

SITE 68

SYDNEY OLYMPIC PARK

DEVELOPMENT APPLICATION
DESIGN REPORT

NOV. 2014

CLIENT

Ecove Group



CONSULTANTS

| | |
|-------------------------|------------------------|
| Landscape | Turf Design Studio |
| Environment | ARUP |
| Structure | Bonacci Group |
| Services | Insync Services |
| Vertical Transportation | Norman, Disney & Young |
| Traffic | Cardno |
| Planning | Urbis |
| Accessibility | Morris Goding |
| Acoustic | Renzo Tonin |
| BCA | McKenzie Group |
| Electrical | Haron Robson |
| Stormwater | Alluvium |

PROJECT NUMBER

S11611

BATESSMART™

ARCHITECTURE
INTERIOR DESIGN
URBAN DESIGN
STRATEGY

SYDNEY

43 Brisbane Street
Surry Hills New South Wales
2010 Australia
T +61 2 8354 5100
F +61 2 8354 5199

MELBOURNE

1 Nicholson Street
Melbourne Victoria
3000 Australia
T +61 3 8664 6200
F +61 3 8664 6300

WWW.BATESSMART.COM

NOMINATED NSW REGISTERED ARCHITECTS

Philip Vivian Reg. No. 6696 / Simon Swaney Reg. No. 7305 / Guy Lake Reg. No. 7119

| | | |
|------------------------------------|---|-----------|
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1.0 INTRODUCTION

This report has been prepared by Bates Smart Pty Limited on behalf of Ecove Group and forms part of a State Significant Development Application to be submitted to Sydney Olympic Park Authority.

The report is prepared in relation to a proposal for a site known as Site 68, Sydney Olympic Park and which is identified as Lots 73 and 75 in DP 1134933.

In summary the development proposes:

- / The construction of a single residential tower comprising 33 residential floors,
- / Excavation and construction of 3 levels of basement car park,
- / Associated landscaping works
- / Stormwater detention tank system (Refer to stormwater report)
- / Site footprint and envelope approval for an 80 place childcare centre which will be the subject of a future development application.

A summary of the development yield follows:

32,474 sqm of Gross Floor Area (GFA)

| | | |
|-------------|-----|------|
| Apartments: | 369 | |
| Unit Type | No | Mix |
| 1 Bed | 171 | 46% |
| 2 Bed | 162 | 44% |
| 3 Bed | 27 | 7.5% |
| 4 Bed | 9 | 2.5% |

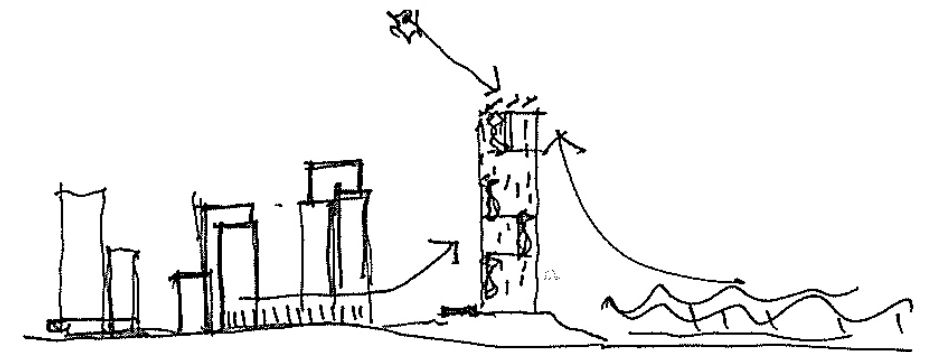
Non residential: 120 sqm

| | |
|----------|-----|
| Parking: | 482 |
| Bicycles | 580 |

We confirm that Mr Philip Vivian of Bates Smart directed the design of the enclosed Development Application and that Mr. Vivian is registered as an architect in accordance with the Architects Act 1921.

We confirm that in our professional opinion the proposed design is capable of achieving the design principles set out in State Environmental Planning Policy 65 - Design Quality of Residential Flat Development and has been designed with regard to the publication Residential Flat Design Code (RFDC).

2.0 VISION



Site 68 is where Sydney Olympic Park meets Bicentennial Park – where the city meets nature. It is simultaneously the edge condition, entry marker and gateway. In response we have created a unique triangular shaped tower that is a slender entry marker to Sydney Olympic Park, while also responding to its pivotal location. The soft corners reflect the elliptical towers further along Australia Avenue, while vertical gardens continue the landscape of Bicentennial Parklands into the third dimension.

Environmentally our design cleans, filters and cools air, provides cross ventilation to apartments and common areas, shades apartments in summer while admitting winter sunlight. This building will be the next generation of environmental apartment living at Sydney Olympic Park.