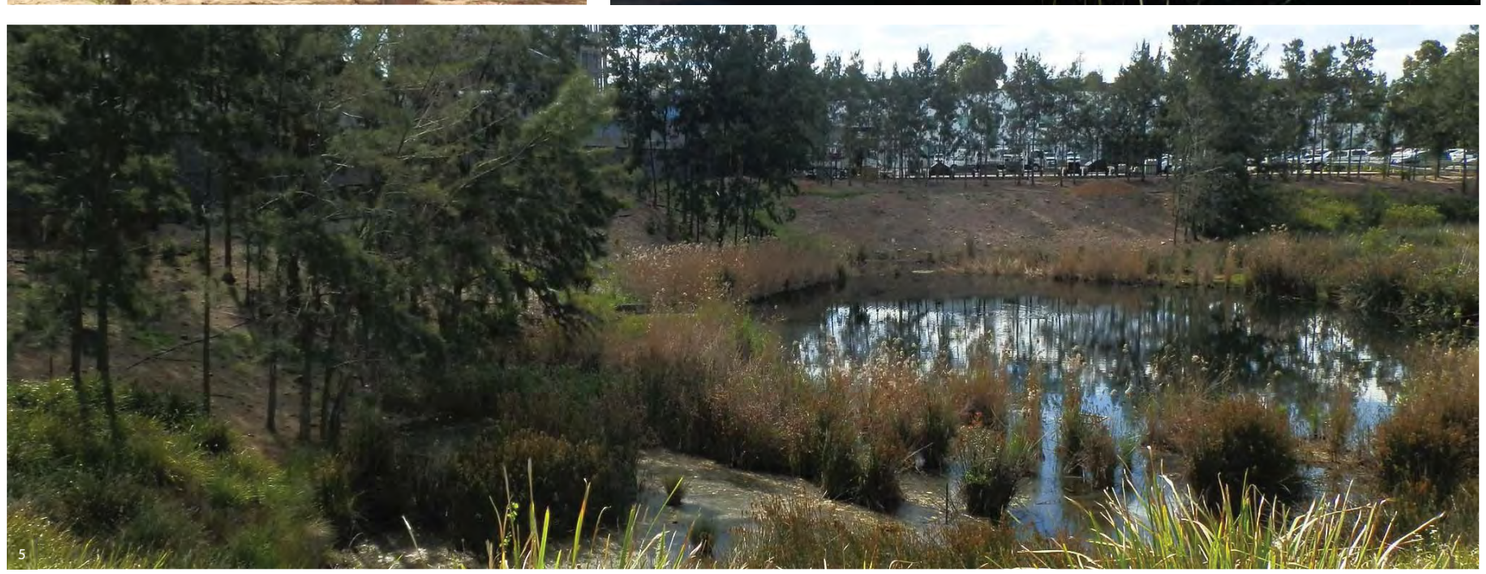
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PICTURED
1/ View from Bennelong Parkway looking south
2/ View of Australia Tower from Site 68, showing approximate location of Common Area
3/ View from footbridge looking north towards existing pond
4/ View from the approximate location of New Road looking towards railway line
5/ View from existing pathway looking east towards the pond (approximate location of new building)

PROPOSED ACCESS STRATEGY

Within the Sydney Olympic Park Masterplan 2030, SOPA identified the need to provide an accessible route from the railway station to Bicenntenial Park. The masterplan proposes a link between Australia Avenue at the intersection with Fig Tree Drive, with the new East-West street running parallel to the northern boundary of Site 68. By creating a new pedestrian underpass under the railway line, the development proposal achieves this requirement; providing a clear, legible, direct and accessible connection between precincts.

The new link will offer the shortest possible route to connect the existing pathways on Australia Avenue with Bicentennial Park, as well as providing a quality urban design outcome with strong line-of-sight connections for promoting maximum safety, amenity, walkability and vibrancy of the new precinct.

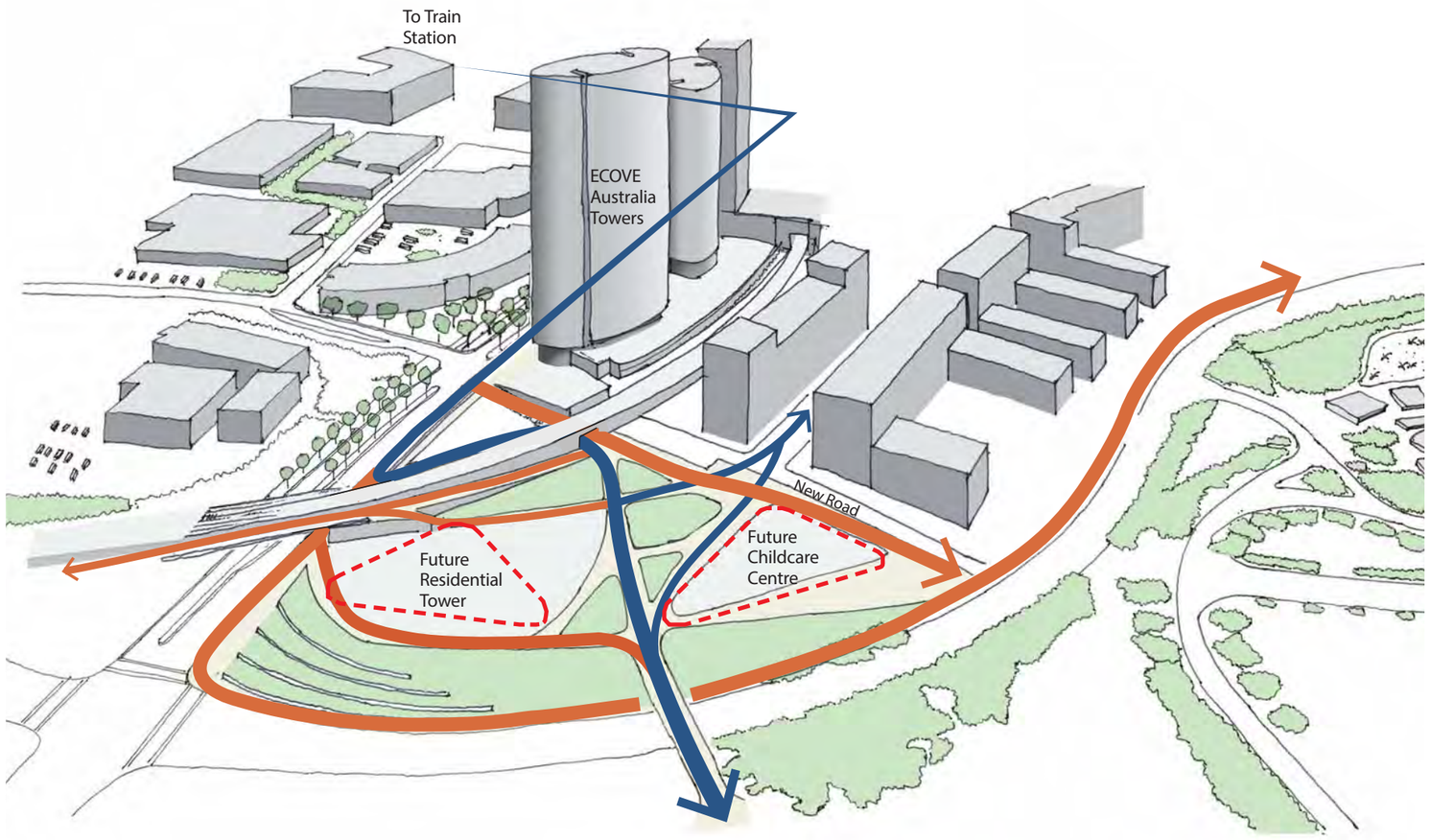
Our connection strategy proposes a network of paths that further integrate the pedestrian underpass into both the existing and future access network, and Parkview Precinct masterplan:

/ A direct accessible connection will be created linking the underpass with the existing footbridge over Bennelong Parkway to Bicentennial Park,

/ A direct pedestrian and cycle connection is created to link the proposed underpass with the existing bridge crossing Australia Avenue,

/ Direct and accessible links continue the alignment of the new street within Site 67 to connect with both the proposed pedestrian underpass and bridge over Bennelong Parkway,

/ Existing cycleway connectivity is retained linking the site to the existing Bennelong Parkway cycle route to the North and beneath the Australia Avenue railway bridge.



Accessible Circulation Routes

Pedestrian Circulation Routes

MASTERPLAN

Landscape Masterplan

DESIGN PROPOSAL

turf

SITE 68 PUBLIC DOMAIN INITIATIVES

Our proposal approach seeks to build an intimate and vibrant community park with a strong community, environmental and landscape focus.

The public domain and landscape solution proposes:

/ The proposed underpass link (separate DA) between Australia Avenue and Site 68 development (via the Site 3 Pocket park) provides a new and direct equitable access from Sydney Olympic Park railway station and town centre through to Bicentennial Park and the future Parkview Precinct.

/ A direct pedestrian and cycle connection is created to link the proposed underpass with the existing bridge crossing Australia Avenue, fully conforming to Ausroads cycle guidelines.

/ Existing cycleway connectivity is retained, linking the site to the existing Bennelong Parkway cycle route to the North and beneath the Australia Avenue railway bridge, also connecting to the new Land Bridge(Separate DA).

/ The new pedestrian land bridge over Bennelong Parkway provides a new, wider landscaped bridge offering increased amenity as well as strengthening the landscaped connection to Bicentennial Park (separate DA).

/ The relocation of the existing stormwater basin on Site 68 to a new below grade detention tank which sits beneath the proposed landscaping on Site 68. This approach is further described in the Alluvium report.

/ Water collected by the detention tank is pumped through biofiltration wetlands (1,200m^2) integrated into the landscape design and visible to the public.

/ The wetlands offer an exploration walk for public interaction and educational interpretation; describing the environmental process taking place and the sustainability outcomes being achieved.

/ The site water harvesting processes are celebrated using a cascading waterfall and wetland ponds creating a powerful new identity for both the Parkview Precinct and Sydney Olympic Park.

/ New on-street parking on the southern side of the new street creates opportunities for short-term parking for the child care, as well as access to the neighbourhood park and wetland interpretation.

/ A vehicular drop-off to both the residential building and child care is integrated into the landscape as a 'shared way'

/ The tree planting strategy is focussed on native trees (Eucalypts, Melaleuca and some Casuarina) located around the perimeter (including associated bioretention area); with a relaxed and eclectic combination of Eucalypts , rainforest natives, relocated palms, Jacaranda and deciduous species concentrated in the new central neighbourhood zone.

Note: The existing palm trees currently located on the corner of Australia Avenue and Bennelong Parkway are relocated to the new neighbourhood park, lining the new street and child care.

To assist in wind mitigation, wherever practicable, evergreen trees are located in close proximity to all three facades.

Understorey plantings will support the tree canopy in zones of wind influence; plantings will comprise groundcover and low-medium shrubs that at all times maintain eye level views essential for CPTED.

PROPOSED SITE 68 - GENERAL ARRANGEMENTS

General Arrangements
Scale 1:500 @ A3

Legend

- Garden Bed
- Lawn (Irrigated)
- P1A / P1B
- Paving Type 2
- Paving Type 3
- Seating
- Bioretention
- Gravel
- Future Proposed Trees by Others
- Native Trees
- Kauri
- Plane Trees
- Jacranda
- Fig Trees

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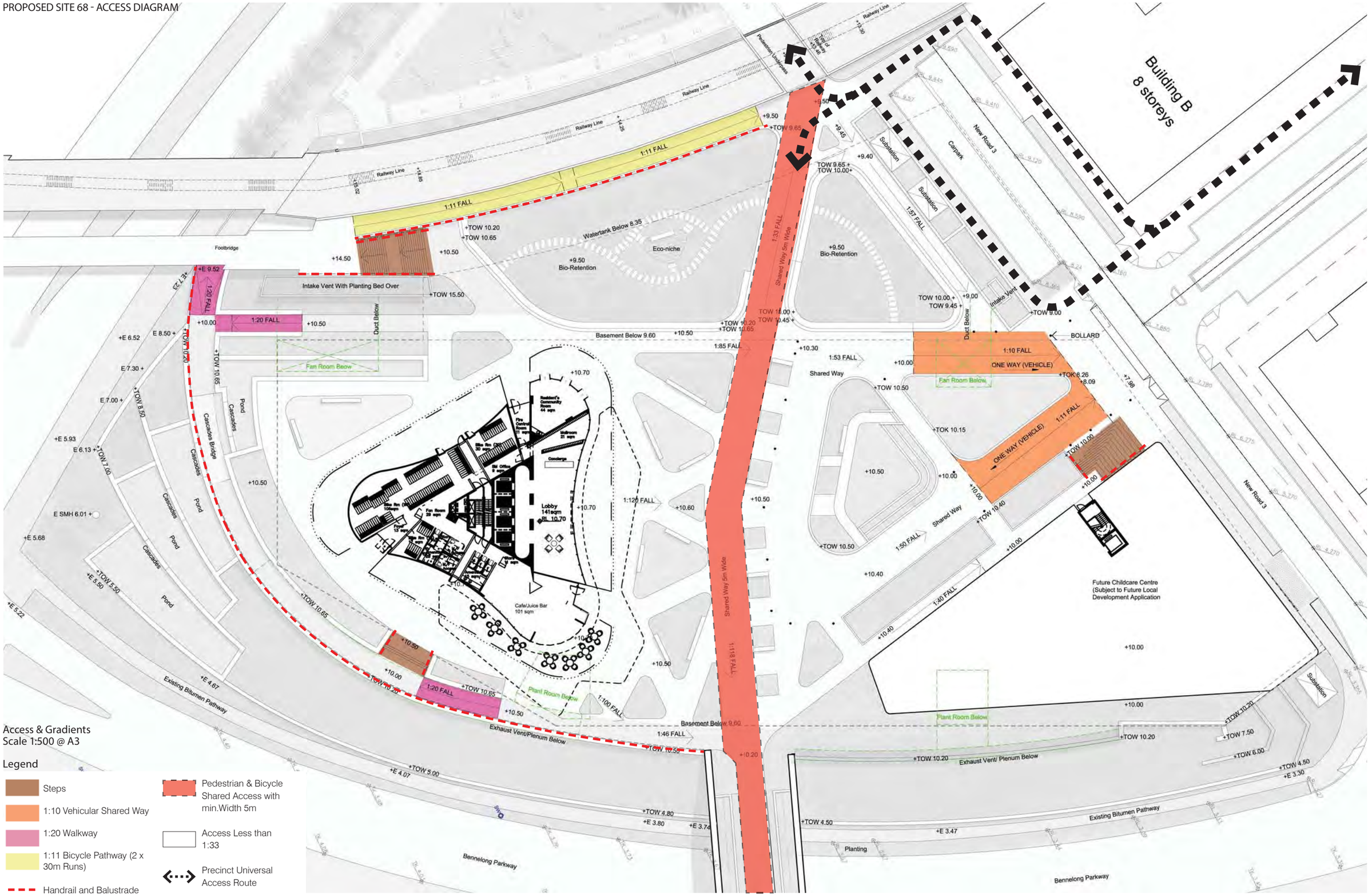
View from Australia Avenue & Bennelong Parkway intersection looking across Site 68

View across Site 68, looking south towards proposed cafe

PICTURED
View across Site 68, looking west towards proposed underpass

PROPOSED SITE 68 - ACCESS DIAGRAM

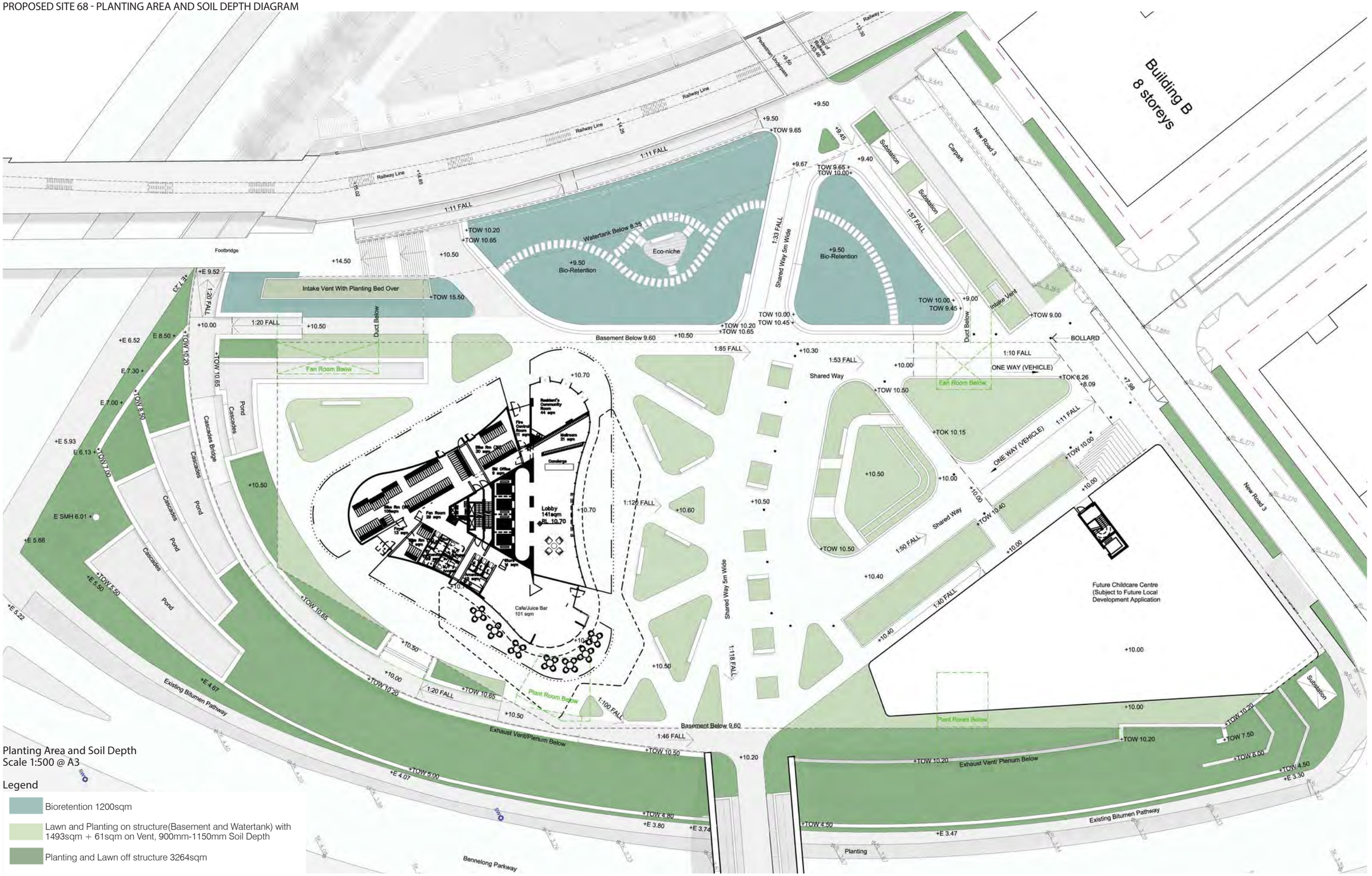


Access & Gradients
Scale 1:500 @ A3

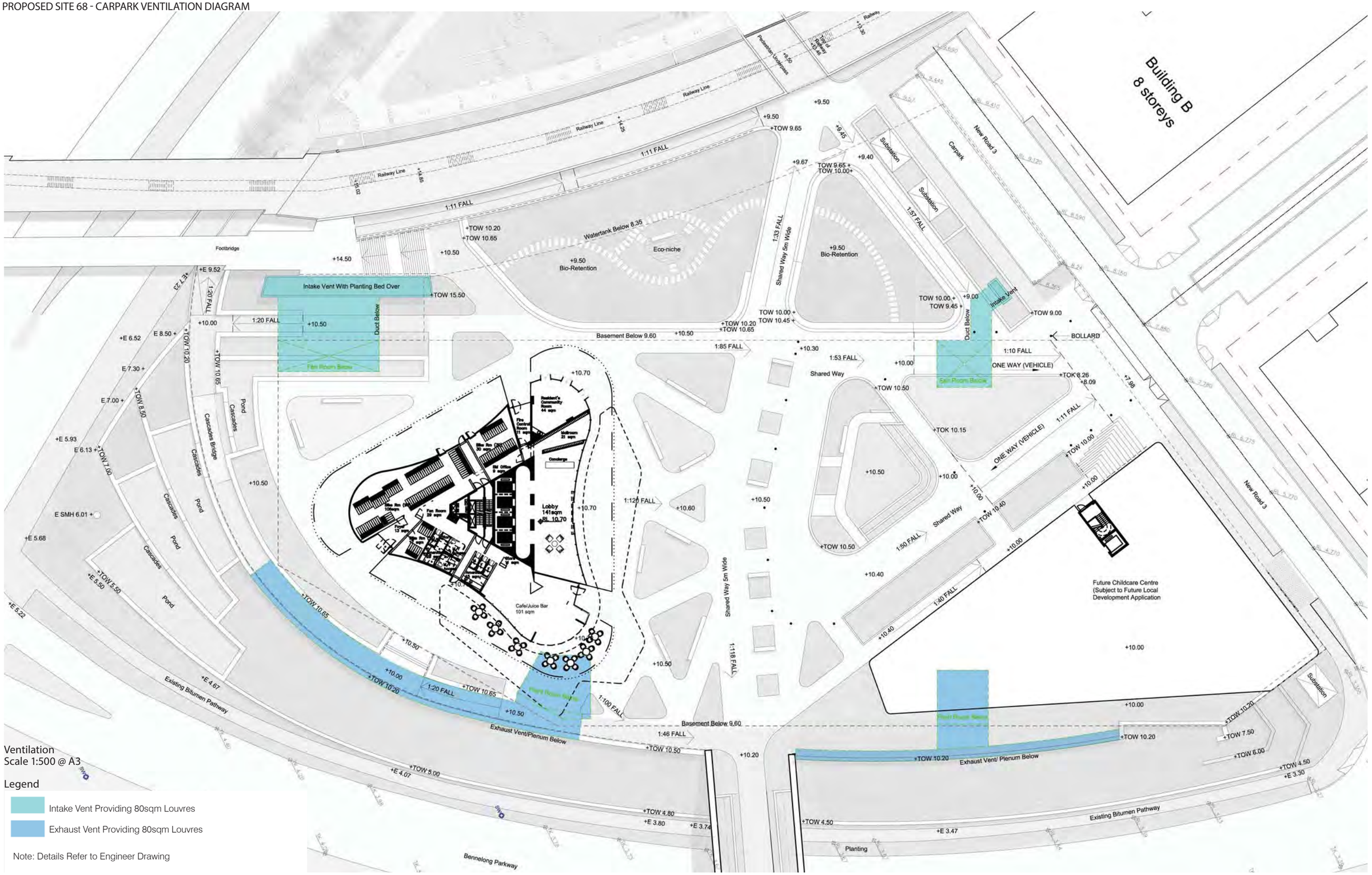
Legend

- Steps
- 1:10 Vehicular Shared Way
- 1:20 Walkway
- 1:11 Bicycle Pathway (2 x 30m Runs)
- Handrail and Balustrade
- Pedestrian & Bicycle Shared Access with min.Width 5m
- Access Less than 1:33
- Precinct Universal Access Route

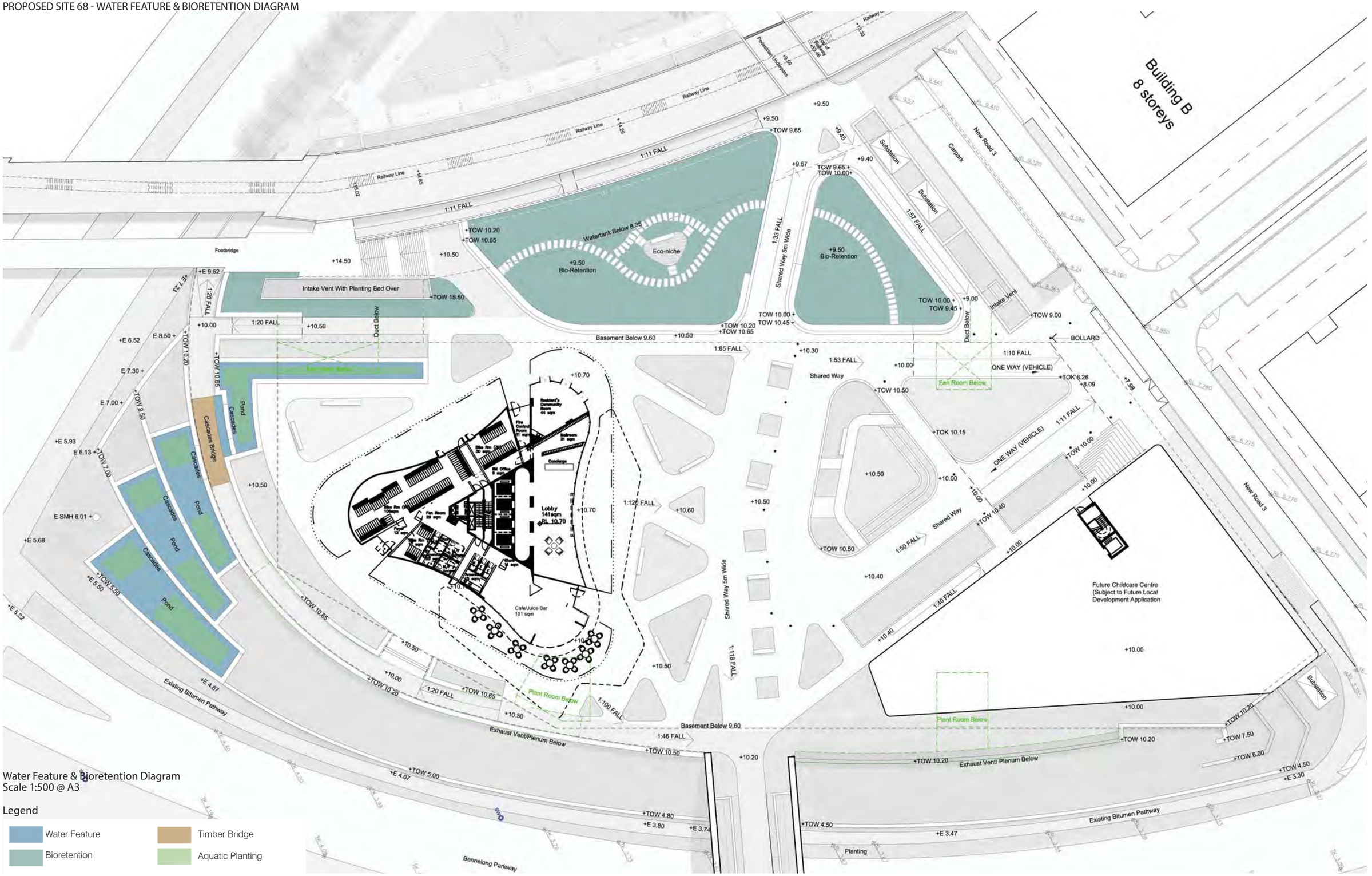
PROPOSED SITE 68 - PLANTING AREA AND SOIL DEPTH DIAGRAM

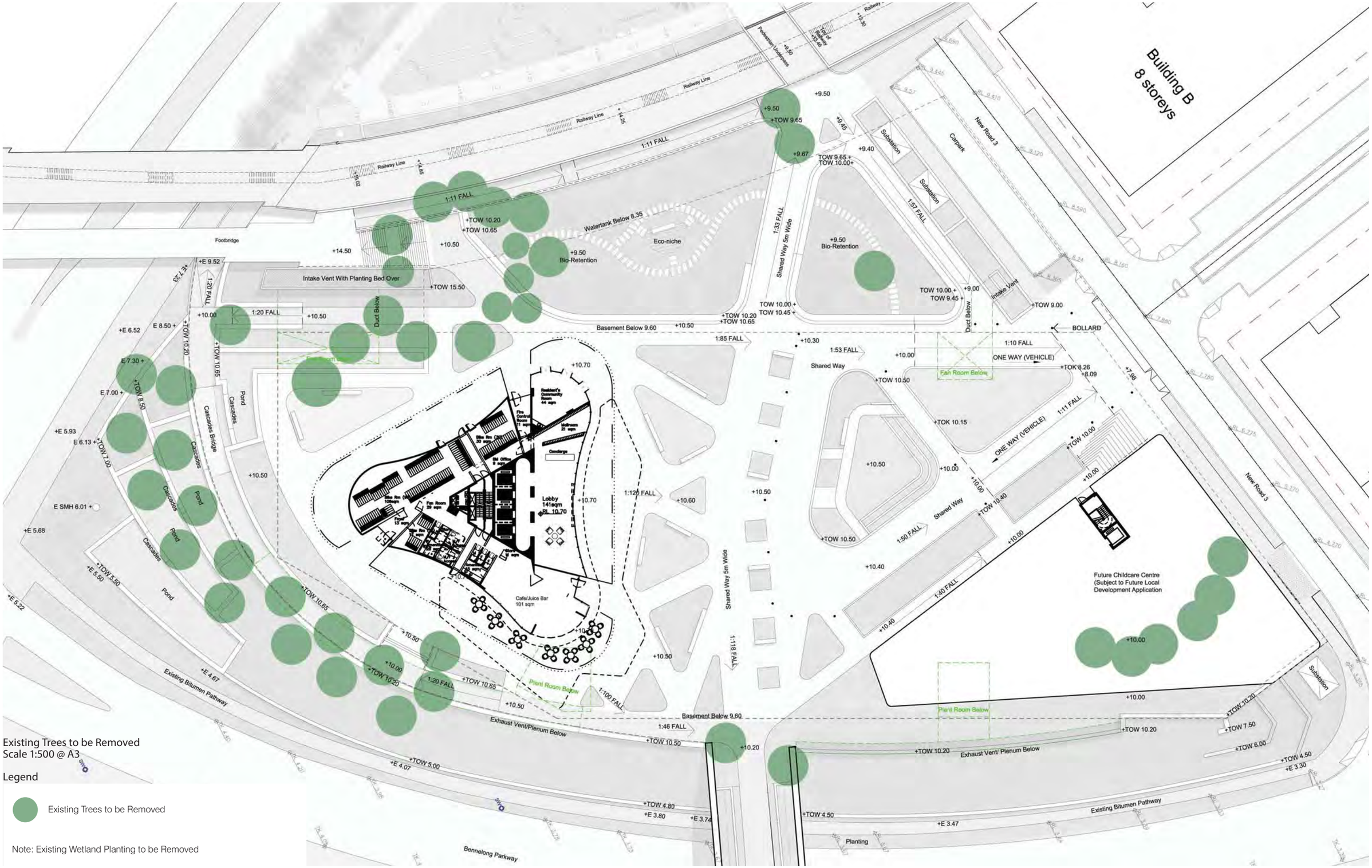


PROPOSED SITE 68 - CARPARK VENTILATION DIAGRAM



PROPOSED SITE 68 - WATER FEATURE & BIORETENTION DIAGRAM



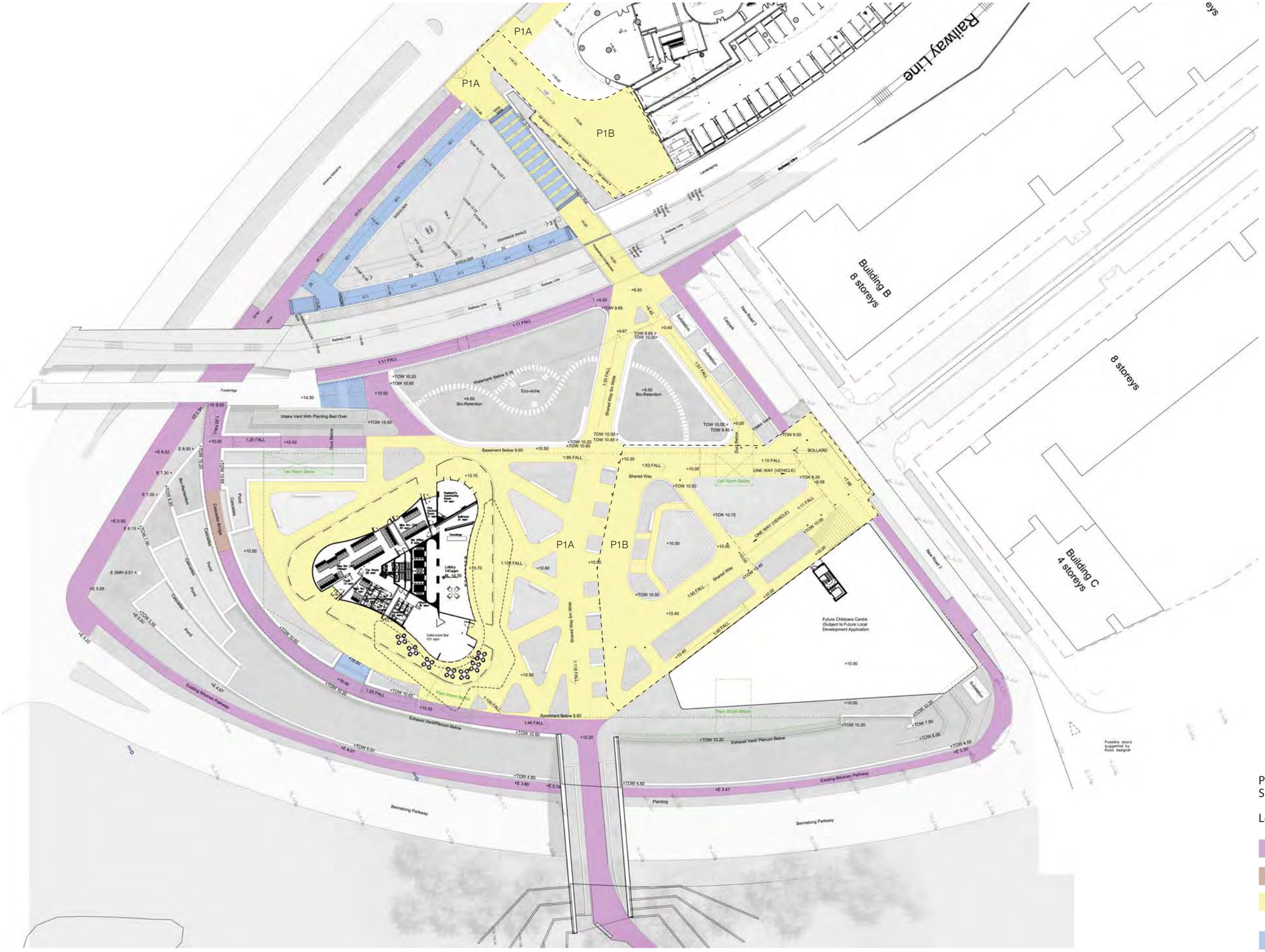


Existing Trees to be Removed
Scale 1:500 @ A3

Legend

Existing Trees to be Removed

Note: Existing Wetland Planting to be Removed



Paving Type Diagram Option 1
Scale 1:800 @ A3

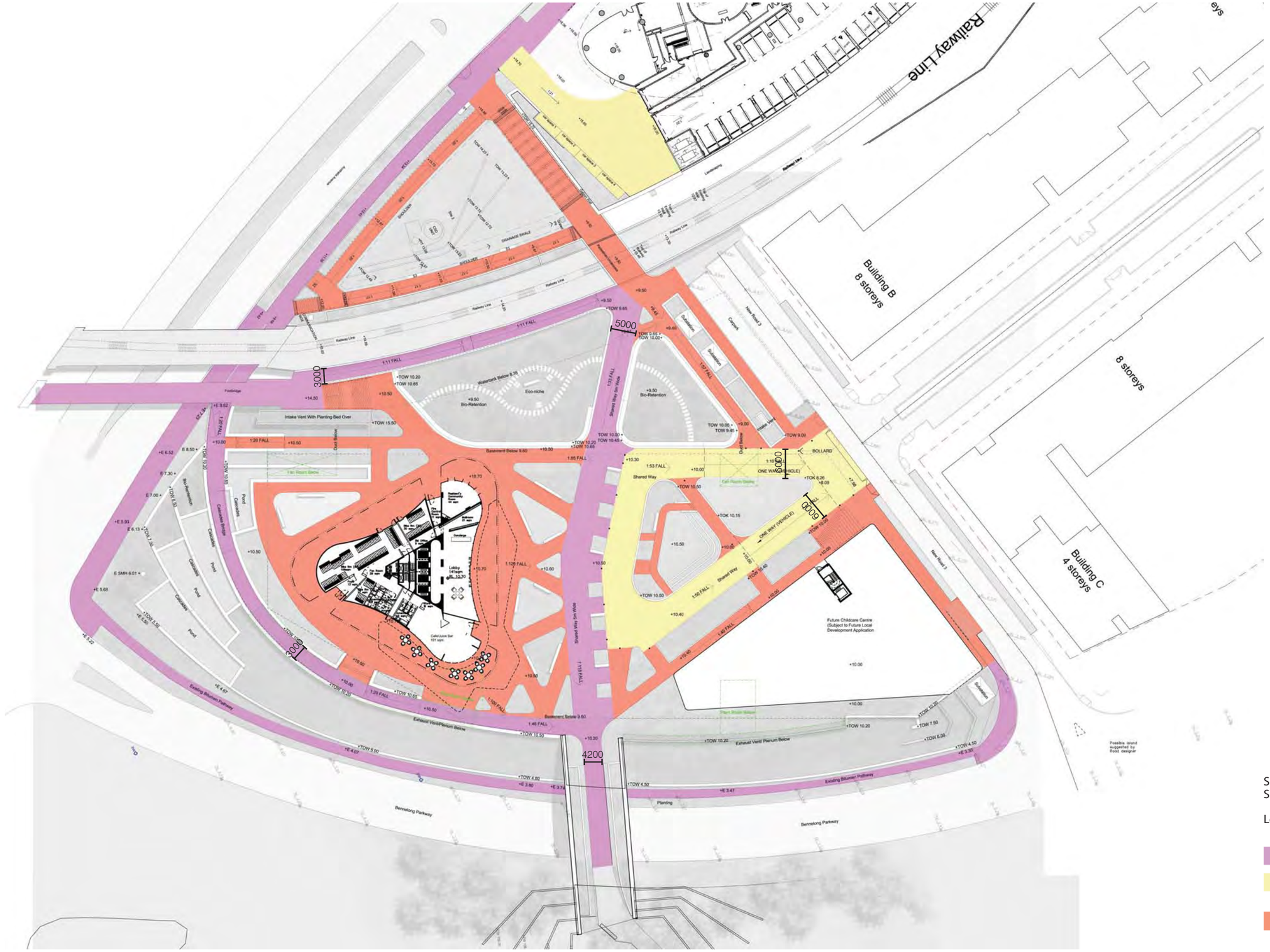
Legend

🟪 Asphalt

🟫 Timber Bridge

🟨 P1A: Havenslab 400 x 200 x 60mm
P1B: Havenslab 200 x 100 x 80mm

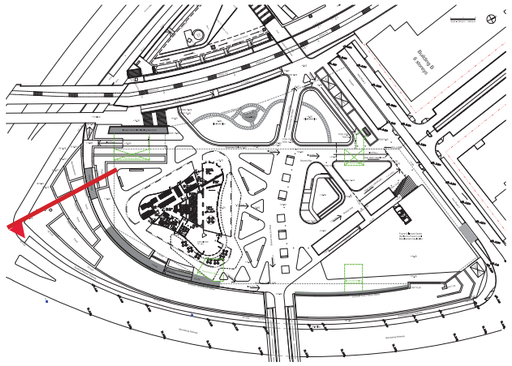
🟦 Insitu Concrete

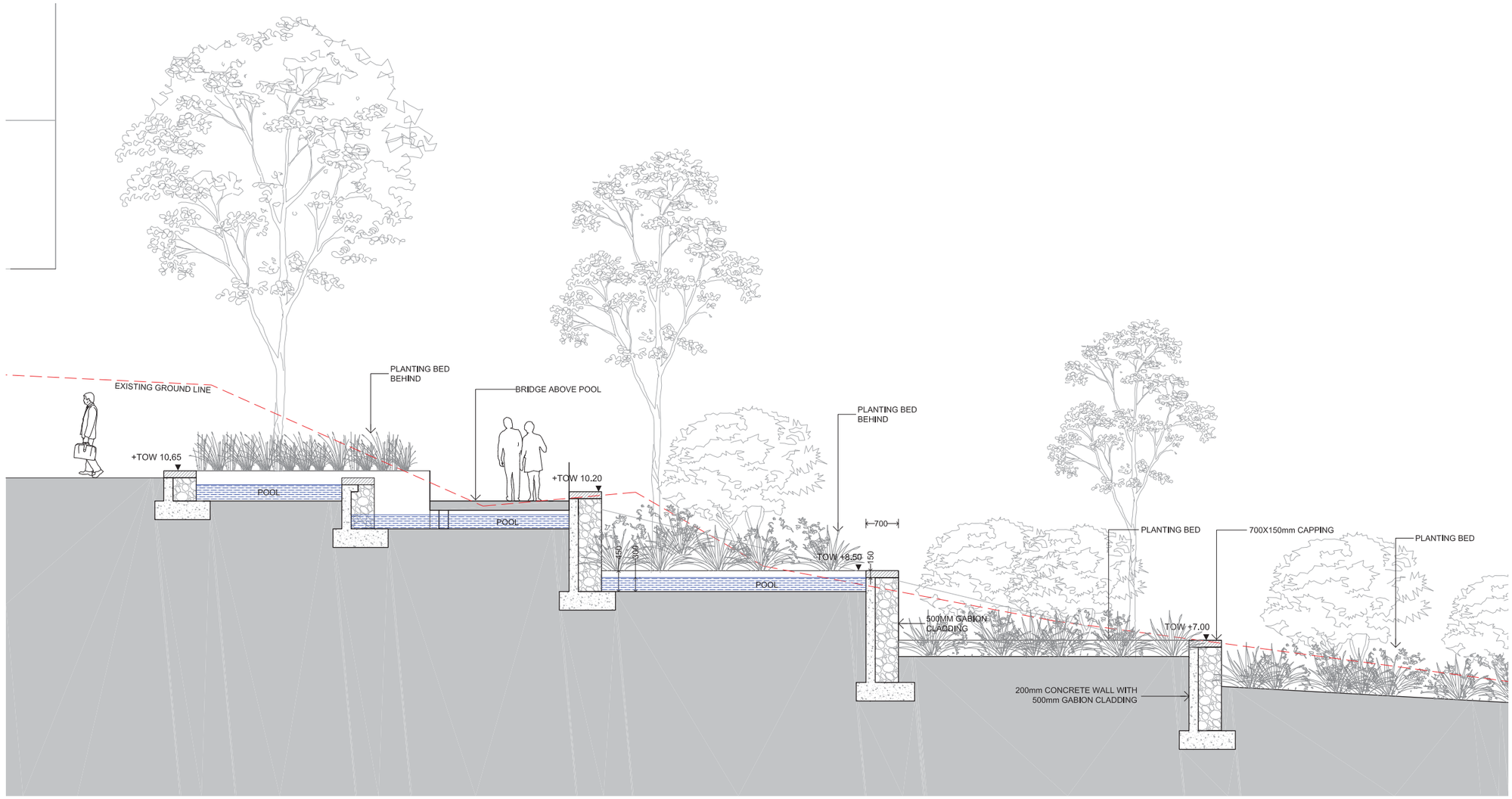


Shared Ways
Scale 1:800 @ A3

Legend

- Pedestrian & Bicycle Shared Way
- 'Shared Street' Vehicular Drop-off & Pedestrian
- Pedestrian Only





SECTION THROUGH WATER CASCADES

SCALE 1:100 @ A3