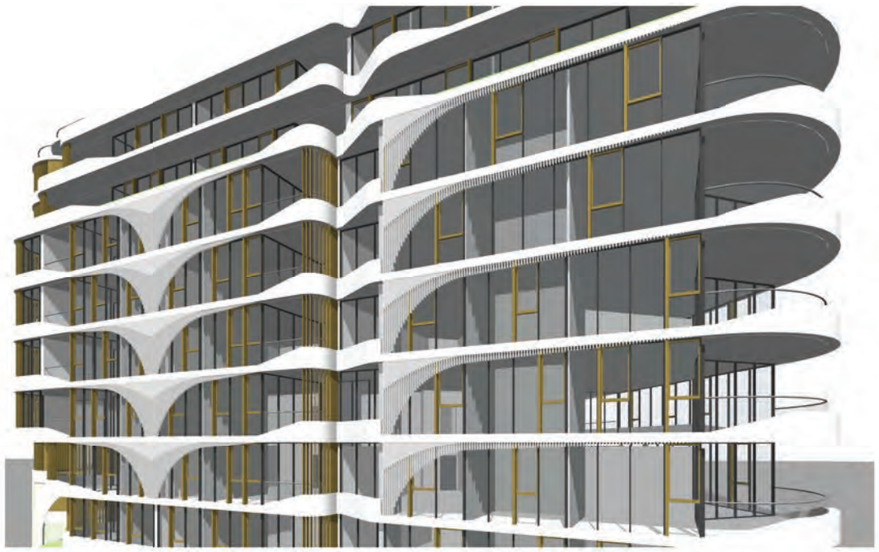
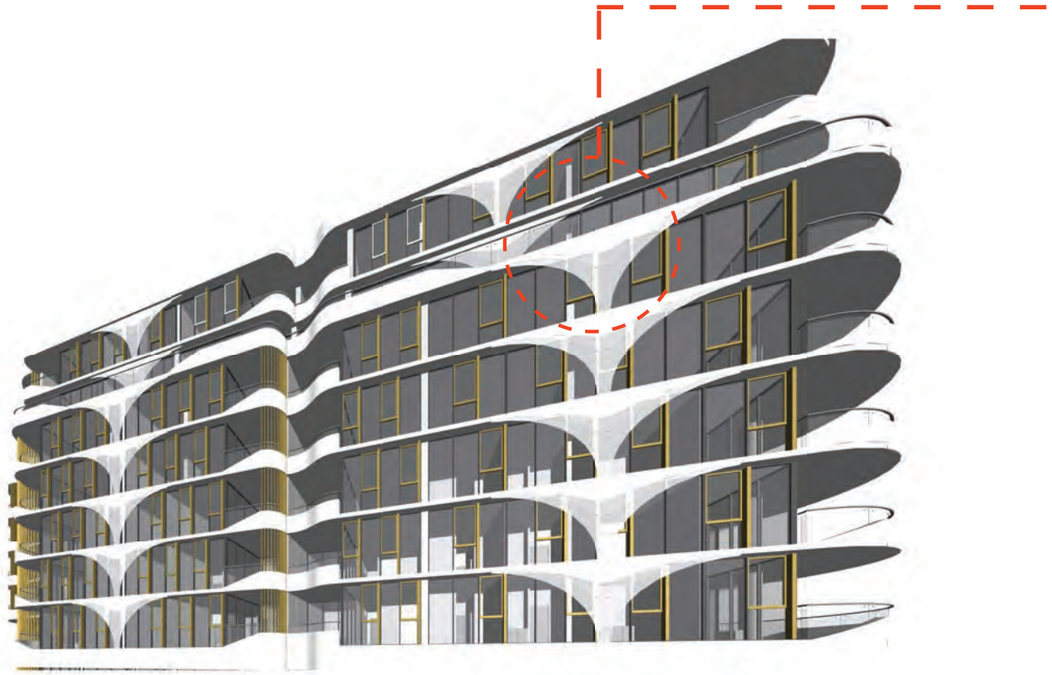
FACADE DEVELOPMENT

The use of sun shading elements, including projections as a functional and sustainable requirement, is consistent with the architectural language between each building. This will provide urban cohesion and visual unity. The strong horizontal lines of the podium elements, incorporate white perforate screens, will be elegant and contemporary in appearance.

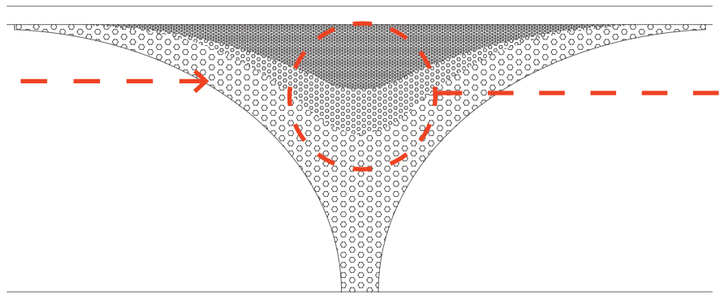
Refinement in the design of the facade demonstrates little change when compared with the competition scheme. A close-up detail of the metal screen is characterised by varying the density in perforation; this complementing the overall architectural expression and strikingly organic form of the project.



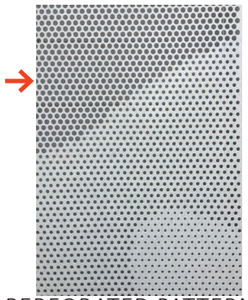
COMPETITION SCHEME



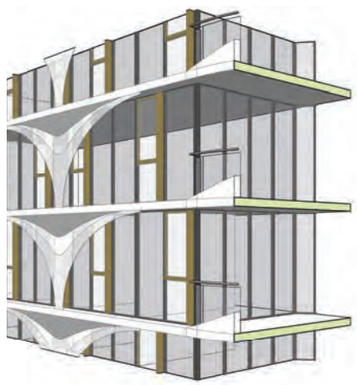
FINAL DESIGN SCHEME



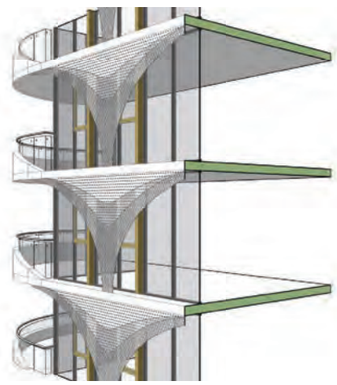
TYPICAL SUN SHADING



PERFORATED PATTERN



TYPICAL BALCONY SECTION



TYPICAL LIVING ROOM SECTION

TYPICAL BEDROOM SECTION

WESTERN FACADE DESIGN OPTION

The design team recognises the importance of sustainable development in terms of environmental performance, occupants' health, safety and well-being, as well as in terms of greenhouse gas emission reduction. The Passive Design measures of the project will minimise heat loads and subsequent reduced impact on the building services design.

The design team have incorporated perforated aluminium shading panels to the east, west and northern aspects of the building (shown in the following snapshot). These perforated vertical sun shading elements will further reduce the heat loads on the building whilst minimising any visual impact to the occupant.

The refinement in the façade design is described as having 'little great change'. The design intent of the original architectural elements are been maintained, however the sun shading elements have improved the functional outcome of the project. The glass to solid ratio have been rationalised, and the extension of the perforated screens were in fact considered to improve the urban appearance of the buildings.

S1-WESTERN FACADE IN CONCEPT

S2-WESTERN FACADE IN CONCEPT

DESIGN PRINCIPLE | PTW

THROUGH SITE LINK

Improvements have been made to the existing through-site links with increased visibility to pedestrians and the improvement to visual amenity. Terraced landscaping and a vertical trellis system is integrated with the existing stair, thus softening the space. The northern section of the chase has been upgraded into a larger open space which includes an open lawn area with shade trees to help buffer the two buildings and provide some relief to the apartments which face this space.

THROUGH SITE LINK VIEW 1

THROUGH SITE LINK VIEW 2

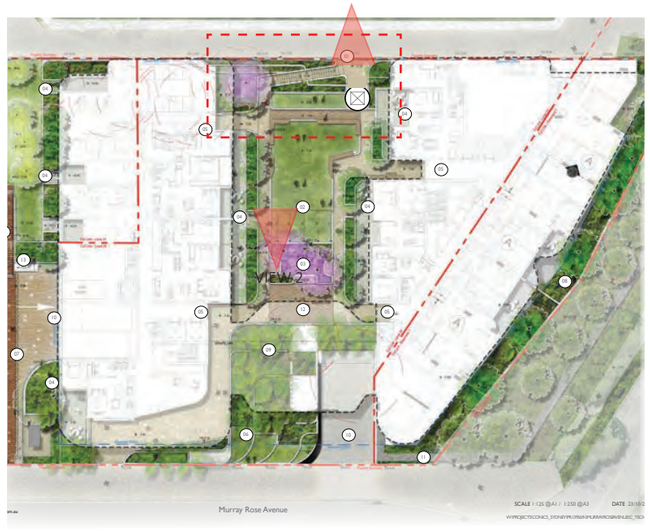
S1 COURTYARD ACCESS TO BRICKPIT PARK

A stair access and a lift are provided within the north central courtyard. This will allow the community a direct connection to the Brickpit Park to the north.

VIEW 1

VIEW 2

VIEW 1



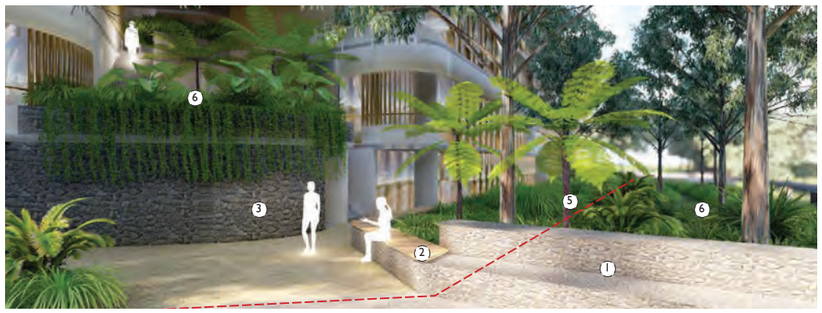
GABION CHARACTER WALL

RPS explored numerous design options to integrate the soft landscape with gabion walls, particularly at the central courtyard and Bennelong parkway buffer zone. This will provide an improved amenity to each pedestrian and the occupants.

GABION DESIGN 1

GABION DESIGN 1

GABION DESIGN 2



GABION DESIGN 3

GABION DESIGN 4

GABION DESIGN 4

BIRD'S EYE VIEW

S2 CENTRAL COURTYARD

LOOKING TO THE EAST

S2 CENTRAL COURTYARD

LOOKING TO THE WEST

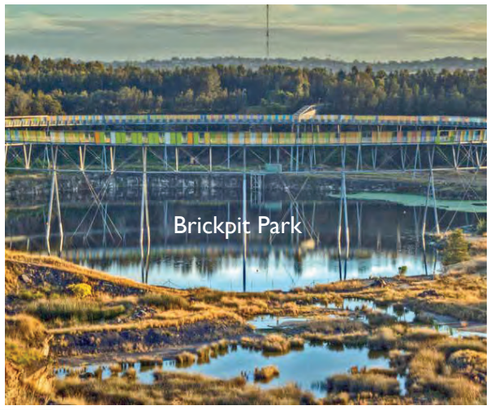
04

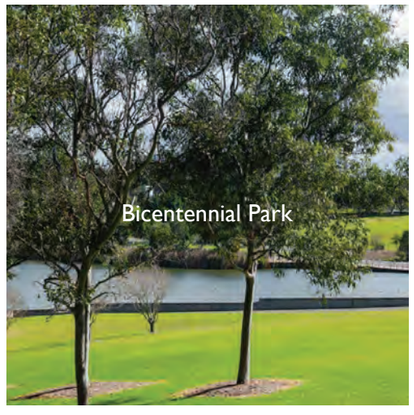
SEPP 65 DESIGN PRINCIPLE

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Principle 1. Context & Neighbourhood Character

The project, consisting of Sites 1 and 2 Murray Rose Avenue, is located in the north-east corner of the Sydney Olympic Park Town Centre Precinct. Embraced by parklands to the north and east, importantly these sites have ready access to open space and views of these ecological landscapes. With ample public open space and sporting facilities available within the area, this is supplemented by communal open spaces across the development. Views of the Sydney City skyline are available to the south-east across the wetlands of Badu Mangroves with local views of the Olympic Park available to the south-west. Regional views of Parramatta River and the vegetated ridge line of the Ryde distinct are also available to the north.





PRINCIPLE 2 - BUILT FORM & SCALE

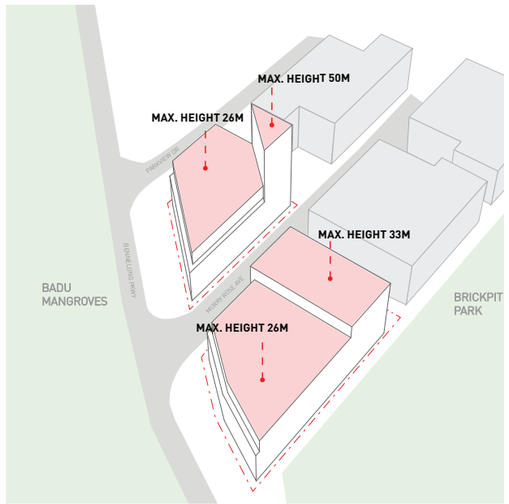
Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Principle 2. Built Form & Scale

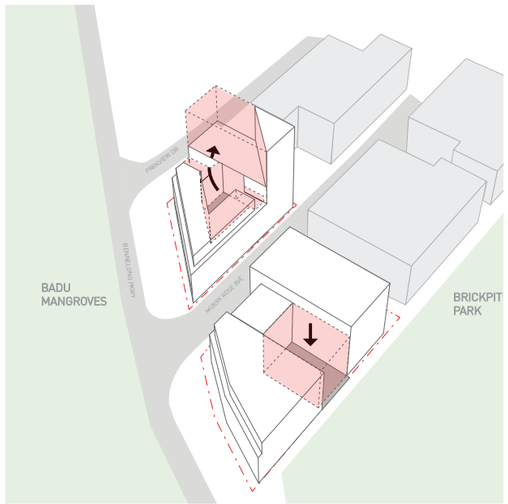
The SEPP height controls for the development site identifies an adjustment in height from the east to the west as a transition along Bennelong Parkway. Across the site adjustments in height steps up from the north to the south with higher tower forms located in the south-western corner. New towers will be visually linked with the podiums like 'cascading rice meadows'. This design metaphor allows the design for the towers to have a distinct sculptured identity befitting an urban 'gateway' development.

Each new podium will incorporate an indented base to enhance the visual reading of a five-storey 'floating' element. Thus, each six-storey podium, with 'wrapped' corner, will provide visual consistency across the sites, while in alignment with the heights of adjacent and existing commercial office uses.

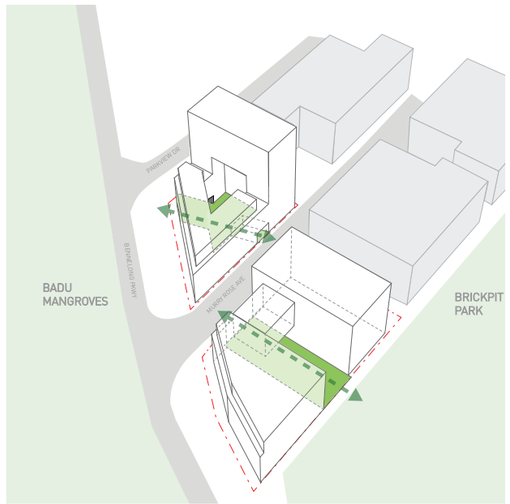
The podium will be detailed to have a fine slab edge with undulating spandrels. Here additional privacy will be provided by vertical screening to the balcony front and these will be detailed as slim battens, white in colour. The stepping towers with full height glazing for unobstructed views, will give the skyline a varied and memorable profile.



BUILDING ENVELOPE



MASS REFORM



IMPROVED PERMEABILITY

PRINCIPLE 3- DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Principle 3. Density

The overall density of Sydney Olympic Park precinct was considered during the development of the LEP and SOPA Masterplan 2030. The application is consistent with the overall yield permitted by the planning controls. Further detail is provided in the environmental impact statement prepared by Urbis.

The development proposes the following mix of dwelling types:

Unit Mix By Type			
Unit Type	No. of Units	Yield	Apt Size
1B	72	24.5%	50-78sqm
2B	169	57.5%	75-117sqm
3B	52	17.7%	96-206sqm
4B	1	0.3%	229sqm
Grand total	294		

The apartment mix has been carefully refined through an interactive process.

All residential parking is located in a secure basement parking area. Car parking rates have been calculated at the rate of the proposed apartment mix. The total number of parking space provided is within the maximum controls outlined by SOPA Masterplan 2030.

Accessible parking spaces are provided at a rate of 10% of the total apartment numbers. Off street visitor parking is calculated at an appropriate rate. The location of each vehicular entry is carefully considered and these do not to dominate the urban character of the precinct. The proposed parking provision are noted by the following table:

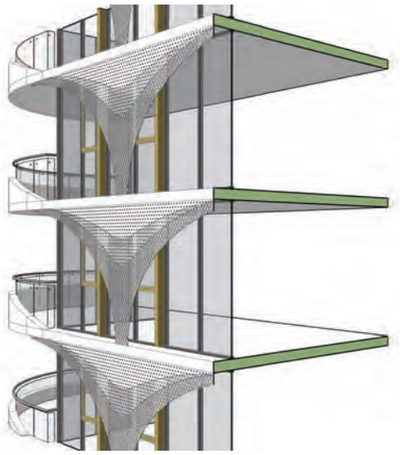
CARPARK RESIDENTIAL		
Type	Description	No.
5400 x 2400	Standard Carpark Bay	299
5400 x 2400 (Disabled with Shared Area)	Disabled Carpark Bay (AS2890-2009)	30
Grand total		329

PRINCIPLE 4 - SUSTAINABILITY

Through strategic orientation and careful planning, solar access and natural ventilation to each apartment has been carefully considered. External screening and slab extension will provide enhanced shading to ensure the maximum comfort to each apartment having either a northern orientation (w/ horizontal shading) or western and/or eastern orientation (w/ vertical shading). Thermal mass has been considered in the design as reflected in the uses of precast concrete blade walls to minimise heating loads upon the development.

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.

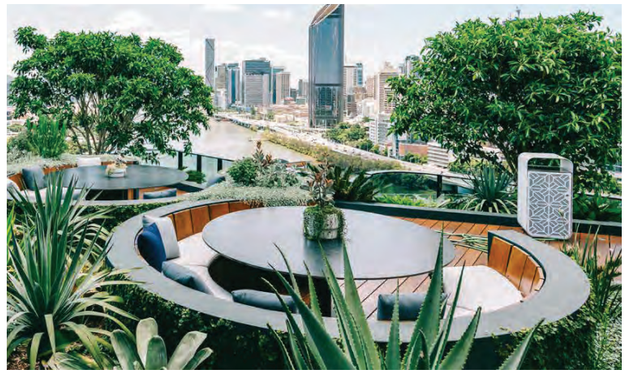
Principle 4. Sustainability



PRINCIPLE 5 - LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Principle 5. Landscape



Deep soil planting, low and medium level soft-landscaping is incorporated throughout the development; including planting opportunity within the public through site links, communal open spaces and private courtyards. The landscape character of these areas will reference the site's unique context. The design intent of these landscapes will invite a range of public and private activities, conceived as a series of folded, layered and diverse landscapes for an outdoor and community focused lifestyle.

Large communal open areas have been incorporated either with central courtyards or onto the roof of each podium. This arrangement will enable each resident to enjoy a variety of open spaces while taking opportunity to have a visual connection with the adjoining parklands. To other non-podium rooftop areas, new gardens will provide additional community open space areas with spectacular views to the south.

The physical and visual connection between the proposed landscape with the adjoining Badu Wetlands, Bennelong Pond and Brickpit Park is an important part of the design. Providing direct access to the adjacent cycleways along Bennelong Parkway is recognised as this will allow a direct connection with the regional pathways of the area.

The distinct parklands of the area are embraced by the design. The relationship between building and the existing landscape is an important feature of the design. This is reflected in the naturalistic shapes of the new built form. Importantly the adjoining landscape of the precinct will 'flow through', and 'up through the building'. This will be reinforced by new landscape elements including reference to native and drought resistant plantings.

PRINCIPLE 6 - AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Principle 6. Amenity

The proposal provides a high standard of residential amenity across a variety of apartment types, including careful planning associated with each corner apartment to avoid long corridor entries. Cross ventilation, solar access, acoustic and visual privacy are all well considered.

The uppermost penthouse apartments within both towers have access to private rooftop terraces. The remaining residential apartments have access to a variety of Communal Open Spaces; these being distributed across the design and located either within the central courtyard and/or integrated with podium rooftops. These spaces incorporate both 'open/extroverted' spaces together with more 'intimate/introverted' areas and will include pergolas, seating areas and grassed areas. All communal areas will be accessible.

Each living room and bed room space will have ceiling 2.7metres in height. Elsewhere each apartment will incorporate storage space. Mail boxes will be incorporated at each street level entry and to be easily seen when approaching each lobby entry. A pool and gym will be incorporated and this will be available to all residents.

Importantly, the mix and the size of the apartments are designed to accommodate a range of household types.