

The garden beds will be planted with a diversity of species - predominantly native plants, some indigenous plant species accented with exotics, selected as required to meet the micro-climatic conditions. Screen planting such as Syzygium cascade and Gardenia floribunda will be positioned close to the private courtyard interface while tree plantings of Trisaniopsis, elaeocarpus and Acer palmatum will be strategically placed throughout the landscape and building entries to allow filigree patterns and filtered light into the courtyards. The planting selection has been developed to provide colour variation and offer seasonal scent when flowering.

Proposed hardy low maintenance shrub and ground cover planting to the gardens will include Rosmarinus 'Tuscan Blue', Strobilanthes gossypinus, Westringia 'Deep Purple', Prostanthera ovata, Pennistemon alopecuroides 'Nafray', Lomandra 'Lime Tuff', Grevillea 'Poordinda Royal Mantle', and Myoporum parvifolium. Refer to the detailed plant schedule for complete list. These plantings will be grouped to produce large swathes which form a fluid tapestry when looked down upon from balconies above.

PRIVATE COURTYARDS

The proposed landscape plan encourages indoor/outdoor relationships. Screening is achieved between private courtyards and communal areas with a palisade fence, masonry wall and hedge planting. This will create a privacy screen and buffer to the private/communal areas. Where private courtyards meet communal open space, hedging will be on the communal open space side (on common property) to ensure the planting and a green edge is maintained. The proposed design satisfies the MP2030 control to provide a minimum of 50% ground floor apartments with private entries.

PUBLIC RETAIL PLAZA

Fronting Australia Avenue is a dedicated retail tenancy which is complemented by the retention and protection of 2 existing Landmark Fig Trees on the corner of Fig Tree Drive and Australia Avenue. Refer to the arborist report for further information on fig protection requirements. The retail forecourt responds to the Tree Protection Zones (TPZs) of the adjacent figs, while enabling overland flow by incorporating a fractured linear seating element which provide a dual function of retaining existing soil volumes to the fig root zones, while also establishing an external space for seating and gathering. The retention of the 2 figs are celebrated by directly engaging with them and constructing a floating boardwalk which will traverse the buttress roots while not negatively impacting their longevity and health. The design of the retail plaza has been purposefully restrained to enable the figs to be the centre piece with the complement of an elegant seating wall.

SOPA LINEAR PARK TREATMENT

To maintain the vision of the Sydney Olympic Park 2030 Master Plan, a design for the adjoining linear park which is SOPA land has been proposed that integrates the new development with the existing parkland, activating pockets and creating pedestrian links to 'New Street' and maintaining existing links to Australia Avenue and the wider SOP precinct. Within this linear park, the existing fig on the western property boundary (referred to as Tree 1 in the arborist report) will be transplanted so that it forms an integral part of the linear park on the southern edge of the site. Refer to the arborist report and transplant methodology.

MAINTENANCE

All systems, setout and plant selection has been closely considered to minimize maintenance. Simple durable materials e.g. timber, brick paving, concrete, steel edged and appropriate planting species has been implemented to minimise maintenance requirements for the successful continuance of the site. Drip irrigation shall be provided to all garden beds, while pop ups are installed to lawns. Maintenance of all communal landscape elements will be conducted by qualified maintenance staff, the cost of which will be borne by the body corporate.

CONCLUSION

The landscape design supports the projects value proposition of establishing an environment that fosters community ownership, which caters to resident's needs through engaging and memorable landscape design. The over arching landscape concept is for an external environment that supplements and connects the spectrum of private and communal spaces created by the architecture.

The proposed landscape plan encourages indoor/outdoor relationships, the buildings edge seamlessly transitions to the surrounding landscape, offering a unified internal and external spatial experience. Each of the ground floor apartments have generous private open space comprised of a paved courtyard, lawn pocket and perimeter shrub/screen planting. The arrangement of these courtyards promotes healthy and active lifestyles while providing adaptability to engage a variety of uses, including outdoor dining, passive relaxation and active recreation.

We believe that the proposed Landscape design for the project will contribute to the urban character and visual quality of the Sydney Olympic Park area and provide a rich and rewarding environment for residents to promote environmental and social sustainability. The planting has been selected to complement and enhance the proposed building and responds to the existing planting of the local area with the majority of native and low water use plant species being proposed. Consideration has been made for a low maintenance landscape.

STREETSCAPE AND ENTRIES



COMMUNAL OPEN SPACE



PRIVATE COURTYARDS



PUBLIC RETAIL PLAZA



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E	Development Application	23.09.15	LB/KR

ARCHITECT
BUN Architecture
255 Pitt Street
Sydney, NSW, 2000, AUS
T +61 2 8297 7200



IMPORTANT NOTES:
All dimensions are in millimetres unless otherwise stated.
Large scale drawings and other dimensions take precedence. All dimensions in non-orthographic views shall be taken from the plan view.
Verify all dimensions on site before the commencement of any works.
Check and confirm all dimensions and levels at all stages of construction.
All work shall be carried out in accordance with AS/NZS 3000 and Local Government Regulations.
Check and confirm all dimensions and levels at all stages of construction.
All work shall be carried out in a professional manner by Qualified Tradesmen according to Landscape Drawings and Specifications.
The client shall be responsible for the provision of all materials, plants, and other items specified in the drawings and specifications unless otherwise stated.
The drawings are prepared by the Project Engineer or Landscape Architect.

CLIENT
MIRVAC
Level 26, 60 Margaret St
Sydney NSW 2000



CHECKED
LB

DWG. TITLE
DESIGN STATEMENT

PROJECT
SOP53 - 2 Fig Tree Drive, Sydney Olympic Park

360
Studio 51 | 2148 Street
Sunny Hills NSW 2011
P +61 2 9530 3801
W www.360studio.com.au
ABN 91 148 911 1803

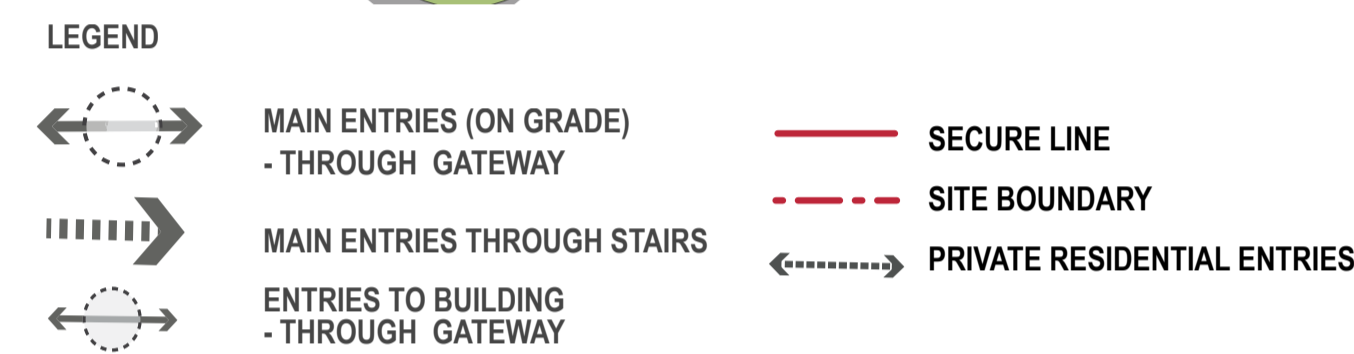
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VIEW CORRIDOR



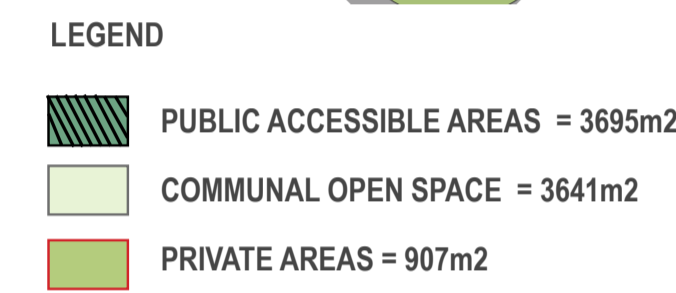
20m VIEW CORRIDOR TO MOUND/MARKER
- As specified in the DCP

ENTRIES & SECURE LINES



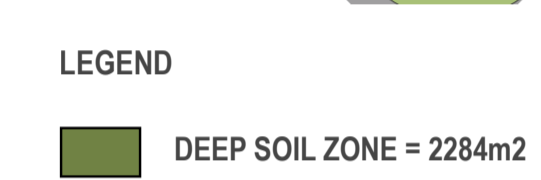
COMPLIANCE	ACHIEVED
50 % of ground floor apartments need to have individual entries	Achieved - 80% (27 of 34)
Ensure site boundaries and private and communal space boundaries are clearly defined and secure..	Achieved

ZONING



COMPLIANCE	ACHIEVED
A minimum of 30% of the residential site area is to be open space, ground level private open space and/or ground level communal open space and/or setbacks	Achieved - 67% (8243m2 of 12335m2)
Provide communal open space to all residential apartment buildings at a minimum size of 60m2 with a minimum dimension of 6m.	Achieved

DEEP SOIL

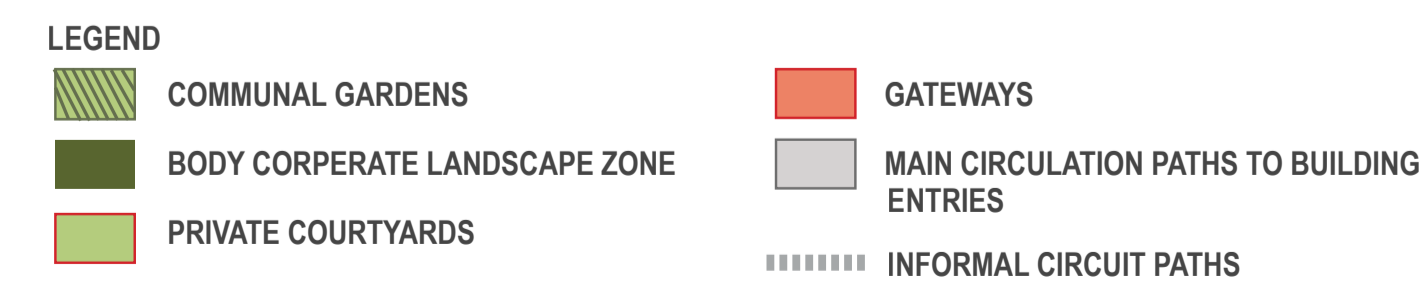


COMPLIANCE	ACHIEVED
A minimum of 20% of the sites open space area is to be deep soil.	Achieved - 27%
Areas included as deep soil are to have a minimum dimension of 2m.	Achieved

BICYCLE PARKING



CIRCULATION & AREAS



LANDSCAPE CONTROLS

The landscape design for SOP53 has considered all relevant planning controls and addresses each item satisfying the minimum requirement. The following statement identifies each control and confirms compliance. The diagrams above have been prepared to illustrate design compliance.

EXISTING SITE ELEMENTS

- Retain existing ground levels and significant mature trees identified in the Sydney Olympic Park 2030 Significant Tree Register.
- Transplanted trees (Large Fig on New Street) must be incorporated into new courtyards or landscape areas within the site.

OPEN SPACE REQUIREMENTS

- Provide setbacks as required in the Building Zone and Setbacks Plan for the relevant precinct. (As per BVN architectural design - No building is to be built within the setback zone - however, above ground articulation in the form of balconies, sunscreens, bay windows and the like may extend 300mm into the front setback zone.)
- A minimum of 50% of the front setback is planted.
- > 50 % of ground floor apartments have individual entries.

RESIDENTIAL OPEN SPACE REQUIREMENTS

- A minimum of 30% of the residential site area is open space, ground level private open space and/or ground level communal open space and/or setbacks.
- Provide communal open space to all residential apartment buildings at a minimum size of 60m2 with a minimum dimension of 6m.
- Ensure a minimum of 50% of the communal open space area is unpaved and planted.
- Ensure communal open space is designed to provide:
 - a balance of sunshine and shade.
 - Accessible and safe routes through the area between buildings
 - Privacy for dwellings and their associated outdoor spaces addressing the larger communal space
 - Accessible and screened service areas.

SAFETY & SECURITY REQUIREMENTS

- Ensure site boundaries and private and communal space boundaries are clearly defined and secure.
- Ensure all communal and public site areas have clear sight lines and minimize opportunities for concealment.

DEEP SOIL

- A minimum of 20% of the sites open space area is to be deep soil.
- Areas included as deep soil are to have a minimum dimension of 2m.
- Consolidate areas of deep soil within sites and between adjacent sites to increase the benefits.
- A minimum of 1 large tree with a minimum height of 12m in deep soil is to be planted per 60m2 of courtyard space.

PLANTING

- Priorities drought tolerant plant species
- Designing planters to support the appropriate soil depth and plant selection and to accommodate the largest volume of soil possible to a maximum depth of 1.5m
- Minimum soil depths are identified in detail sections. Typically soil depth is minimum of 300mm with localised mounding to 1000mm for trees

FENCES & WALLS

- Unless otherwise stated in the Precinct Controls the max height for front fence is 1.2m from the finished footpath level of the adjoining street.
- Design fences to highlight building entrances and allow for outlook and casual street surveillance.
- Integrated with the building and landscape through the use of common materials and detailing.

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ARCHITECT
BVN Architecture
255 Pitt Street
Sydney, NSW, 2000, AUS
T +61 2 8297 7200



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Large scale drawings and other dimensions take precedence. All dimensions in text unless otherwise stated.
All dimensions are to face unless otherwise stated.
Verify all dimensions on site before the commencement of any works.
Coordinate and confirm all dimensions with the relevant authority.
All work and/or services are to be in accordance with AS/NZS 3000 and Local Government Regulations.
Change Orders shall be issued in accordance with the Change Order process.
All work and/or services are to be in accordance with the Project Program and the Project Specifications.
The drawings are to be used for construction purposes only. They are not to be used for any other purpose.
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CLIENT
MIRVAC
Level 26, 60 Margaret St
Sydney NSW 2000



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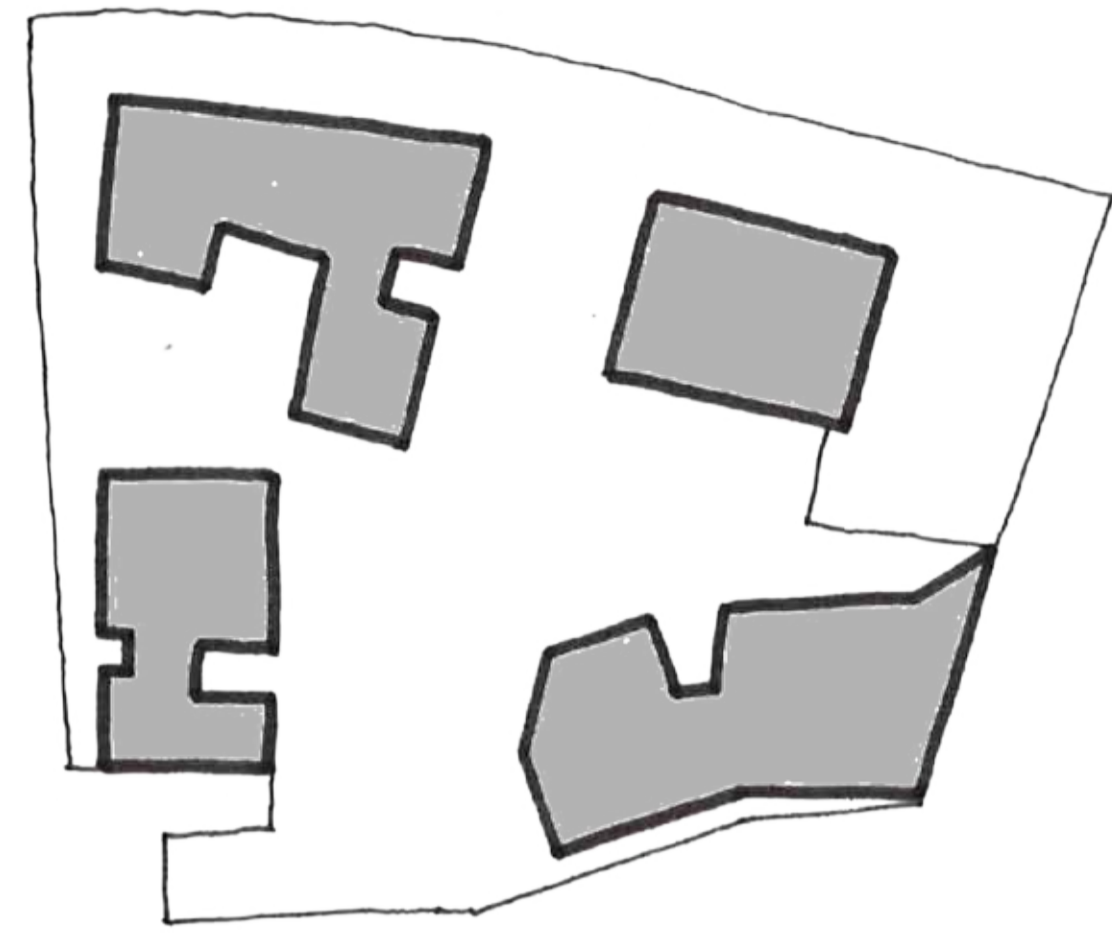
DWG. TITLE
DESIGN COMPLIANCE

PROJECT
SOP53 - 2 Fig Tree Drive, Sydney Olympic Park

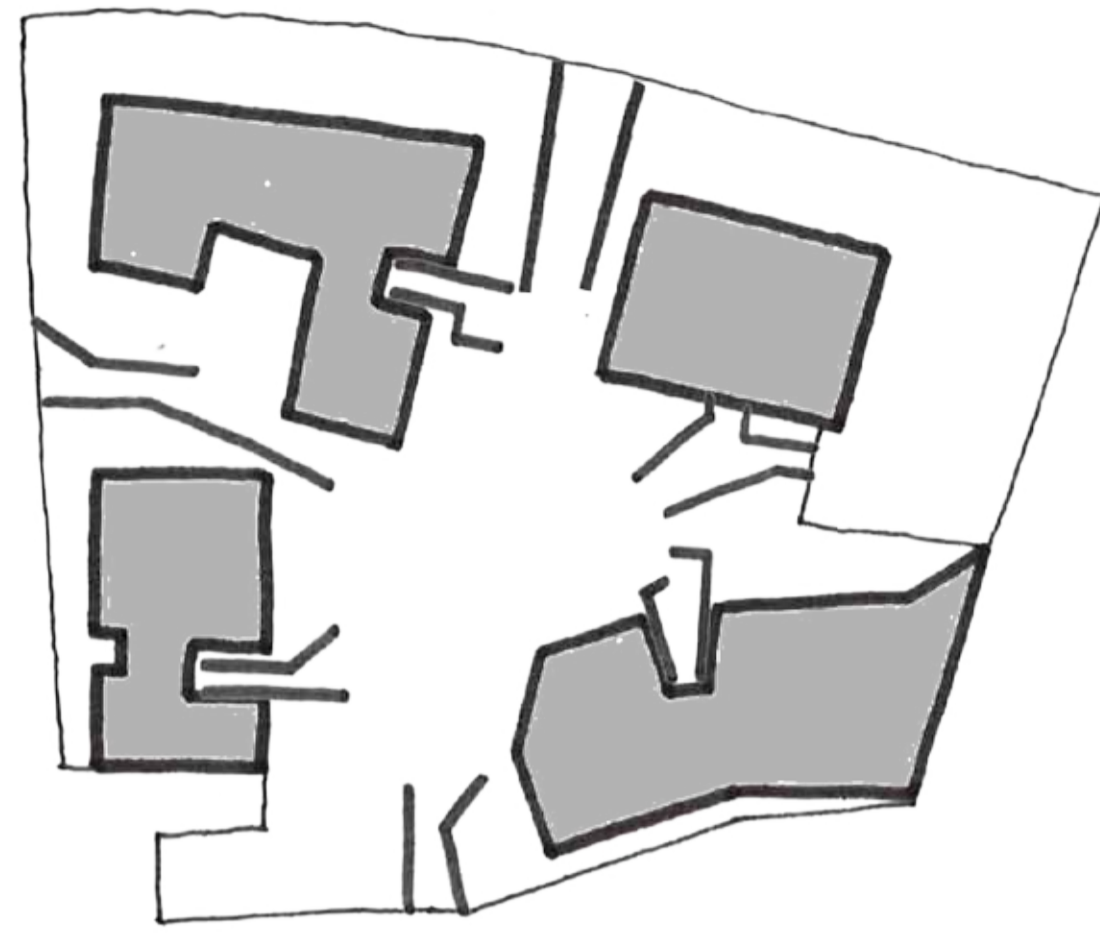
360
Studio 511 2148 Street
Sunny Hills NSW 2151
P +61 2 9330 0807
W www.360.com.au
ABN 93 148 911 953

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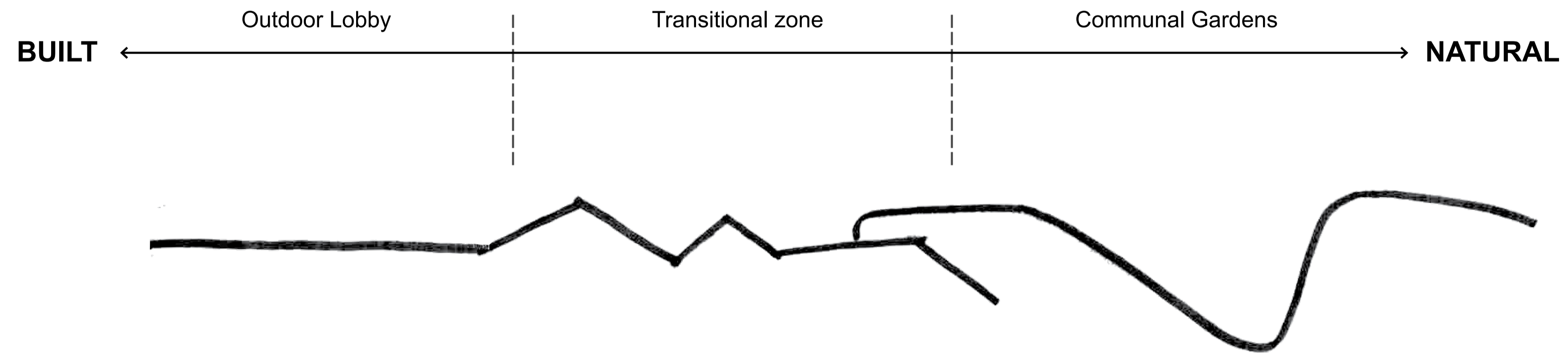
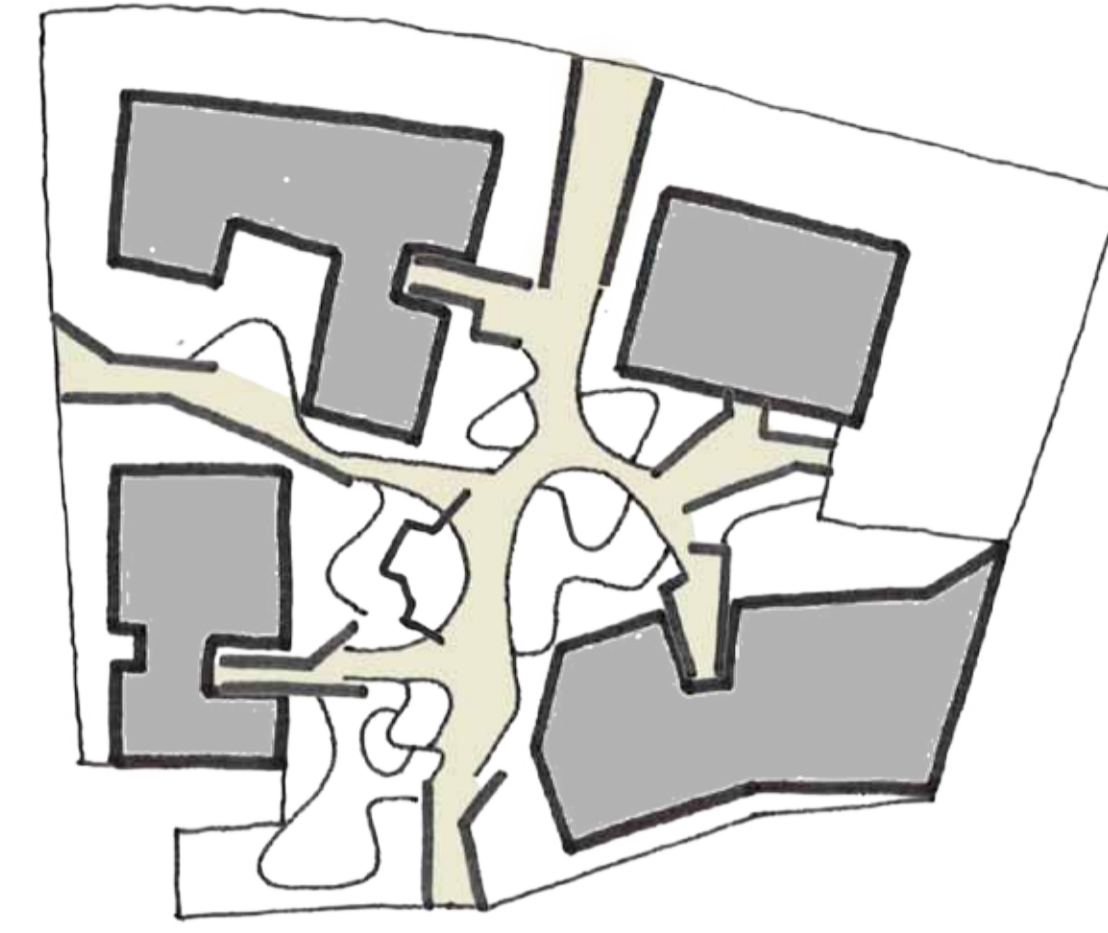
ARCHITECTURAL FORM



EXTENSION OF ARCHITECTURAL FORM



ORGANIC CONNECTION



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ARCHITECT
 B/VN Architecture
 255 Pitt Street
 Sydney, NSW, 2000, AUS
 T +61 2 8297 7200



IMPORTANT NOTES:
 All dimensions are approximate to the extent of the landscape architect's site visit and shall be subject to the final site conditions. All dimensions in millimetres unless otherwise stated.
 All dimensions are to be verified on site before construction.
 Verify all dimensions on site before the commencement of any works.
 Dimensions shall be subject to the final site conditions.
 All work shall be carried out in accordance with the Australian Standards and Local Government Regulations.
 All work shall be carried out in a professional manner by a Qualified Tradesperson according to Landscape Drawings and Specifications.
 All work shall be carried out in a professional manner by a Qualified Tradesperson according to Landscape Drawings and Specifications.
 The drawings are the property of B/VN Architecture and shall not be used for any other project without the written consent of B/VN Architecture.

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 Sydney NSW 2000



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 DESIGN APPROACH

PROJECT
 SOP53 - 2 Fig Tree Drive, Sydney Olympic Park

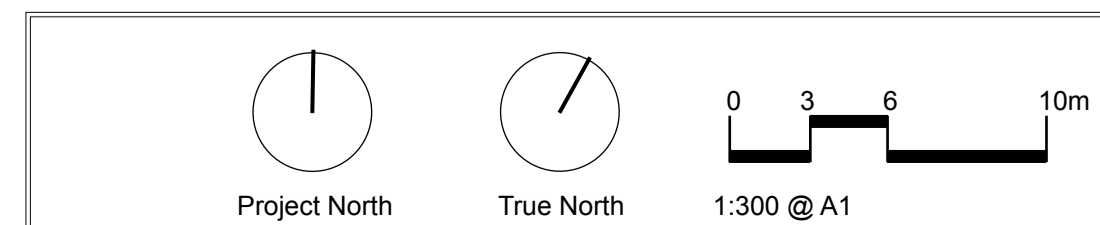
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- LEGEND**
- 1 PRIVATE COURTYARDS
 - 2 SUBSTATION
 - 3 PATHWAY VERGE AND STREET TREE PLANTINGS AS PER UEDM (REFER SECTIONS FOR FURTHER DETAIL)
 - 4 MIN 2M WIDE COMMUNAL LANDSCAPE MAINTAINED BY BODY CORPORATE
 - 5 1.5M HIGH PALISADE FENCE TO PRIVATE COURTYARDS
 - 6 NEW STREET TREE PLANTING - EUCALYPTUS SALIGNA
 - 7 PRIVATE PEDESTRIAN ENTRY TO TERRACES OFF FIG TREE DRIVE

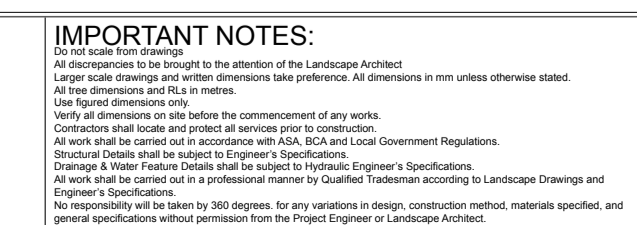
- Notes**
1. All planting areas to be mulched, typically 75mm depth. Organic mulch to conform to AS 4454 - 2003 Compost Soil Conditioners & Mulches
 2. Soils to conform to AS 4419 - 2003 Soils for Landscaping & Garden Use
 - Soil Depths:
 - Grass Areas minimum 300mm deep
 - Planting/Garden areas minimum 450mm deep
 3. All planting areas to have drip irrigation lines with a backup connection to main water supply, installed to satisfy all current Sydney Water requirements and relevant Australian Standards.
 4. Refer to arborist report prepared by Arboreport Vegetation Management Consultants for details of tree protection measures, trees for removal and transplant process.



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ARCHITECT
 BVM Architecture
 255 Pitt Street
 Sydney, NSW, 2000, AUS
 T +61 2 8297 7200

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 larger scale drawings and unless otherwise stated, all dimensions in these drawings shall be in millimetres.
 All dimensions are to be taken from the centre of the landscape architect's
 larger scale drawings unless otherwise stated.
 All work shall be carried out in accordance with AS, BSA, BSA and Local Government Regulations.
 All work shall be carried out in a professional manner by a Qualified Tradesman according to Landscape Drawings and
 Specifications. All work shall be carried out in accordance with the Project Engineer or Landscape Architect.
 The drawings are not to be used for any other purpose without the written consent of the Project Engineer or Landscape Architect.
 This drawing is subject to the relevant legislation.



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 MIRVAC
 Level 26, 60 Margaret St
 Sydney NSW 2000



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DWG. TITLE
 LANDSCAPE MASTERPLAN - LEVEL 02

PROJECT
 SOP53 - 2 Fig Tree Drive, Sydney Olympic Park

SCALE
 DRAWN
 KR

ISSUE
 DA

360°
 Studio 151 2148 Street
 Sunny Hill NSW 2015
 P +61 2 9530 3807
 W www.360d.net.au
 A 914 914 914 914

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