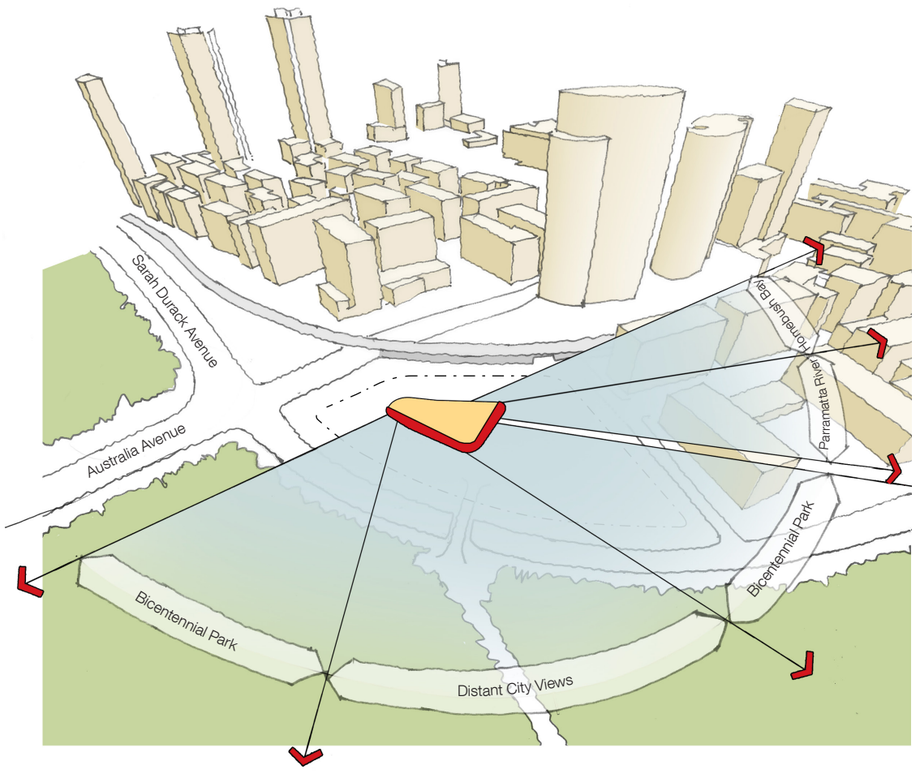
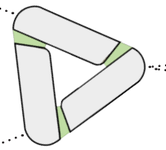
4.6 ORIENTATION FOR VIEWS

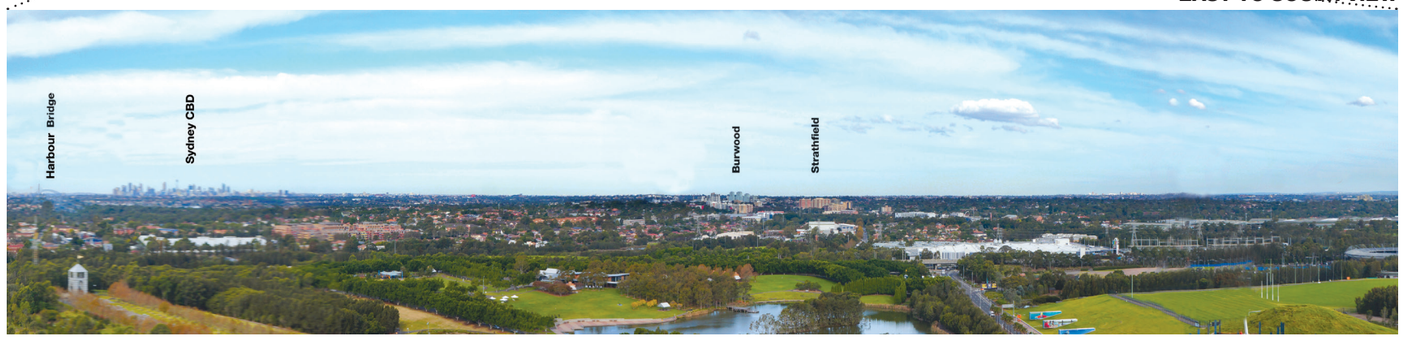
Exceptionally high quality views ranging from Parramatta River through Sydney skyline to Bicentennial Park are available from the northeast and southeast faces of the site.



NORTH TO EAST VIEW



EAST TO SOUTH VIEW



We have analysed a series of floorplate geometries in terms of their ability to maximize and balance the competing demands of solar access, noise, views, and urban response. The shapes were 1. Linear rectangle, 2. Square, 3. Circle & 4. Triangle.

Scoring is based on the following:

< 50%	✗
50% -59%	✓
60% -69%	✓✓
> 70%	✓✓✓

The adjacent table summarises our analysis.

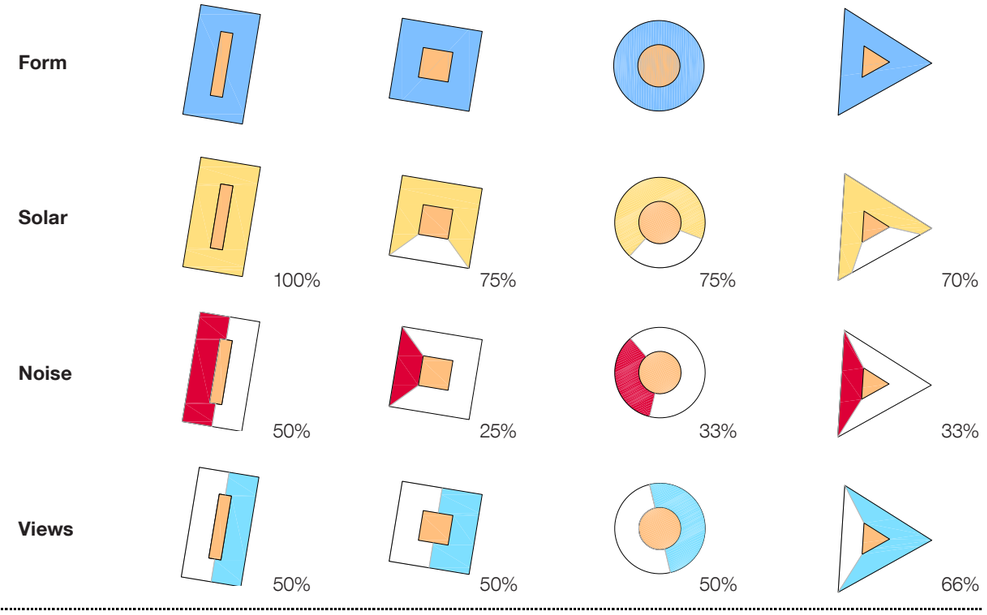
In terms of amenity the linear rectangle has excellent solar with 100% of apartments getting solar access, however is compromised with 50% of apartments affected by noise. It however has a poor response to the Urban Design objectives of the site. The Diamond has the same characteristics.

The circle has good solar result with 75%, and reduced the apartments exposed to noise to 33%. It also has an excellent ratio of façade area to floor plate. The circle also responds to the urban design objectives of the site. It is however difficult to plan, with splayed party walls in all apartments.

The square likewise reduced the noise affected apartments to 25%, and has 75% solar, and is flexible to plan. It performs poorly in Urban Design terms, in particular its response to the corner site, slenderness, iconic-ness, and axiality.

The triangle, while not as good as a linear or square plan is flexible to plan, while having 70% solar and 33% noise. In addition it responds well to the Urban Design criteria relating to the triangular site geometry and axial alignments, while having a slender iconic form.

The triangle, while not being the highest score in all categories, balances the sites competing demands and thus has the highest overall score.

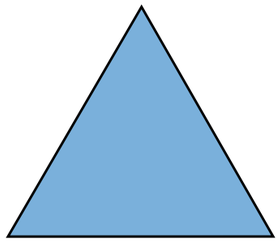


4.7 ANALYSIS MATRIX

Urban Response	Response to site location		✓	✗	✓✓	✓✓
	Response to axial alignment		✓	✗	✓	✓✓
	Iconic / Landmark / Gateway form		✗	✗	✓	✓✓
	Slenderness of form		✗	✗	✓✓	✓✓
Amenity	Solar		✓✓✓ (100%)	✓✓ (75%)	✓✓ (75%)	✓✓✓ (70%)
	Noise		✗ (50%)	✓✓ (25%)	✓ (33%)	✓ (33%)
Commercial	Views		✓ (50%)	✓ (50%)	✓ (50%)	✓✓ (66%)
	Façade / Floor Area Ratio		✓	✓✓	✓✓✓	✓✓✓
Recommendation		✓	7	7	13	17
		✗	3	4	0	0
Total			4	3	13	17

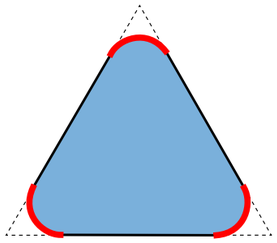
Recommended

4.8 TYPICAL FLOORPLATE:



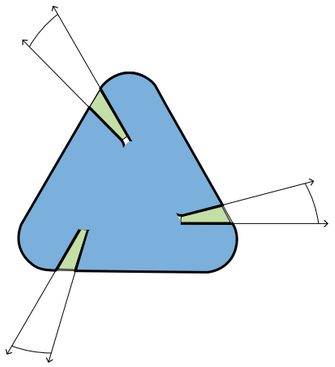
4.8.1 EQUILATERAL TRIANGLE

After studying various triangular geometries an equilateral triangle was decided upon, based on its simplicity and purity of form, ability to respond to the axial alignments around the site, and iconic-ness when viewed from any orientation. In addition the geometry is naturally slender compared to a geometry with right angle corners.



4.8.2 CURVED CORNERS

The 60 degree corners of an equilateral triangle create difficult spaces to plan. To resolve this the corners have been rounded. A further benefit is that the soft curved geometry relates to the elliptical towers under construction in Australia Avenue, as well as the circular geometry of many sports venues at Sydney Olympic Park.

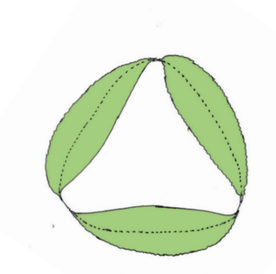


4.8.3 SLOTS

Adjacent to the corners on each side of the triangle a slot has been introduced to bring light and ventilation deep into building.

4.8.4 RESIDENTIAL ‘LEAVES’

The residential accomodation has been thought of conceptually as three ‘leaves’ wrapping around the perimeter of the triangle.

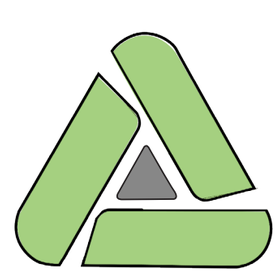


4.8.5 LEAVES INTERSECTING

When the leaves come together, generous spaces are created between them to form the ‘slots’. These spaces have been developed as vertical gardens, bringing natural light and ventilation to the common areas, as well as cross ventilation to adjoining apartments. The gardens within the slots allow for external air to be purified and cooled before it enters the building and are the buildings ‘lungs’.

4.8.6 CORE

The core is located in the centre of the ‘leaves’ and contains lifts, stairs, and garbage and risers planned in a compact and structurally efficient triangle. Circulation areas receive light and ventilation from the garden ‘slots’.

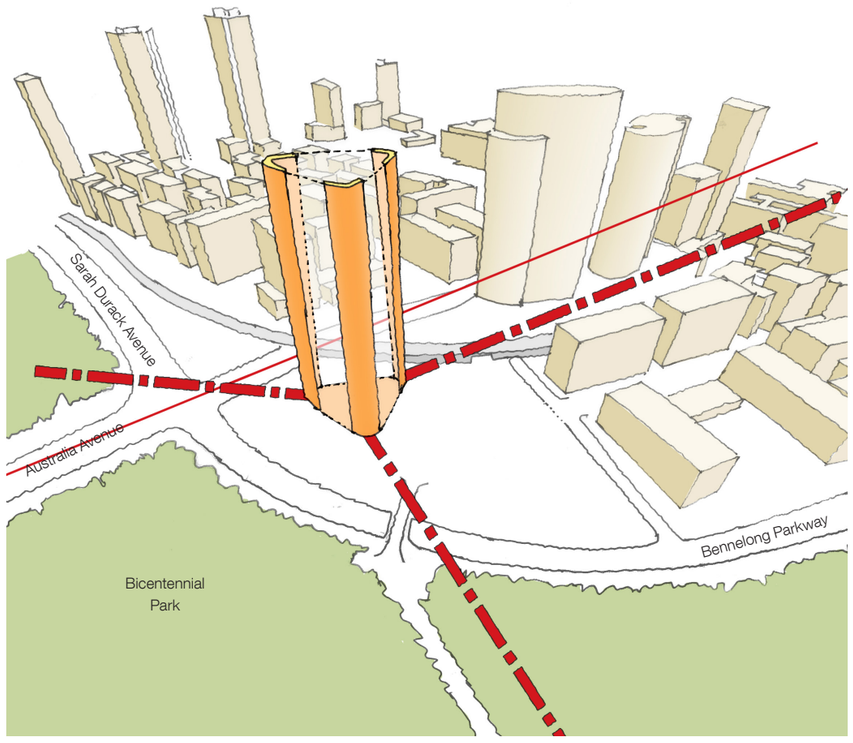


4.8.7 TYPICAL FLOORPLATE

Each apartment ‘leaf’ has a consistent depth and allows for the rectangular and effective planning of apartments. The exception is the curved end which has larger two bedroom apartments maximizing the 180 degree view.

4.9 CREATE ENTRY GATEWAY

The curved point addressing the intersection of Australia Avenue & Bicentennial Parkway creates a strong gateway marker for vehicles approaching along Australia Avenue, and well as clarifying this location as a distinct decision point in the urban fabric between entering Sydney Olympic Park, or going around the perimeter.



4.10 MAXIMISE PIVOTAL LOCATION

The rounded equilateral triangle geometry responds to the pivotal location of the site, while creating a slender and iconic presence when viewed from any angle.