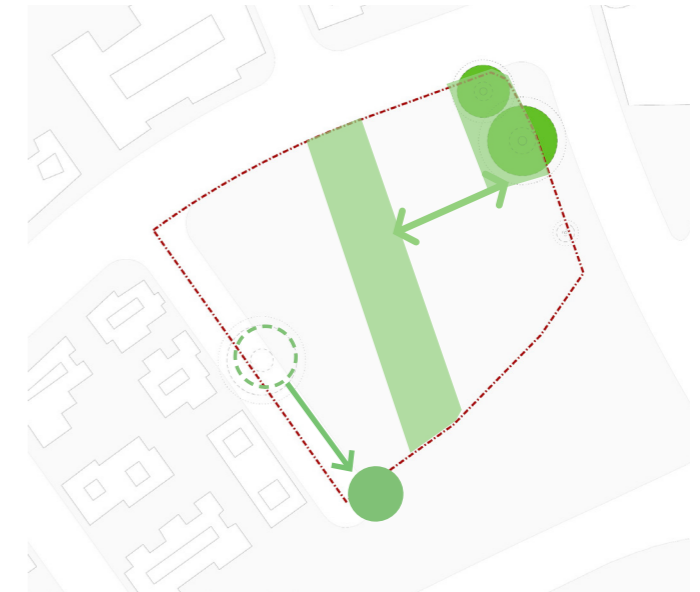


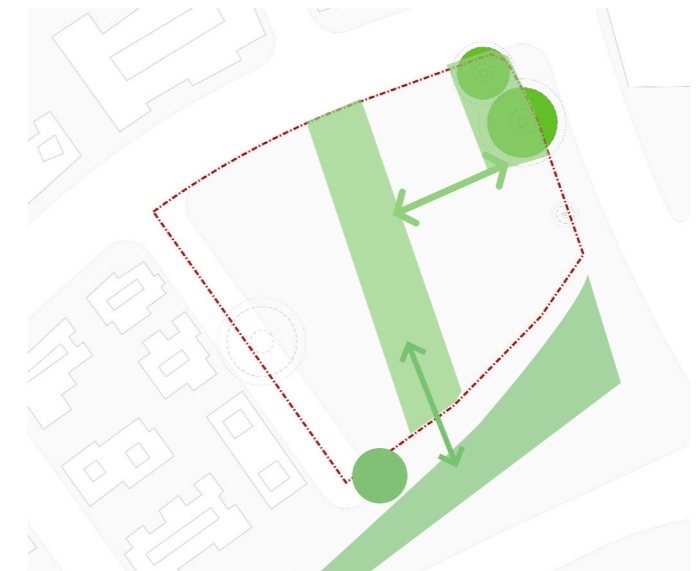


CONNECTING GREEN SPACE

- 1 - Creating a courtyard public space around the existing fig tree along Australia Avenue
- 2 - Landscaped view corridor runs through the site and connects to the linear park to the south
- 3 - Providing a north facing communal space linking the public space with the view corridor



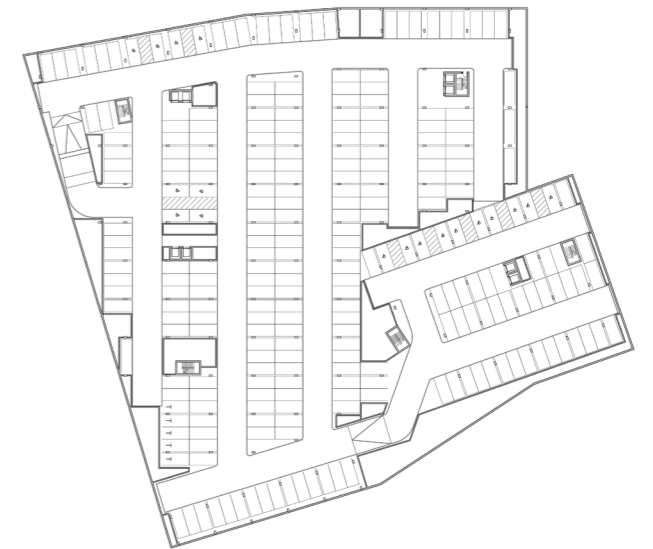
MAINTAINING EXISTING FIG TREES AND REPOSITIONING EXISTING WESTERN FIG TREE



UNIFIED GREEN SPACE



LEVEL 1 FLOOR PLAN



BASEMENT PLAN



RETAIL

BUILDING HEIGHTS - COMPLIANT

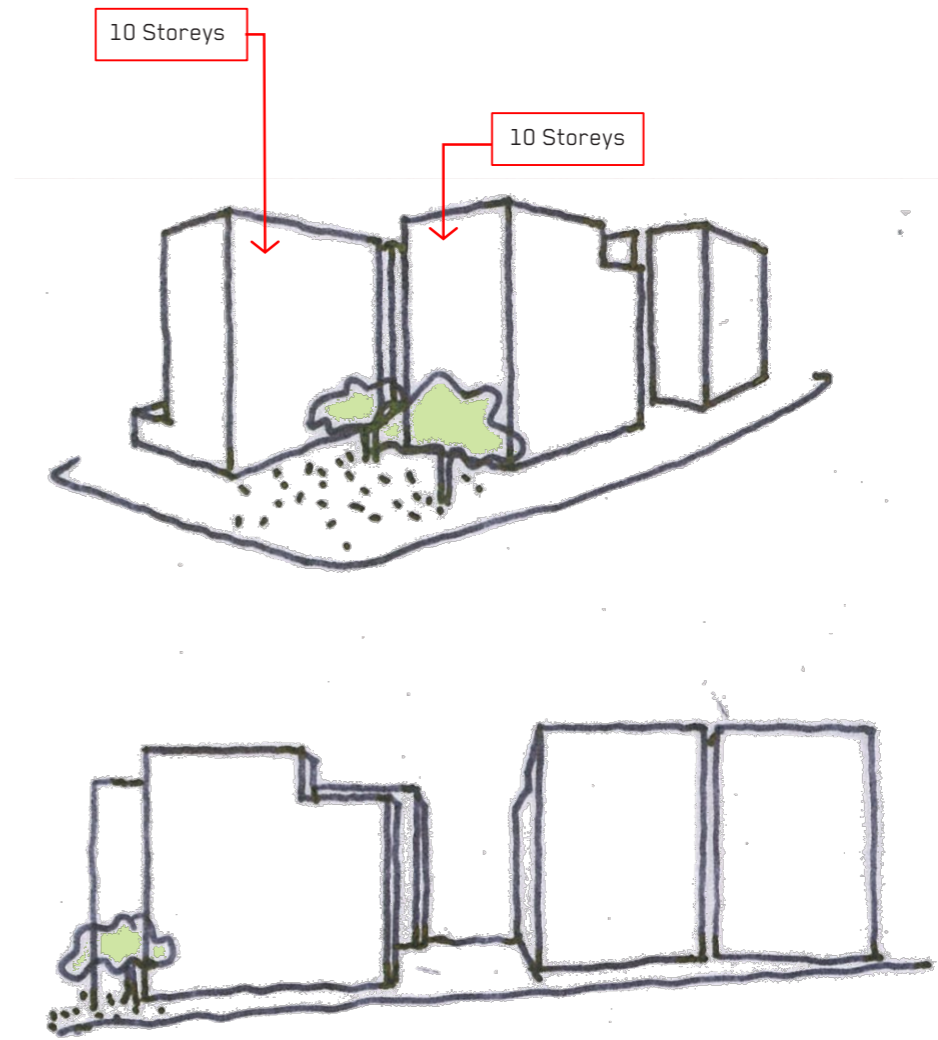
ISSUE B

COMPETITION SCHEME



VIEW FROM ACROSS FIG TREE DRIVE

SOPA SITE 53 - SEPTEMBER 2013

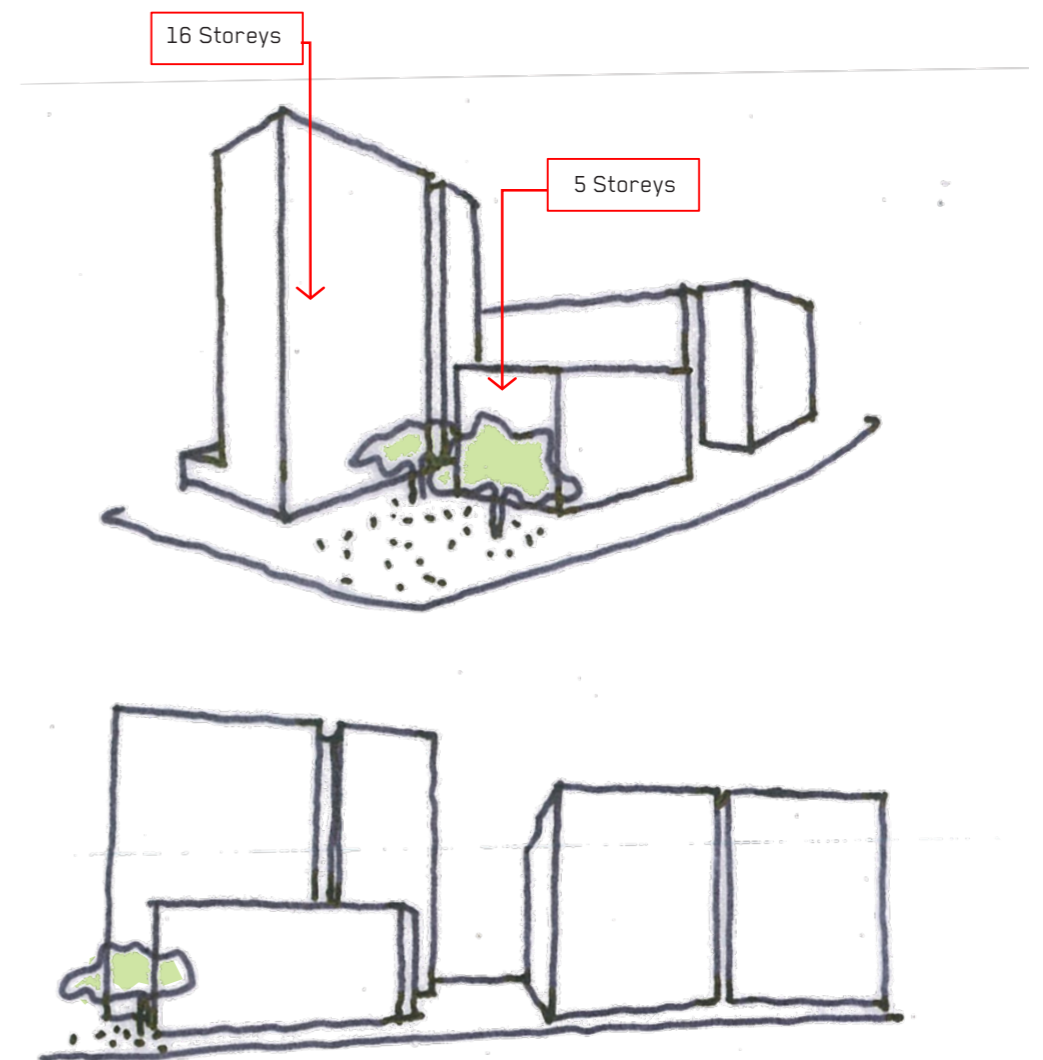


COMPLYING BUILDING HEIGHTS
10 Storey blocks in accordance with SOPA Masterplan 2030

BUILDING HEIGHTS - NONCOMPLIANT



VIEW FROM ACROSS FIG TREE DRIVE



ALTERNATIVE BUILDING HEIGHTS

Varied building heights to achieve better solar access and amenity into the communal open space and apartments. This also creates a varied streetscape built form, and the setback tower element responds to the nearby Australia Towers and the approved Opal Tower.

SUCCESSFUL COMPETITION PROPOSAL

Jury List:

Peter Poulet (Chair) - NSW Government Architect
Caroline Pidcock - Pidcock Architecture + Sustainability
John Carfi - Mirvac
Nick Hubble - Sydney Olympic Park Authority
Paolo Razza - Mirvac
Richard Francis-Jones - FJMT

DESIGN PROPOSAL

- The BVN competition proposal proposed both a complying and non-complying scheme. Both schemes proposed 3 buildings on the site and met the allowable GFA. The complying scheme met the height limit of 10 storeys on all the buildings, however the non-complying scheme proposed redistributing the GFA by increasing the height of the southern building to 16 storeys, and reducing the height of the northern-most building to 5 storeys. BVN recommended the non-complying approach.
- The intention of this redistribution was to achieve a better urban outcome, with the variation in height providing visual relief from the otherwise relentless form of a consistent 10 storeys. In addition, the reduction of the northernmost building to 5 storeys provided access to sunlight into the garden courtyard of the development. The smaller northern form provided a building that met the scale of the large fig trees on the corner of Australia Avenue and Figtree Drive, and enabled a gentle approach to the corner of the site.
- The taller building on the south eastern corner by contrast, had a scale more appropriate to a site gateway at the Australia Avenue approach - with the proposed Opal Tower(33 storeys) and existing Australia Towers(25 storeys) to the East. The increase of height had no reduction in amenity or overshadowing impact as the rail line and road is located to its south.
- The proposed external materiality was proposed to be strong and simple, eschewing the elemental, multi material and haphazard nature of many modern residential developments. The smaller 5 storey building was proposed to be in a face brick, with vertically proportioned windows and openings, and elements such as recessed brickwork and perforated brickwork providing subtle detail. The remainder of the buildings were proposed in a roughcast white rendered masonry, resting on a face brick base, with staggered proportioned windows and balconies to create variety and patterning on the façade in a subtractive manner.

DESIGN JURY COMMENTS

HEIGHT

- The Design Jury supported the intention and urban design merit associated with the redistribution of floor space from the northern building to the southern building, However, the Jury considered the scale of the proposed 16-storey southern building to be too imposing and asked that consideration should be given to the height and massing of each building in order to achieve a successful balance.

GROUND PLANE

- The Design Jury also asked that consideration should be given to the design of the ground plane and communal open space, in particular the size and proportions of the space, the form and definition of the open space, the separation of public and private spaces, the level of solar access achieved and the usability of the spaces.

COMMUNAL FACILITIES

- The Design Jury asked that consideration be given to the inclusion of a community space within the development.

MATERIAL PALLETTE

- The Design Jury asked that consideration should be given to the treatment of the façade on the buildings to the south and west as they believed the sole use of rough cast white render was considered severe, particularly on the taller southern building, and the lack of articulation resulted in a flat and imposing structure. They suggested that consideration should be given to the diversity of materials and articulation across the site.

INCORPORATION OF JURY COMMENTS

- Comments of the Design Jury were taken into consideration and presented to and endorsed by the Design Review Panel as the selected competition proposal was developed.

HEIGHT, SCALE & GROUND PLANE

- The northern building remained at 5 storeys and the southern building was reduced to 15 storeys. In reducing the height to 15 storeys, the building was also moved further south toward the rail line, which had a significant impact on the central garden courtyard by increasing the sunlight in the middle of winter substantially. The 10 storey building which bordered the western side of the view corridor through the site was separated into 2 forms, which broke down the scale and provided visual and physical access to the garden at the west, thereby significantly increasing the size of connected landscaped space.

COMMUNAL FACILITIES

- A community space was located on the ground floor of the west building with immediate access to the external courtyard, providing internal and external areas for residents' functions and gatherings.

MATERIAL PALLETTE

- A large degree of detail and resolution was added to the white masonry buildings to provide a greater degree of diversity and articulation, without losing the strength and simplicity of form. The podium brick was drawn up into the south-eastern corners of the South and East Buildings to provide a striking visual marker along Australia Avenue and the View Corridor. In addition, the window frames are dark metal, northern corners are articulated with a keystone detail, and the parapets are livened in parts with brick frames that provide height adjustment and relief whilst connecting back to the south-eastern corners and podium.