

SITE 68

SYDNEY

OLYMPIC PARK

DEVELOPMENT APPLICATION REPORT
SYDNEY OLYMPIC PARK
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CLIENT
Ecove Group



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PROJECT NUMBER
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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



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)

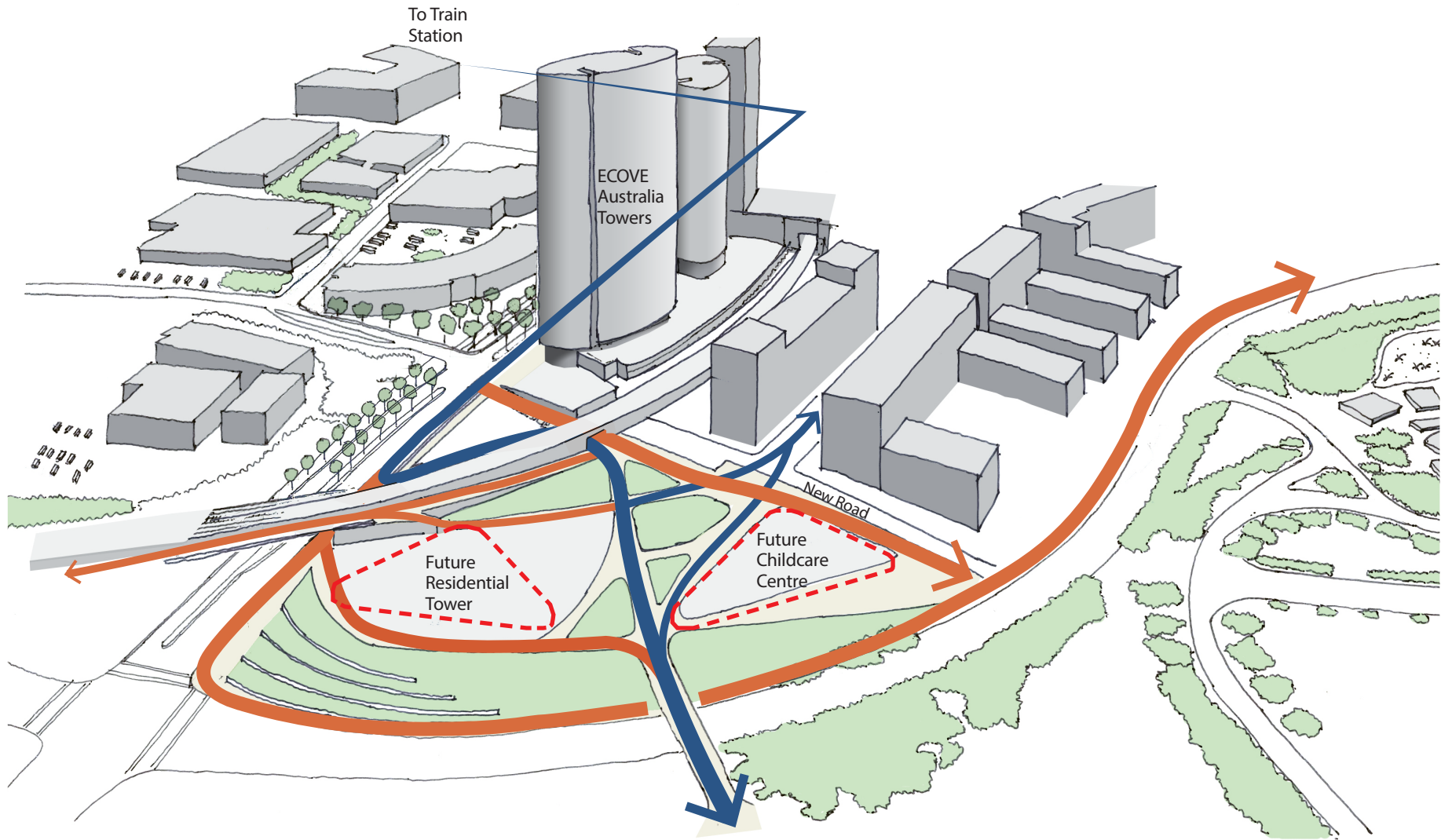
PROPOSED ACCESS STRATEGY

Within the Sydney Olympic Park Masterplan 2030, SOPA identified the need to provide an accessible route from the railway station to Bicentennial 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