INTRODUCTION

PROJECT CONTEXT AND SITE ASPIRATIONS

SITE CONTEXT

Site 9 is located on a prominent corner of Sydney Olympic Park (SOP) - cnr Sarah Durack Ave & Olympic Blvd, and opposite the Sports Centre.

Olympic Boulevard, the site’s primary frontage, will see significant development in the coming years, with the aspiration for a highly activated public domain.

Achieving this activation must also ensure due consideration is given to maintaining the broader masterplan legacy, and existing functionality during major events (i.e. the existing 7m wide pedestrian concourse).

An existing parking station east of the site is highly utilised by visitors to the various sporting facilities on Olympic Boulevard. This project provides an opportunity to create a direct through-site link.

SOPA POLICIES

The public domain / landscape design has been developed in accordance with the following SOPA policies:

- Sydney Olympic Park Access Guidelines 2015;
- Sydney Olympic Park Urban Elements Design Manual;
- Sydney Olympic Park Environmental Guidelines;
- Sydney Olympic Park Stormwater and Water Sensitive Urban Design Policy.
**DESIGN STATEMENT**

**PUBLIC DOMAIN**

This proposal creates a public domain that is equally functional and comfortable both for the everyday user and during major events. Fluid and legible connections are established through the site, and the landscape character contributes to the greater SOP aesthetic.

**PODIUM LANDSCAPES**

Level 7 - a diverse mix of particularly hardy and low maintenance species provides residents with an attractive overlook from their apartments above.

Level 9 - a place people can inhabit regardless of the weather with the inclusion of 2 garden pavilions. A series of spaces, from a generous open lawn to small seating nooks creates a landscape that can be enjoyed simultaneously by many user groups. Social interaction and private contemplation are equally catered for.

**STRUCTURES & URBAN ELEMENTS**

Elements such as rooftop garden pavilions, paving, furniture, screening and lighting will be developed further during detailed design. All public domain elements will be designed/detailed in accordance with SOPA requirements. The proposed public domain paving (Trihex) is in accordance with SOP UEDM, and will extend under the colonnade to meet the building line. Refer pages L-DA-17 & 18 for proposed materials & finishes.

**PLANTING DESIGN**

A range of species including local native and exotic will be used to promote biodiversity and robustness within the planting scheme. Low-growing plant species will be located where appropriate to ensure clear views and site lines.

Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water.

Refer pages L-DA-14, 15 & 16 for detailed description of proposed planting.

**SAFETY & PRIVACY**

The public domain design ensures open views are retained to maximise passive surveillance. In the planting design, low-growing grasses are proposed and all trees will be underpruned to maintain a crown height above 2m.

Visual privacy needs have been addressed in the landscape and planting design. The desire for an outlook to public areas is balanced with the need for privacy internally and externally, during day and night. Elements such as the garden pavilions have been designed to provide a sense of visual privacy from overlooking apartments.

**WIND CONSIDERATIONS**

Effective mitigation of wind is key to achieving amenity for the users of level 9 podium. Several techniques have been used, including:
- planting of densely foliating trees to the southern and western edges (source of prevailing winds);
- using the central rooflight structure (in combination with planting) as a windbreak
- creating garden pavilions with impermeable walls to the prevailing wind edges

**ACCESSIBILITY**

Universal access to AS1428 has been achieved for all external spaces, connecting walkways and building entries without compromising design quality.

Gently graded pathways will provide accessibility for all age groups and degrees of mobility; ensuring that workers and patrons can access site amenities comfortably.

**DRAINAGE**

All paving will grade away from building entries at a minimum 1:100 fall. Detailed design will specify drainage cell to all soft landscape zones on structure.

**IRRIGATION**

Irrigation will be included as a design & construction item within the tender package. Irrigation will be provided to all soft landscape areas.

**SOIL**

The planting will comprise a complementary mix of indigenous and exotic species. Soil requirements will therefore vary according to varying soil chemistries enjoyed by individual species. For indigenous vegetation, soil profiles will be provided which have modest nutrient levels particularly phosphorus. Suggested material equal to Australian Native Landscapes ‘Low P’ mixture. In areas where exotic species are to be planted an industry standard organic soil mixture will be provided. Consideration will be given to the planting arrangement to ensure species sensitive to nutrient will be grouped together.

**LIGHTING**

Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety. Importantly, the through-site link will be well lit to provide safe passage through and around the site at all hours. Public domain light fittings to be confirmed with SOPA to ensure consistency with current precinct-wide preferences.

**PLANT ESTABLISHMENT & MAINTENANCE**

A landscape maintenance contractor will be engaged to maintain all plant material in a state of health and vigour after practical completion. Contractor must provide the Superintendent with a proposed maintenance works program for approval. The landscape contractor must keep a logbook of all maintenance works undertaken and include ‘works to date’ information with all progress payment invoices. Works will include, but not be limited to:
- monitoring the irrigation system on a weekly basis to ensure plants are not under or over irrigated,
- replacing dead plant material to establish a complete cover of planting without obvious voids at final completion.
- replenishment of mulch as required to provide cover to the soil surface minimising weed encroachment.
- suppression of weed growth.
- selective pruning / crown lifting / canopy shaping of trees to remove potential future structural defects, establish branching above head height, etc.
The Site 9 Site Development Guidelines require that all new public domain works must allow for pedestrian linkages within the site and at interfaces with adjoining sites, including the through site link to the parking station P3.

The proposed building footprint necessitates the removal of the existing trees within the site boundary. In addition two Araucaria trees (2&7) located immediately outside the site are proposed to be removed so as to improve site connectivity in keeping with the SOPA masterplan guidelines.

**LEGEND**

- Trees to be removed*
- Trees to be retained - *Araucaria cunninghamii* (Hoop pine) Avenue

LANDSCAPE PLAN
PUBLIC DOMAIN

LEGEND
- Site boundary
- Existing trees to be retained.
- Existing trees to be removed.
- Existing lawn/garden beds
- Trihex paving to match existing
- Existing footpath retained
- Insitu concrete seat wall
- Bike rails
- Existing street lights
- Architectural internal levels
- Proposed levels
- Existing levels

SCALE - 1:400 @ A3

TO PARKING STATION
THRU-LINK TO RETAIL AND PARKING STATION

TREE SURROUND BEHIND TREE 1

OLYMPIC BOULEVARD

SITE 9 - SOP
PROJECT NUMBER: 1506
ISSUE B

TURF DESIGN STUDIO

L-DA-6
LEGEND

Accent planting in raised planters.

Diverse mix of succulents and hardy species - refer L-DA-15.
East pavilion:
- timber decking
- operable glass panels for wind protection
- weatherproof roof with central void

low planting to eastern edge retains views to city

1.2m high flat bar palisade balustrade offset 600mm from edge

screen shrubs provide protection from prevailing winds

LEGEND
- Deciduous feature trees at key focal points
- Evergreen shade trees
- Proposed garden beds
- Proposed lawn
- Unit paving
- Timber Decking
- Hardwood timber seating
- Informal seating
- Stepping stones to lawn edge

West pavilion:
- timber decking
- operable glass panels for wind protection
- internal garden edge

viewing terrace

timber decking to bridge

rear L-DA-7 for south podium (level 7)
Sections

Public Domain

Section AA

Scale: 1:100 @ A3

- Consistent paving to building entry
- Retain existing lawn/garden bed beneath trees
- Insitu concrete seat wall
- Colonnade footpath level behind
- Thru-link from existing footpath to retail
- Consistent paving to building entry

Section BB

Scale: 1:250 @ A3

- Site boundary
- Existing footpath level
- Existing footpath
- Colonnade behind
- Colonnade footpath level behind
- R.L 13.00
- R.L 12.88
- e 12.50

- Exisiting footpath
- Retain existing lawn/garden bed beneath trees
LEVEL 7 - SOUTH PODIUM

SECTIONS

800mm high raised planter behind

Accent planting to raised planters

Building facade - glazing

Room high raised planter behind

Section CC

SCALE - 1:100 @ A3
Single species to perimeter (600mm width)

Informal seating on viewing terrace

West pavilion with planting to internal wall

Deciduous trees - provide seasonal variation to podium landscape.

Row of Lilly Pilly shrubs to provide wind protection

1.2m high flat bar palisade balustrade offset 600mm from edge
Looking south along the colonnade

View from the main boulevard walk

Through-site link

Aerial view of landscape concept
LEVEL 9 - NORTH PODIUM

VIEWS

- Open lawn with wind buffer to southern edge
- Approach to garden pavilions
- Garden pavilion 1 - internal planter
- Garden pavilion 2 - perimeter planting and viewing terrace
SUCCULENT SKY GARDEN

A robust, diverse mix of species will provide residents with an attractive living landscape overlook from their apartments. The diversity of colours and tones creates a unique garden landscape within the site. Adoption of green, yellow, red, orange, and bronzed foliage and flowers provides a wealth of visual interest throughout the year. Appropriate maintenance path access will be provided through the pebble mulch.

The key considerations of the planting concept include:
- Robustness to exposed, often windy conditions;
- Shade tolerance;
- Suitability to shallow soil profiles;
- Low maintenance.

This has led to a selection of hardy shrubs and succulent plant varieties.

Total of 2,100 plants, at an average spacing of 500 centres. Ratio of 20:30:50 for pot size - 300mm:200mm:140mm

Planting plants will be finalised at Tender/CC stage.
## PLANTING

**LEVEL 9 - NORTH PODIUM**

**LUSH GREEN 'SECRET' GARDEN**

A private rooftop garden for the residents. A base of lush green understorey planting accentuated with flower and foliage colour. Native species will dominate the palette, with some complementary exotics added.

The gardens finish flush with the adjacent paving, giving a sense of deep soil. The landscape carries through into the garden pavilions, blurring the perception of what is inside and what is out.

For the 600mm wide planting zone outside the balustrade, the building edge will be defined by a single low maintenance species.

Total of 2,600 Shrubs / Groundcovers, at an average spacing of 500 centres.

Ratio of 20:30:50 for pot size - 300mm:200mm:140mm.

Planting plants will be finalised at Tender/CC stage.

### Botanical Name | Common Name | Pot Size / Installation size | Quantity
--- | --- | --- | ---
**TREES / LARGE SHRUBS**
Elaeocarpus eumundi | Eumundi Quandong | 200lt | 8
Elaeocarpus reticulatus | Blueberry Ash | 200lt | 3
Jacaranda mimosifolia | Jacaranda | 400lt | 1
Koelreuteria paniculata | Golden Rain Tree | 400lt | 3
Syzygium australe 'Aussie Southern' | | | |
Tristaniopsis laurina | Water Gum | 300lt | 2

**SHRUBS / GROUNDCOVERS**
Acmena smithii 'Red Tip' | Lilly Pilly | 200mm | |
Alcantarea imperialis 'Rubra' | Imperial Bromeliad | 300mm | |
Angoanthurus 'Red Velvet' | Red Kangaroo Paw | 300mm | |
Cordyline glauca | Green Ti Plant | 300mm | |
Cordyline 'Red Fountain' | Red Fountain | 300mm | |
Justicia brandegeana | Shrimp Plant | 300mm | |
Liriope gigantea 'Evergreen Giant' | Giant Liriope | 300mm | |
Lomandra 'Tanika' | Matt Rush | 150mm | |
Metrosideros 'Fiji Fire' | Fiji Fire | 200mm | |
Philodendron 'Xanadu' | Xanadu | 200mm | |
Schefflera aboviana | Dwarf Umbrella Plant | 300mm | |
Syzygium australe 'Aussie Southern' | Lilly Pilly | 100lt | |
Trachelospermum jasminoides | Star Jasmine | 140mm | |
Trachelospermum tricolour | Tricolor Jasmine | 140mm | |
Tradescantia pallida 'Purpurea' | Purple Heart | 300mm | |
Trihex interlocking unit paving to match existing, installed in accordance with SOP UEDM Section 3.1 Pavements.

Bike Rails - in accordance with UEDM Section 3.2 Street Furniture.

Insitu Free Standing Concrete Seat Wall - in accordance with UEDM Section 3.1 Pavements and Level Changes.

Tree Surround - 2.1m x 2.1m (Tree 1 only) Resin Bonded Porous Paving. Colour to match adjacent trihex paving. Required to retain tree and ensure clear movement around commercial lobby.
MATERIALS & LANDSCAPE ELEMENTS
LEVEL 9 - NORTH PODIUM

Timber Cladding to Garden Pavilions

Operable Glazing to Garden Pavilions

Timber Seating

Moveable Furniture

Flush planting and unit paving on structure

Timber Decking

Stepping Stones in lawn
TYPICAL DETAILS
PUBLIC DOMAIN

Typical Precast Pavers Interlocking
(UEDM Section 3.1, P9)

Insitu Free Standing Concrete Seat Wall
(UEDM Section 3.1, P5)
1. TYPICAL MASS PLANTING ON STRUCTURE

2. PLANTER ON STRUCTURE WITH STRATACELL