

SYDNEY OLYMPIC PARK SITE 53

DEVELOPMENT APPLICATION - ARCHITECTURAL REPORT AND DESIGN VERIFICATION STATEMENT
 PREPARED BY BVN 17 MARCH 2016

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EXECUTIVE SUMMARY



SITE DESCRIPTION

2 Figtree Drive, Sydney Olympic Park
12,697 m²

The allowable areas with the 10% Design Excellence Bonus are as follows:

	FSR	GFA
ALLOWABLE	2.75:1	34,917

The brief target apartment mix is:

APARTMENT TYPE	PERCENTAGE
1 Bed	40%
2 Bed	50%
3 Bed	10%

The proposed scheme has a total GFA of 34,886m², yielding 422 residential apartments.

	FSR	RETAIL GFA	RESIDENTIAL GFA	TOTAL GFA
ACTUAL	2.7:1	1,500	33,386	34,886
The mix being:				
1 Bed	158		37.4%	
2 Bed	220		52.1%	
3 Bed	44		10.4%	
TOTAL	422			

PROCESS

Mirvac held a Limited Design Excellence Competition between: 03/12/2014 to 30/01/2015

With the competitors:
PTW
Tony Caro Architecture
Mirvac Design
BVN

- BVN submitted a conforming and non-conforming scheme. The non-conformance related to height non-conformance in 1 of 4 buildings.

- Jury supported non-conforming scheme with clarifications.

- BVN developed the scheme taking into consideration the jury’s comments.

- BVN presented an amended scheme to SOPA design review panel on 25/03/15

- The design review panel generally supported the design development since the competition stage with clarification.

- BVN developed the scheme taking into consideration the design review panels comments.

- This design report accompanies the Development Application of the scheme.



CONTEXT



- SITE 53, 2 FIGTREE DRIVE
- FIGTREE DRIVE
- AUSTRALIA AVENUE
- SYDNEY OLYMPIC PARK RAILWAY STATION

CONTEXT PLAN

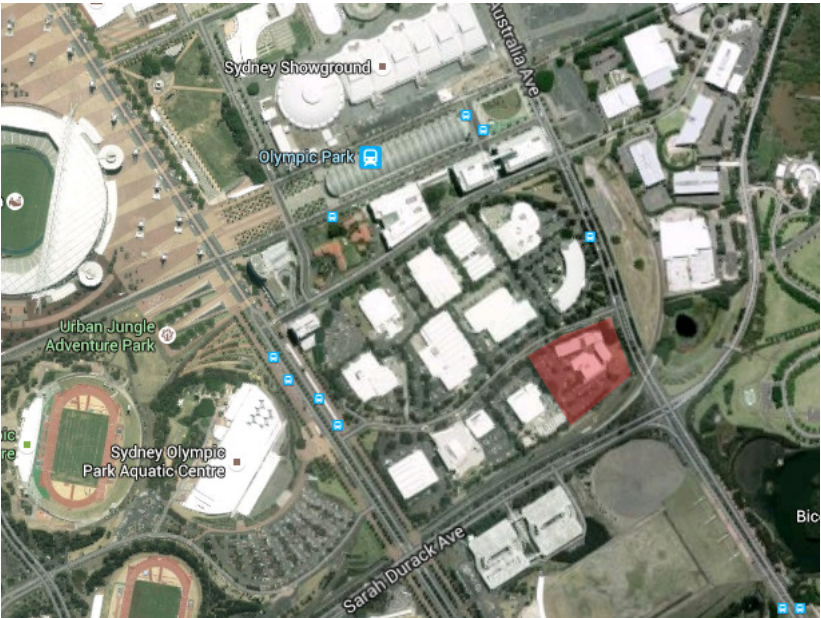
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LOCATION



MASTERPLAN
Sydney Olympic Park Authority Masterplan 2030 showing proposed developments

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CURRENT ARIEL VIEW
Image courtesy of Google Earth

SITE PHOTOS



SITE 53 FROM FIGTREE DRIVE
Looking East onto Site 53, 2 Figtree Drive, with Australia Towers in the back-ground



EXISTING FIG TREES ON SITE
The two existing fig trees on the North-East corner of the site.



1 FIGTREE DRIVE
The neighbouring building to the north of the site



LOOKING NORTH UP AUSTRALIA AVENUE
Site 53 on the left obscured by trees, with the rail and pedestrian overpass crossing Australia Avenue.



LOOKING WEST INTO LINEAR PARK
Existing landscaping and footpath of the linear park along the southern boundary of the site.



4 FIGTREE DRIVE
The existing Fujitsu Australia building neighbouring to the west of the site

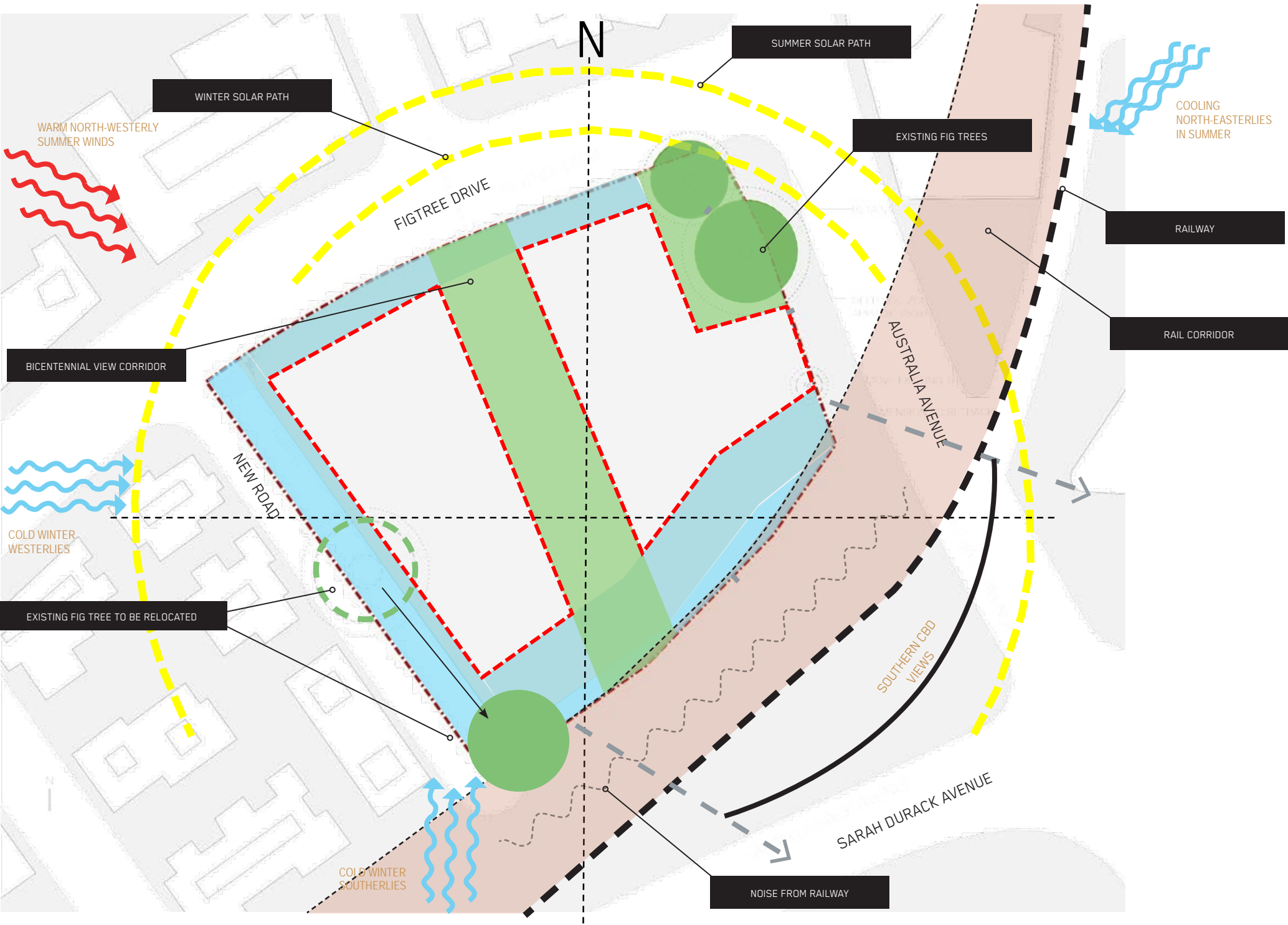


SITE ANALYSIS

SITE ANALYSIS PLAN

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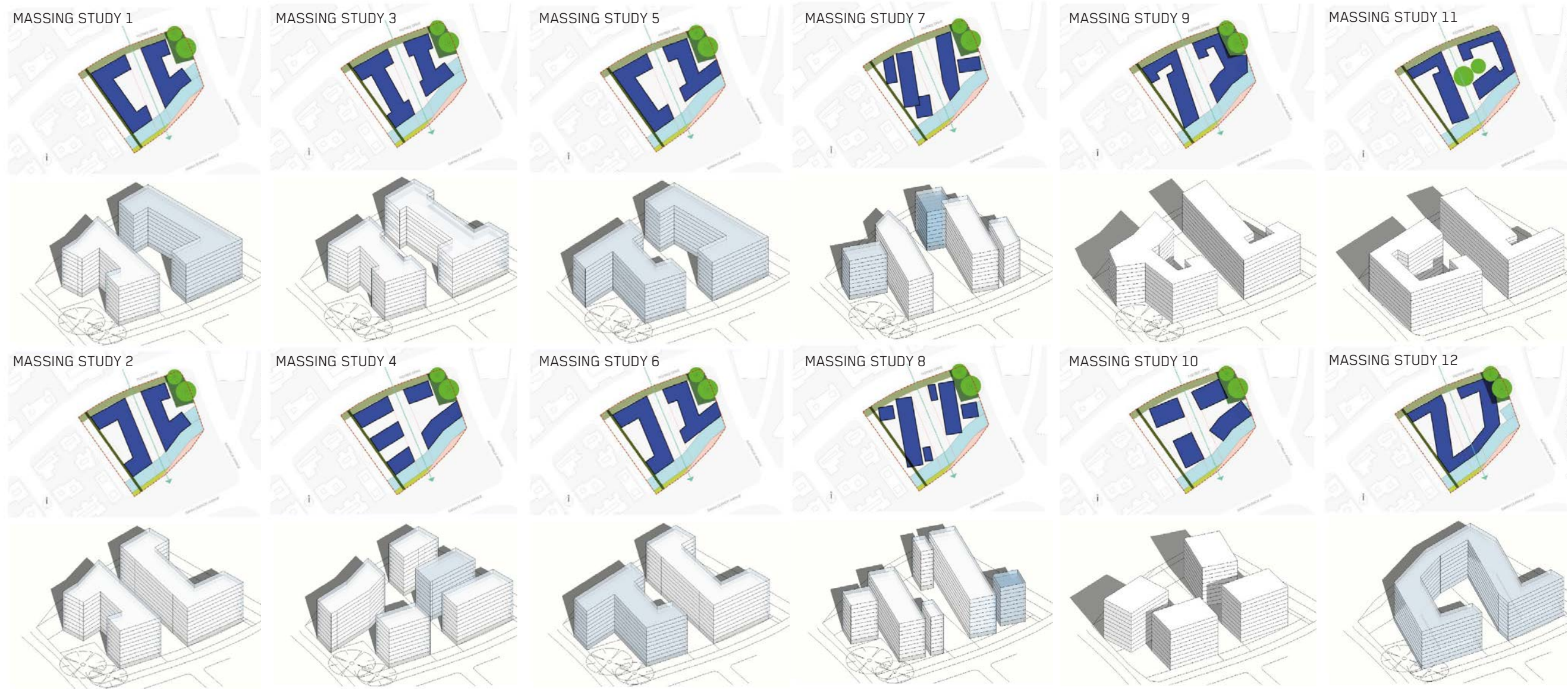
SITE ANALYSIS



SITE ANALYSIS
Plan demonstrating solar paths, view corridor and surrounding infrastructure

MASSING STUDIES

Below are massing study options based on SEPP 65 and SOPA masterplan 2030 controls showing the variations of built form considered during the design process. The design studies try to balance a built form that complies with the relevant controls while responding to the future streetscape character of the area and creating a sense of place for the residents.



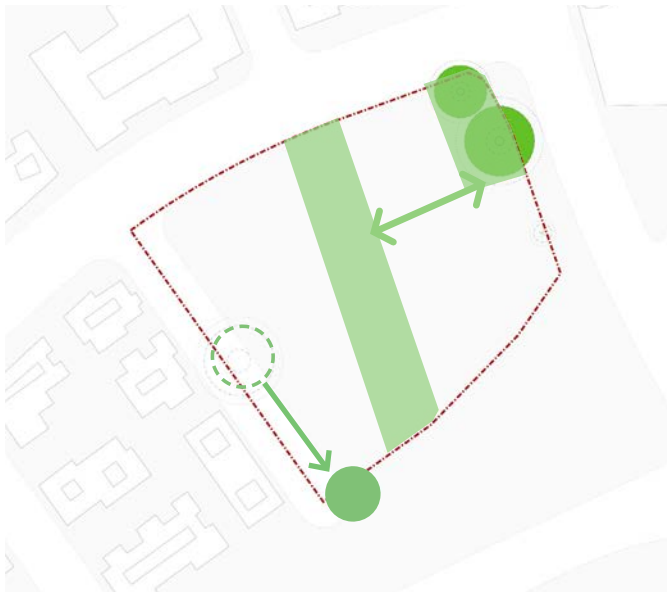


COMPETITION SCHEME

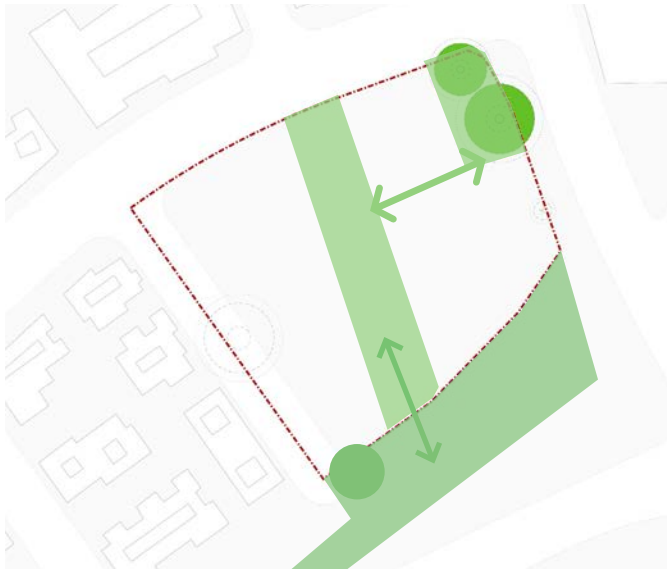


CONNECTING GREEN SPACE

- 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



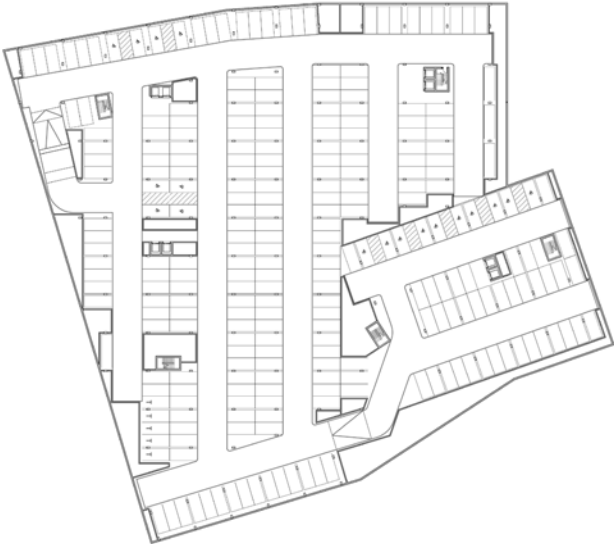
MAINTAINING EXISTING FIG TREES AND REPOSITIONING EXISTING WESTERN FIG TREE



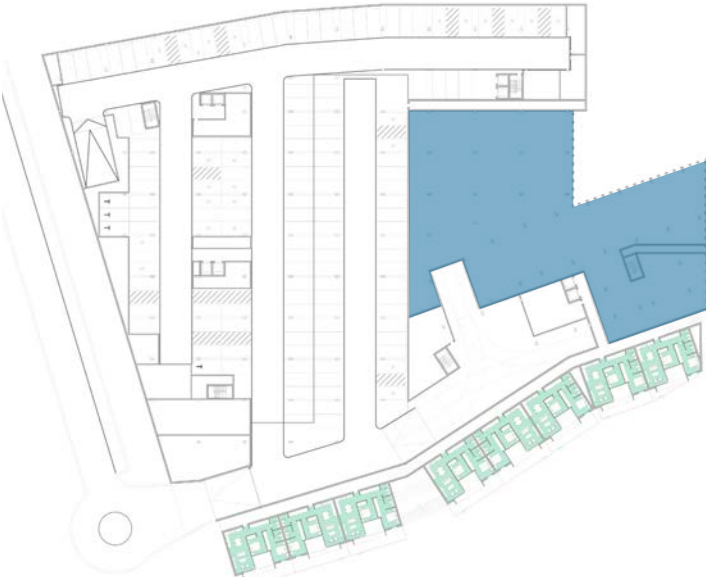
UNIFIED GREEN SPACE



LEVEL 1 FLOOR PLAN



BASEMENT PLAN



RETAIL

BUILDING HEIGHTS - COMPLIANT

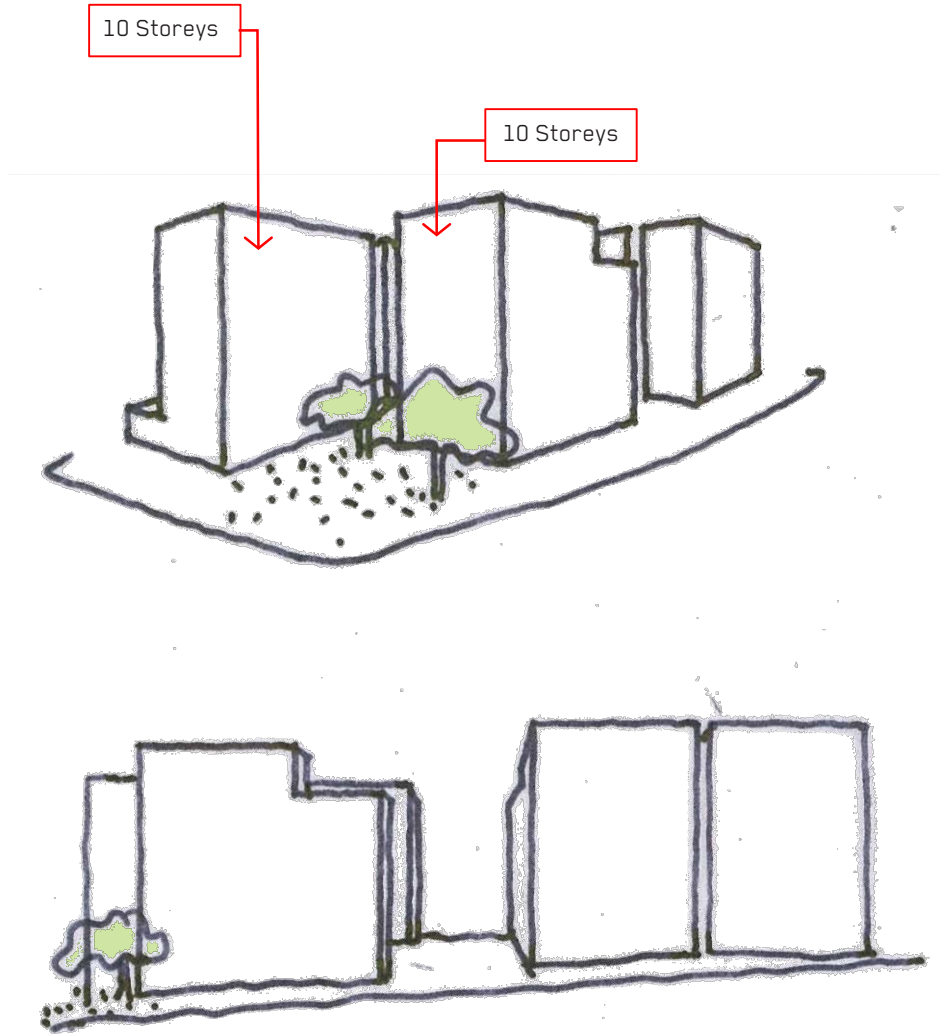
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COMPETITION SCHEME



VIEW FROM ACROSS FIG TREE DRIVE

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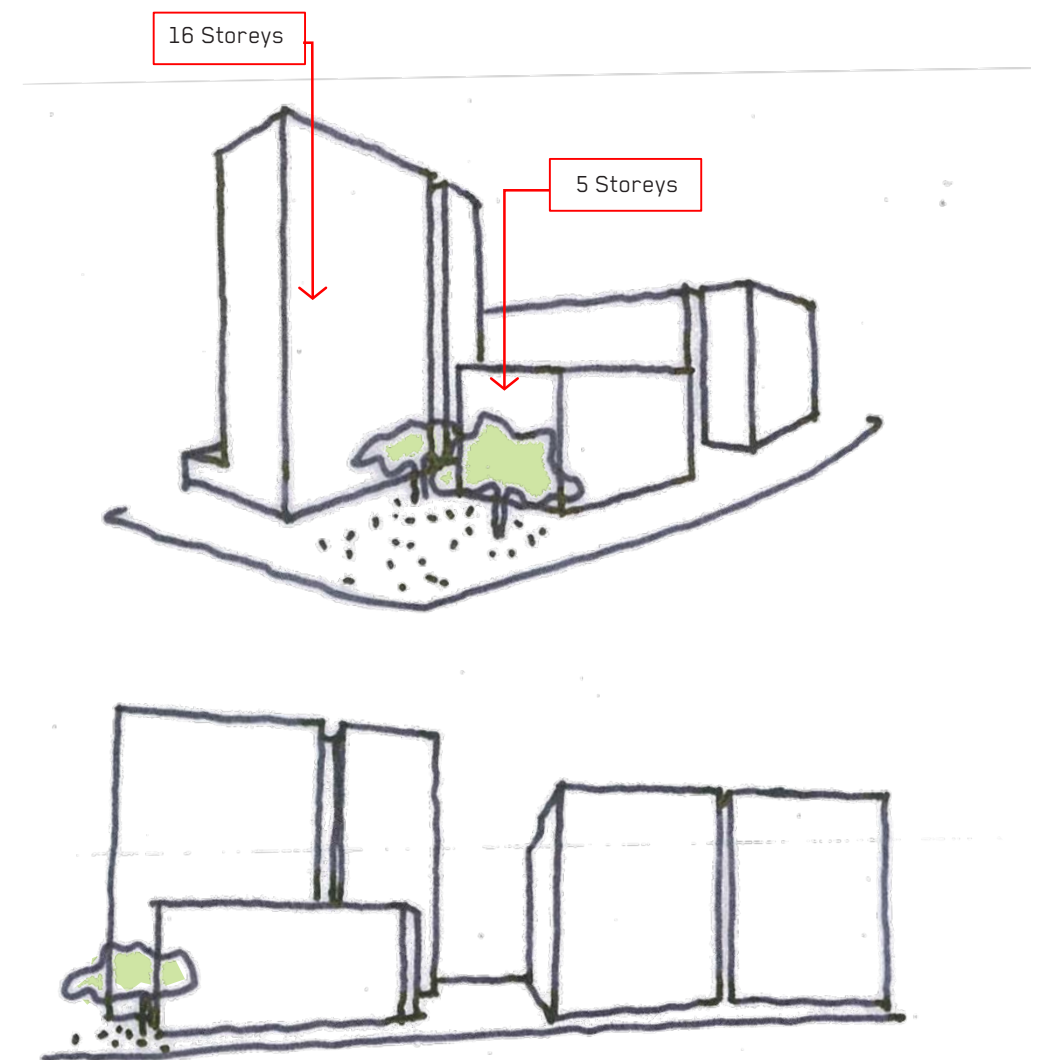
COMPLYING BUILDING HEIGHTS
10 Storey blocks in accordance with SOPA Masterplan 2030

BUILDING HEIGHTS - NONCOMPLIANT

23



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

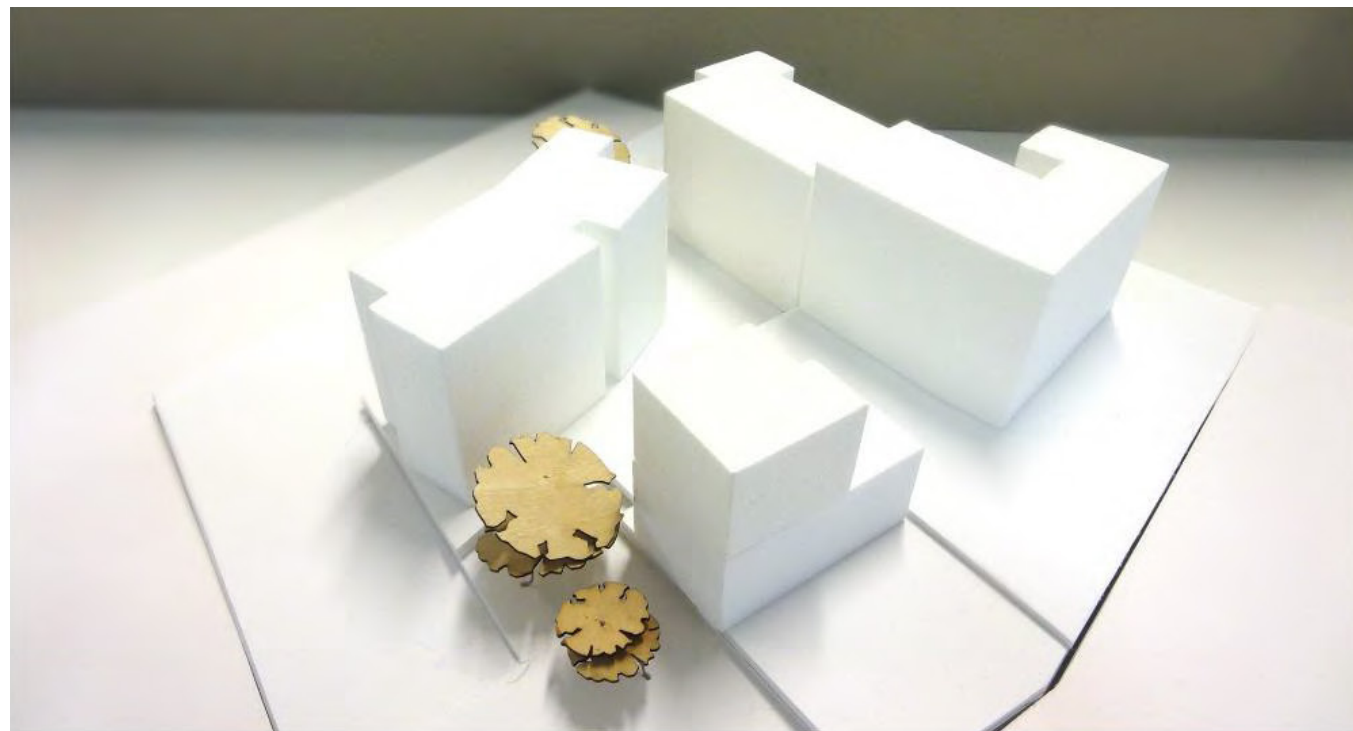
- The northern building remained at 5 storeys and the southern building was reduced to 15 storeys. In reducing the height to 15 storeys, the building was also moved further south toward the rail line, which had a significant impact on the central garden courtyard by increasing the sunlight in the middle 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

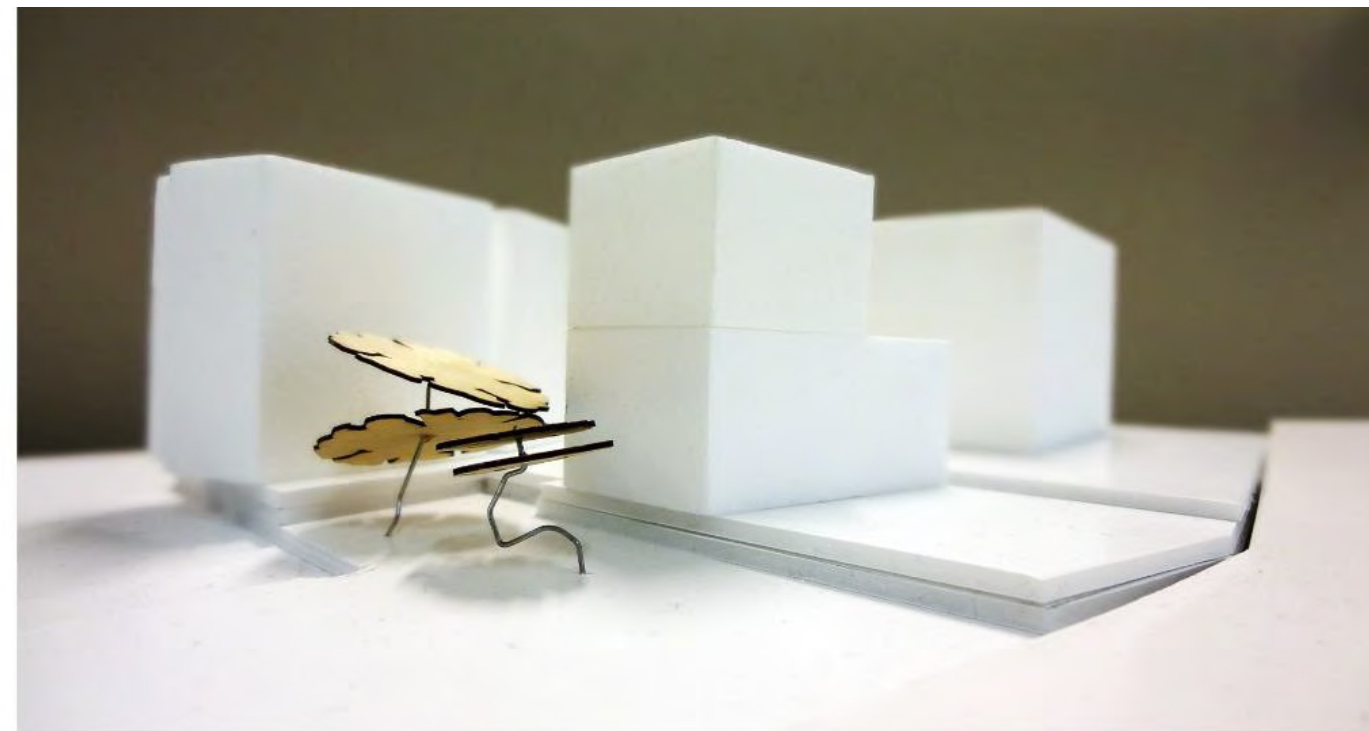
- A community space was located on the ground floor of the west building with immediate access to the external courtyard, providing internal and external areas for residents’ functions and gatherings.

MATERIAL PALLETTE

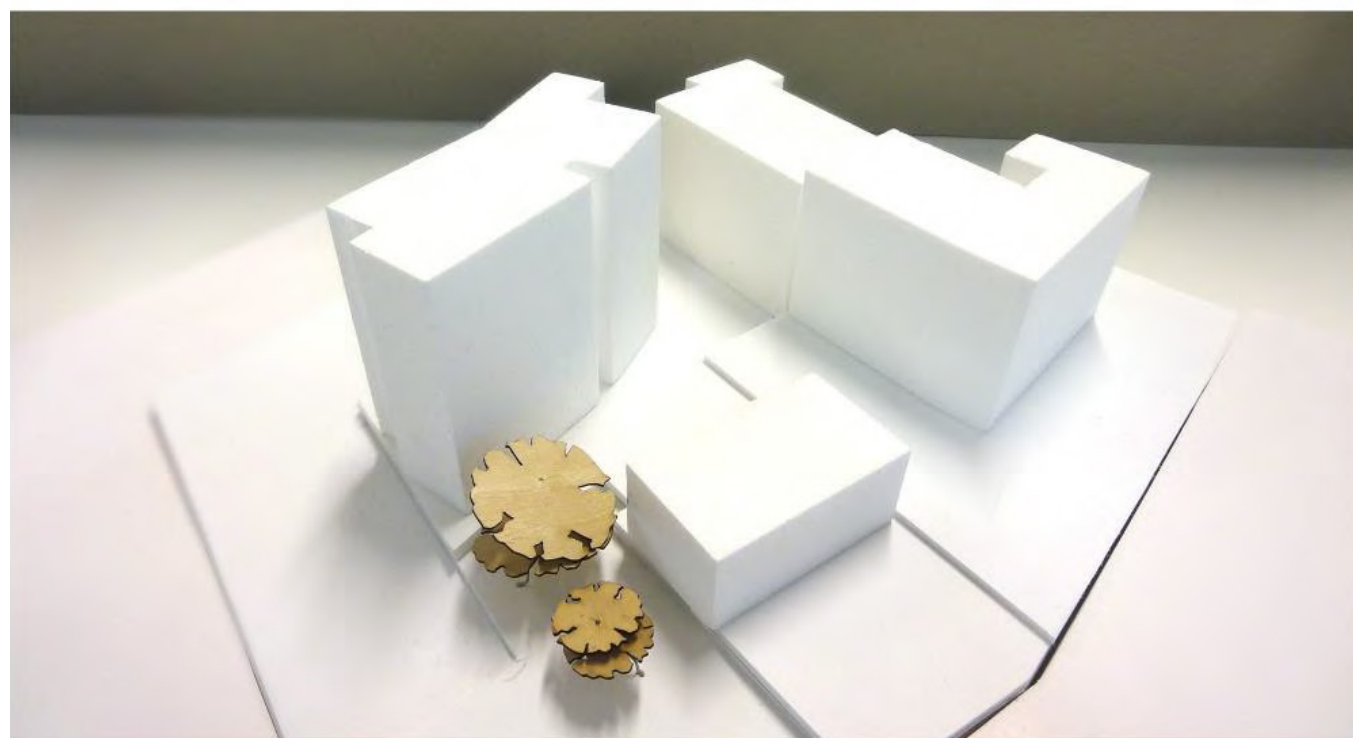
- A large degree of detail and resolution was added to the white masonry buildings to provide a greater degree of diversity and articulation, without losing the strength and simplicity of form. The podium brick was drawn up into the south-eastern corners of the South and East Buildings to provide a striking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



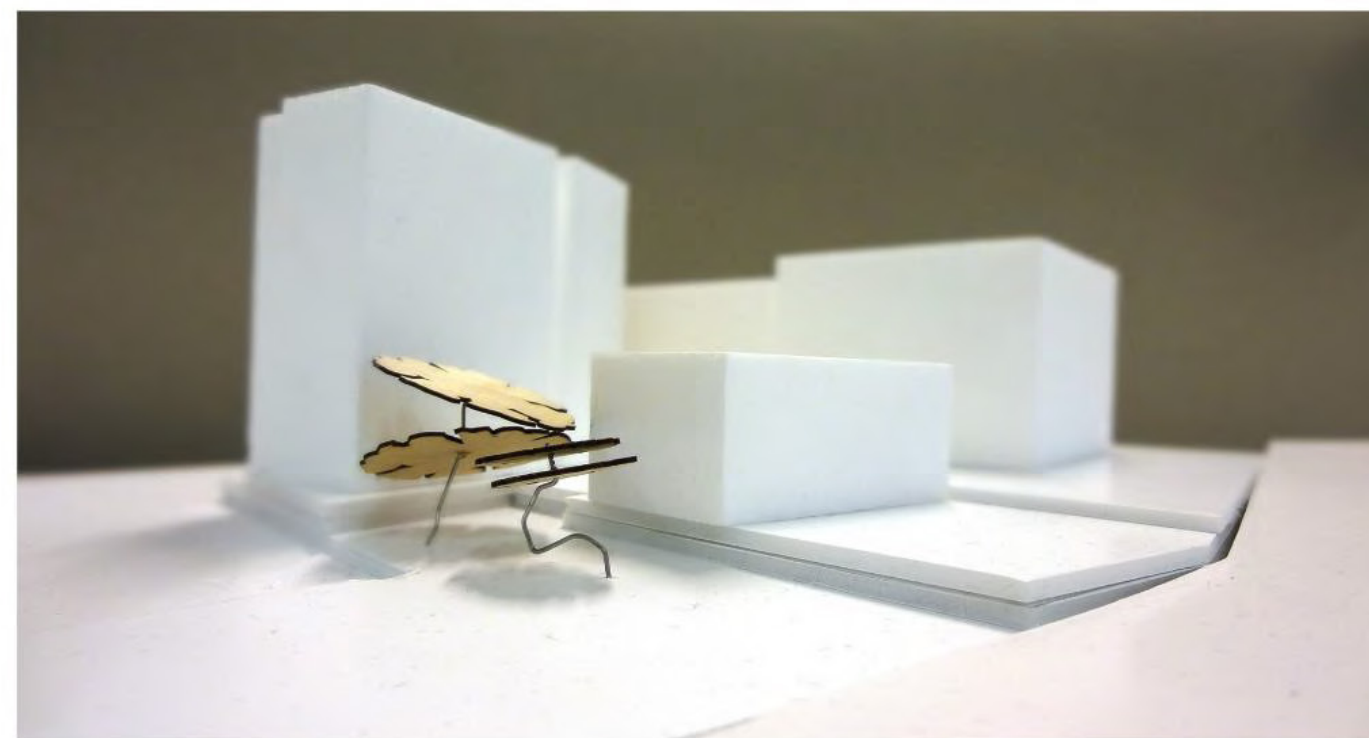
VIEW 01 - COMPLIANT



VIEW 02 - COMPLIANT



VIEW 01 - NON COMPLIANT



VIEW 02 - NON - COMPLIANT

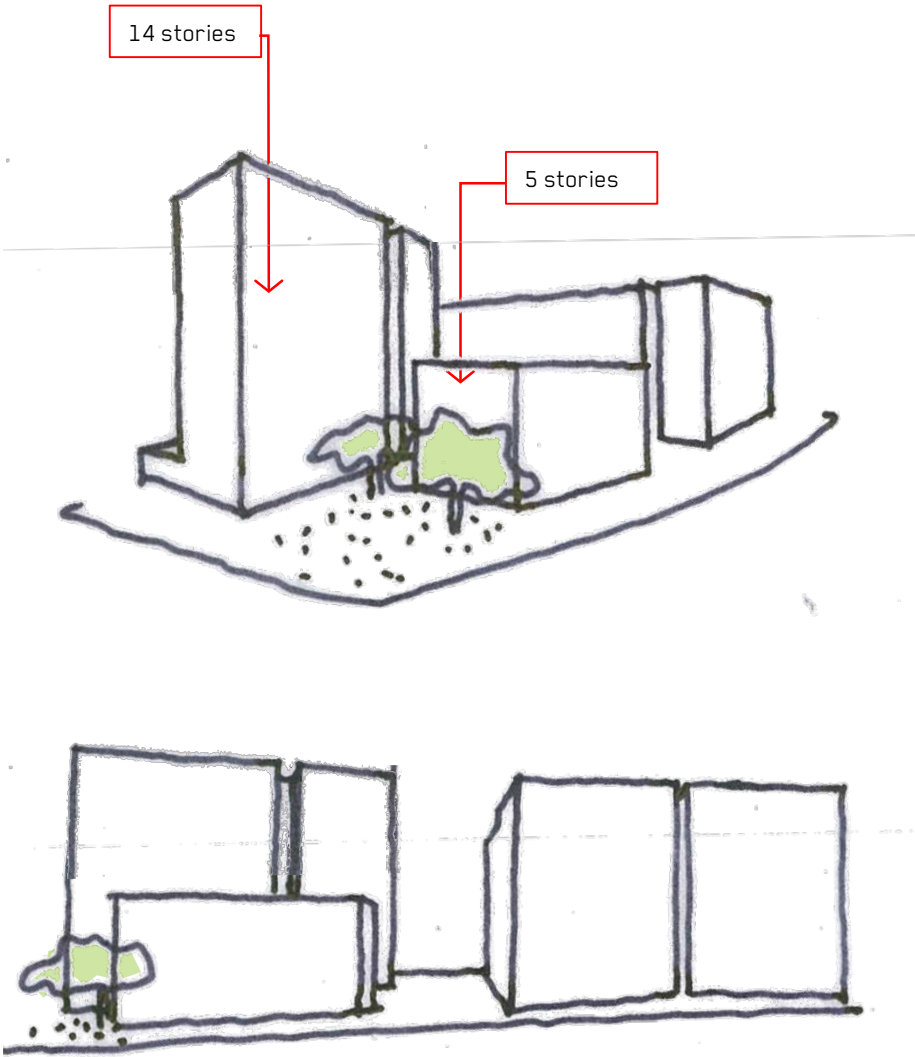


SOPA DESIGN REVIEW PANEL PRESENTATION

BUILDING HEIGHT AND FORM

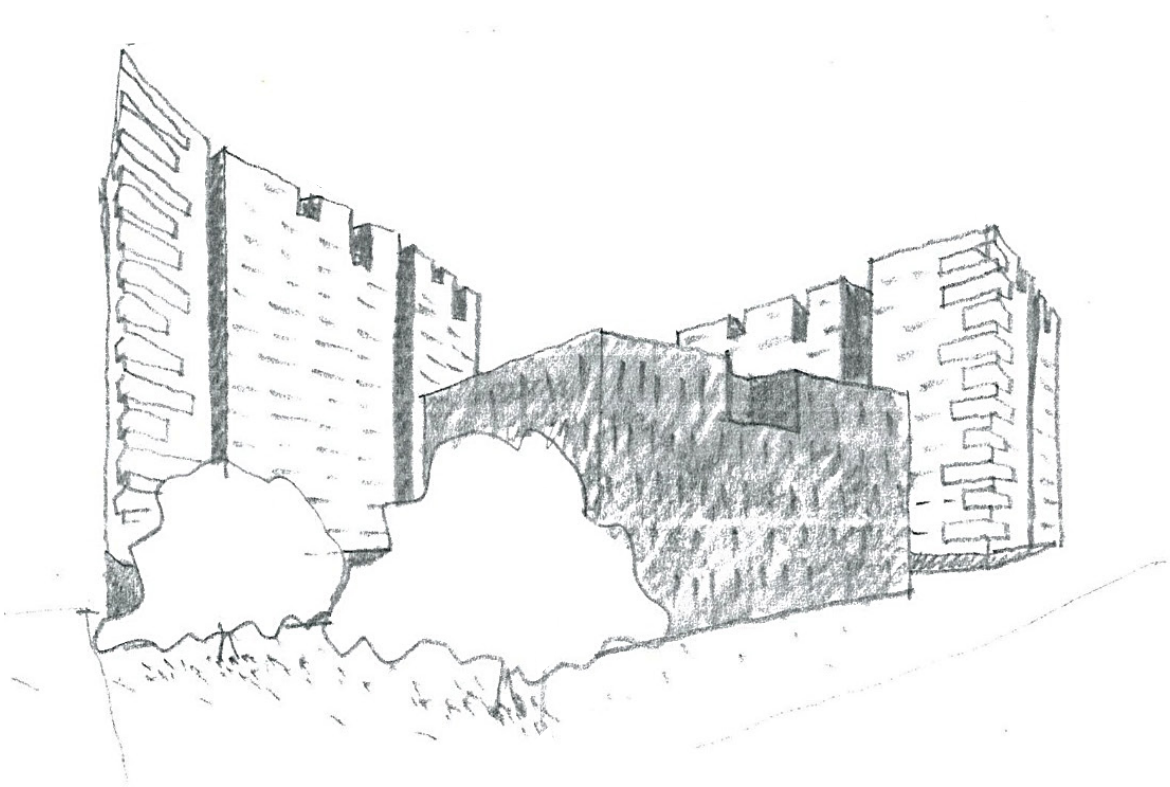
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SOPA DESIGN REVIEW PANEL PRESENTATION



BUILDING HEIGHT RESPONSE
16 storey alternative competition scheme reduced to respond to the jury comments

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PERSPECTIVE VIEW FROM CORNER OF AUSTRALIA AND FIGTREE DRIVE
The built form is broken down using vertical articulation, recessed corner balconies and castellations along the building parapets

BUILDING FOOTPRINT AND GROUND PLANE

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FOOTPRINT RECONFIGURATION

The western building was split and realigned to improve solar access to communal open spaces, cross ventilation, reduce the scale of the built form and allow for a unified communal open space



GROUND PLANE AND COMMUNAL FACILITIES

The communal open spaces have been widened and connected, and a communal room added that provides greater amenity for the residents

COMPETITION SCHEME VS ADJUSTED SCHEME

ISSUE C

SOPA DESIGN REVIEW PANEL PRESENTATION

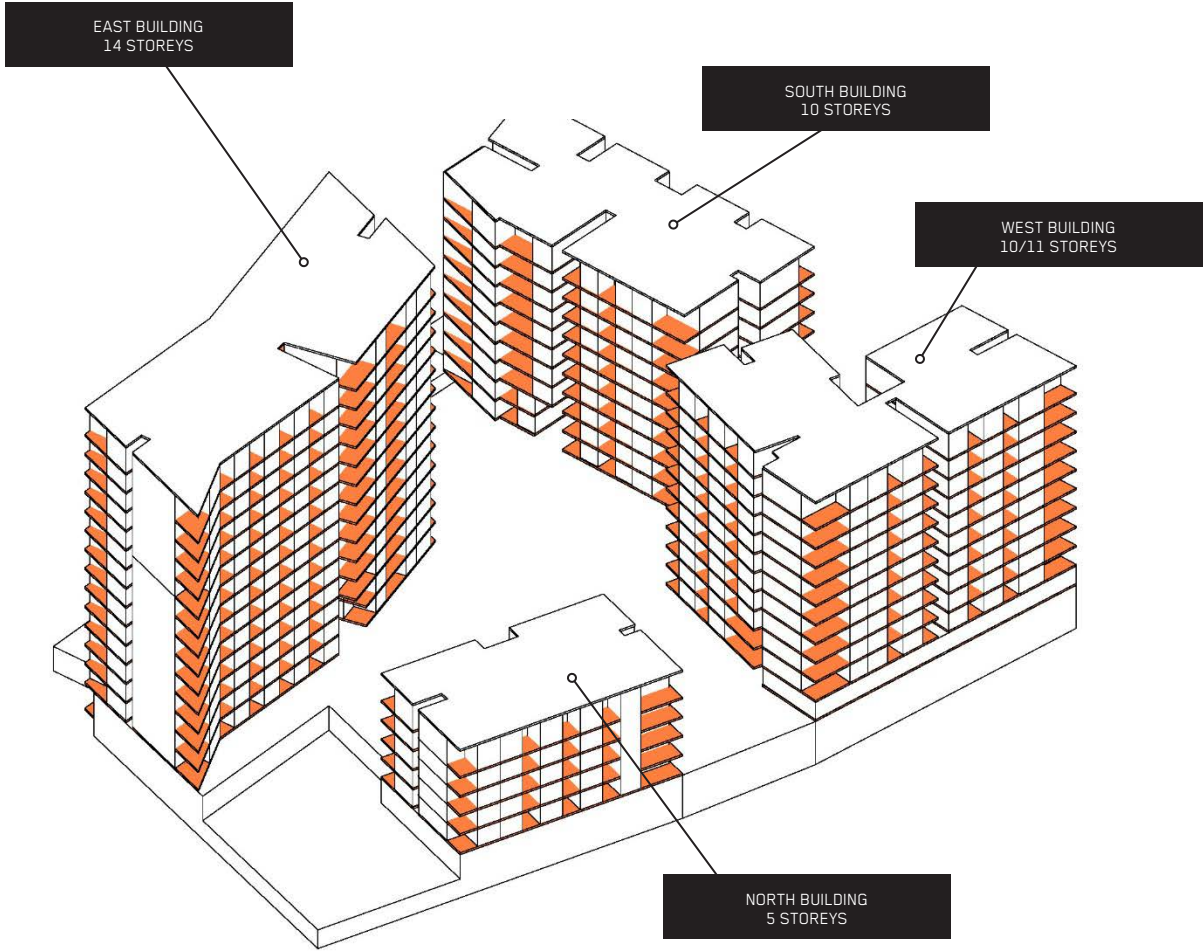


COMPETITION SCHEME
The red dashed building outlines show the proposed changes in response to jury comments

ADJUSTED SCHEME
The resultant scheme with adjusted heights and split western building beyond

RESULTANT ADJUSTED SCHEME

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MASSING STUDY
3D floor plate view of adjusted scheme



TYPICAL FLOOR PLAN
Reconfigured floor layouts showing western building split into 2 buildings, West and South building

- 1 Bed
- 2 Bed
- 3 Bed

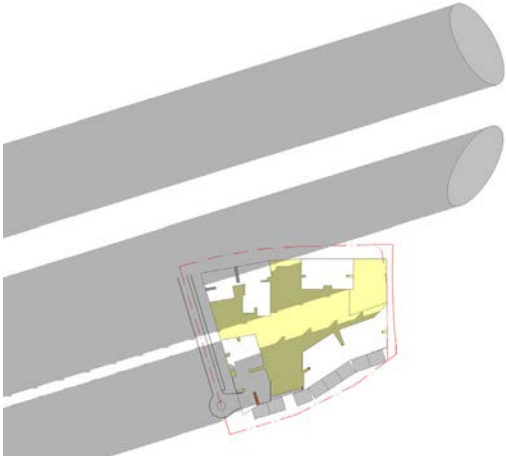
SHADOW DIAGRAMS

June 21 shadow diagrams indicating Australia owers and their overshadowing impacts to the subject site.

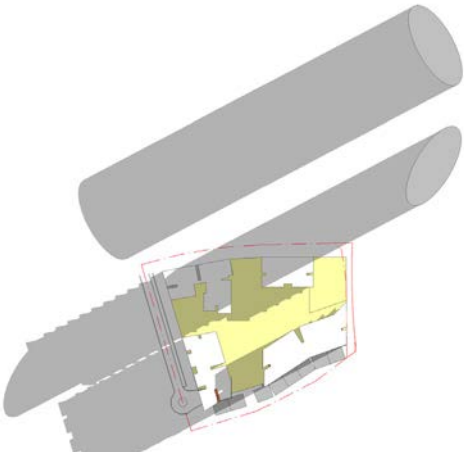
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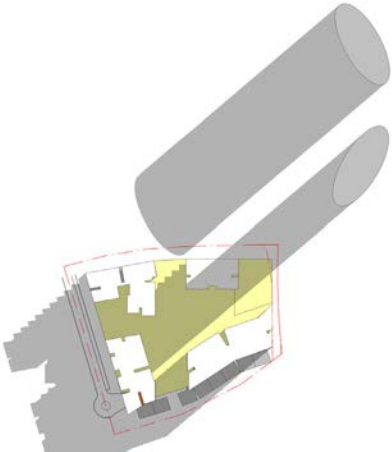
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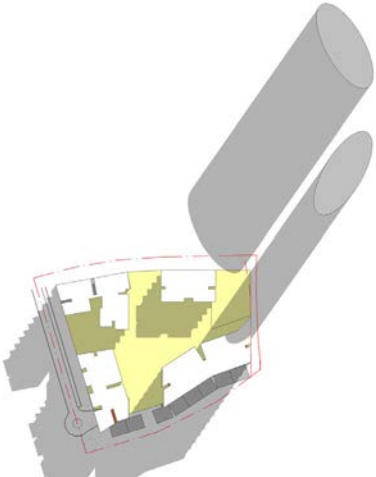
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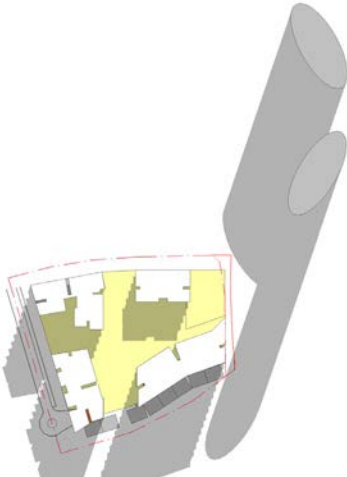
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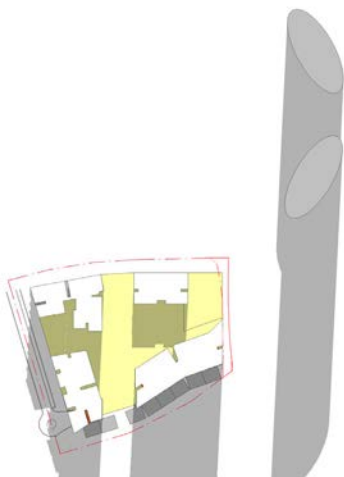
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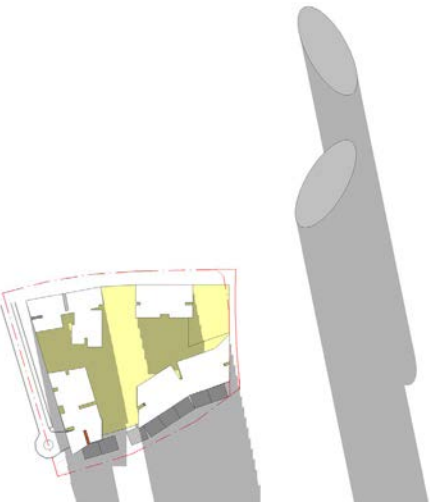
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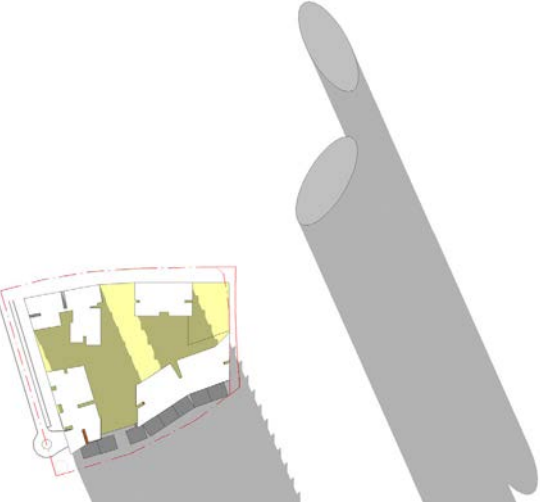
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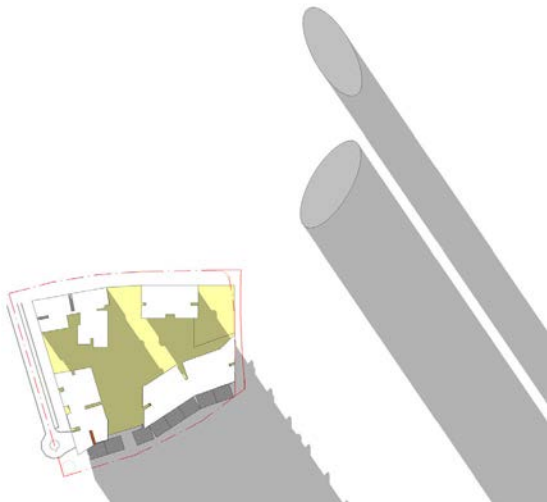
1.00PM



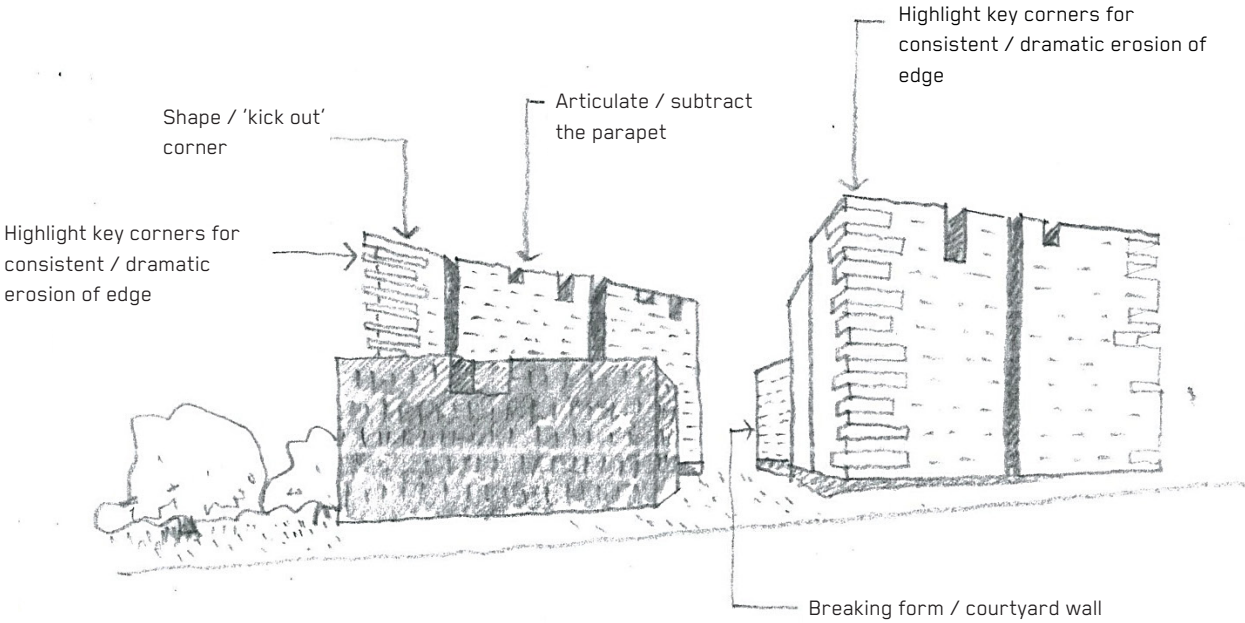
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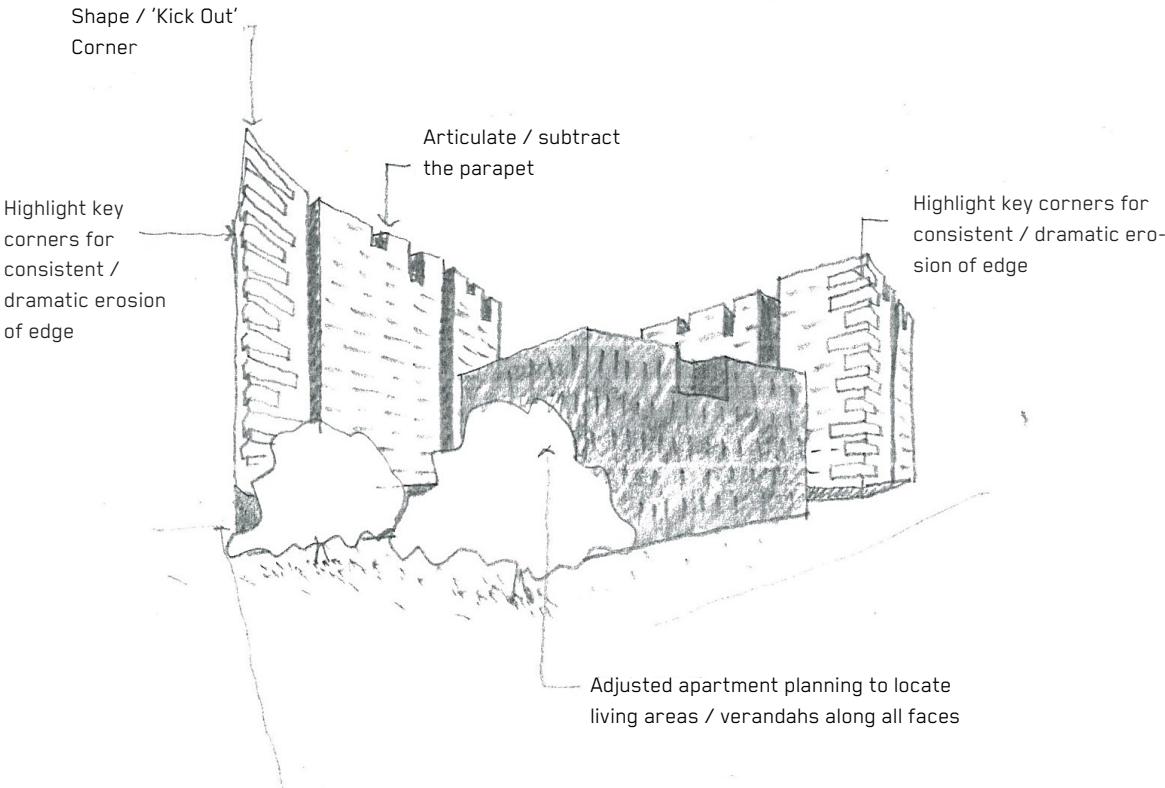
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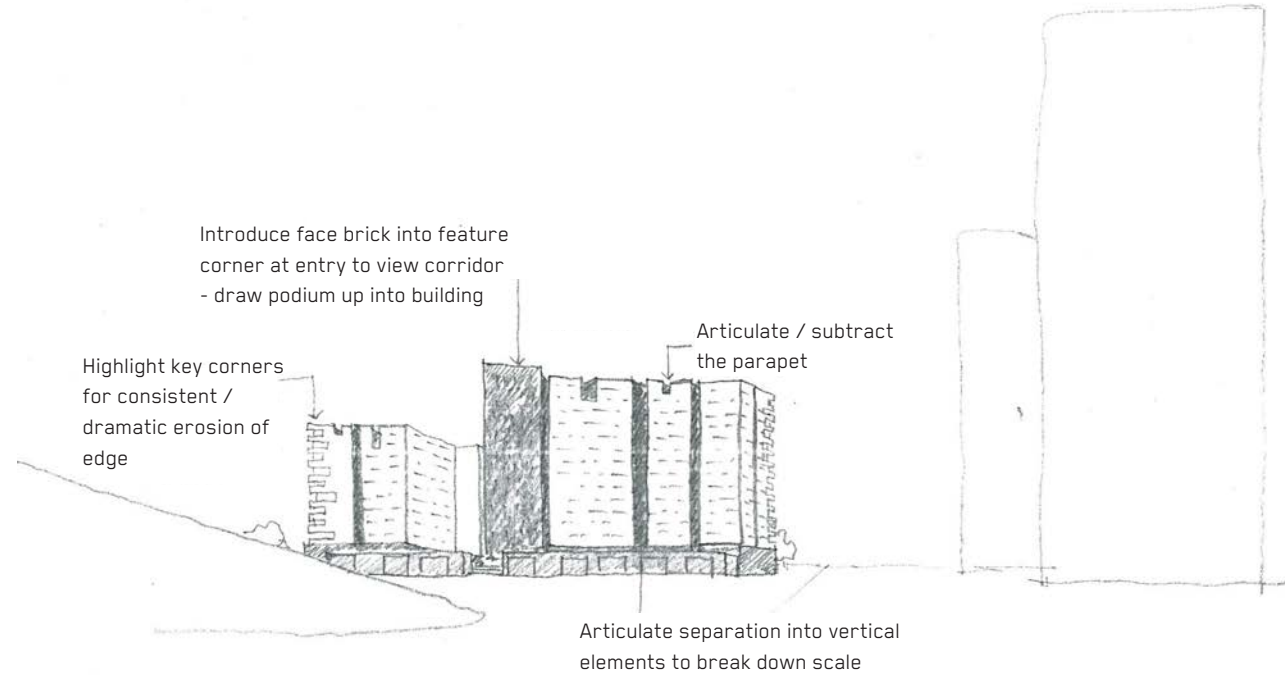
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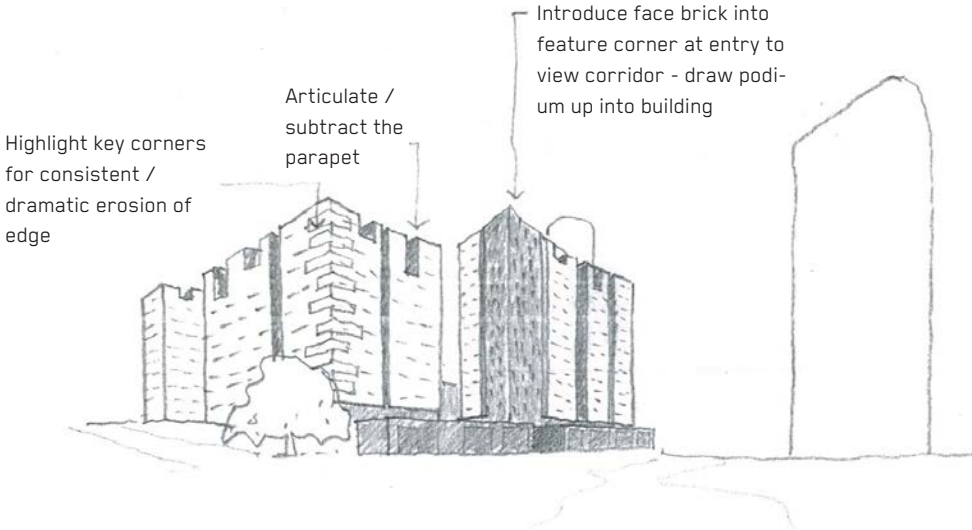
VIEW FROM FIGTREE DRIVE



VIEW FROM CORNER OF AUSTRALIA AVE AND FIGTREE DRIVE



VIEW FROM SOUTH WEST ALONG AUSTRALIA AVENUE



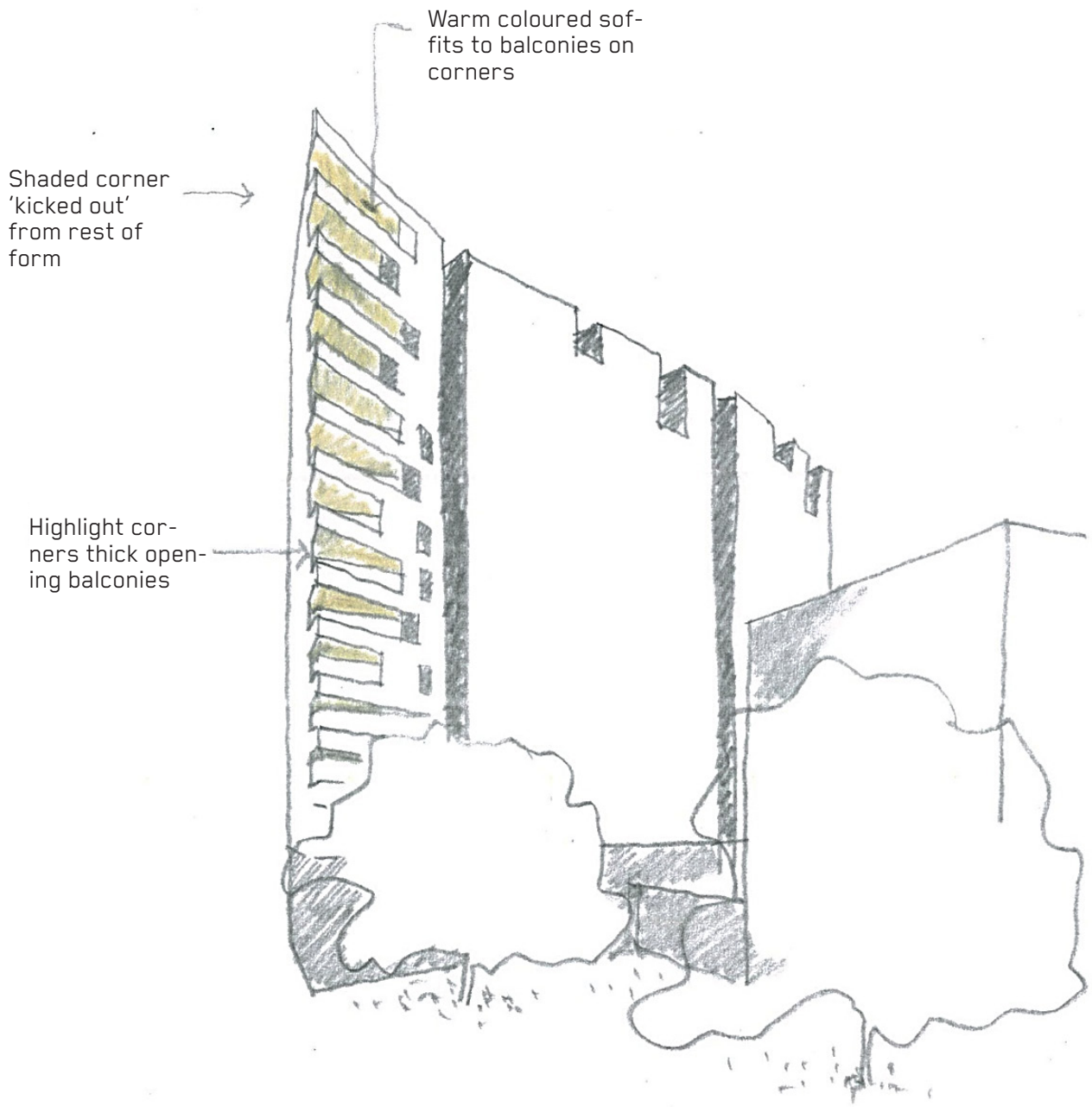
VIEW FROM SOUTH CORNER LINEAR PARK AND NEW STREET

MATERIALITY AND DETAILING

Proposed materiality for East, South and West buildings.

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SOPA DESIGN REVIEW PANEL PRESENTATION

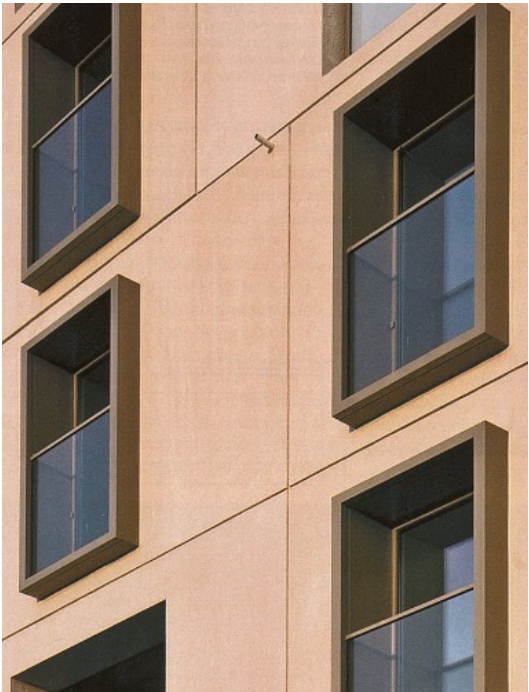


PERSPECTIVE VIEW FROM CORNER OF AUSTRALIA AVENUE AND FIGTREE DRIVE
The built form is broken down using vertical articulation, recessed corner balconies and castellations along the building parapets

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BVN RENDER
Demonstrating facade articulation and warm coloured soffits



HOUSING BLOCK IN NEU ULM BY ARCHITEKTUBURO WALLNER
Possible pop out elements within the facade



CITY HALL IN BROCKHORST BY ATELIER PRO
External vertical blade elements for sunshading and improved amenity between apartments

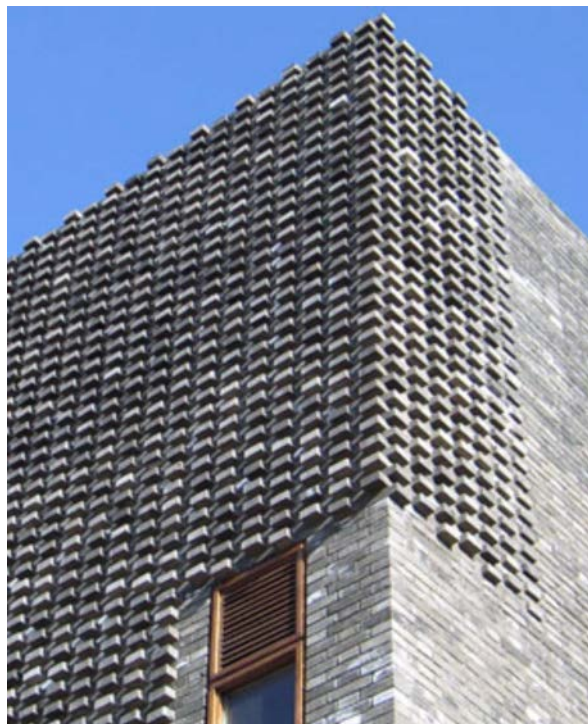
MATERIALITY AND DETAILING

Proposed materiality for North Building and podium

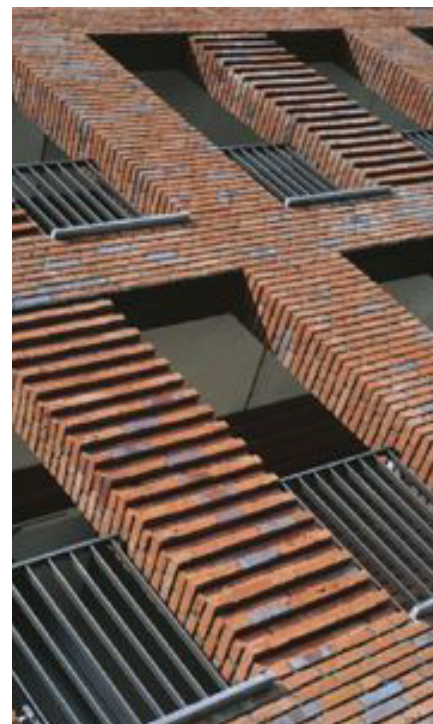
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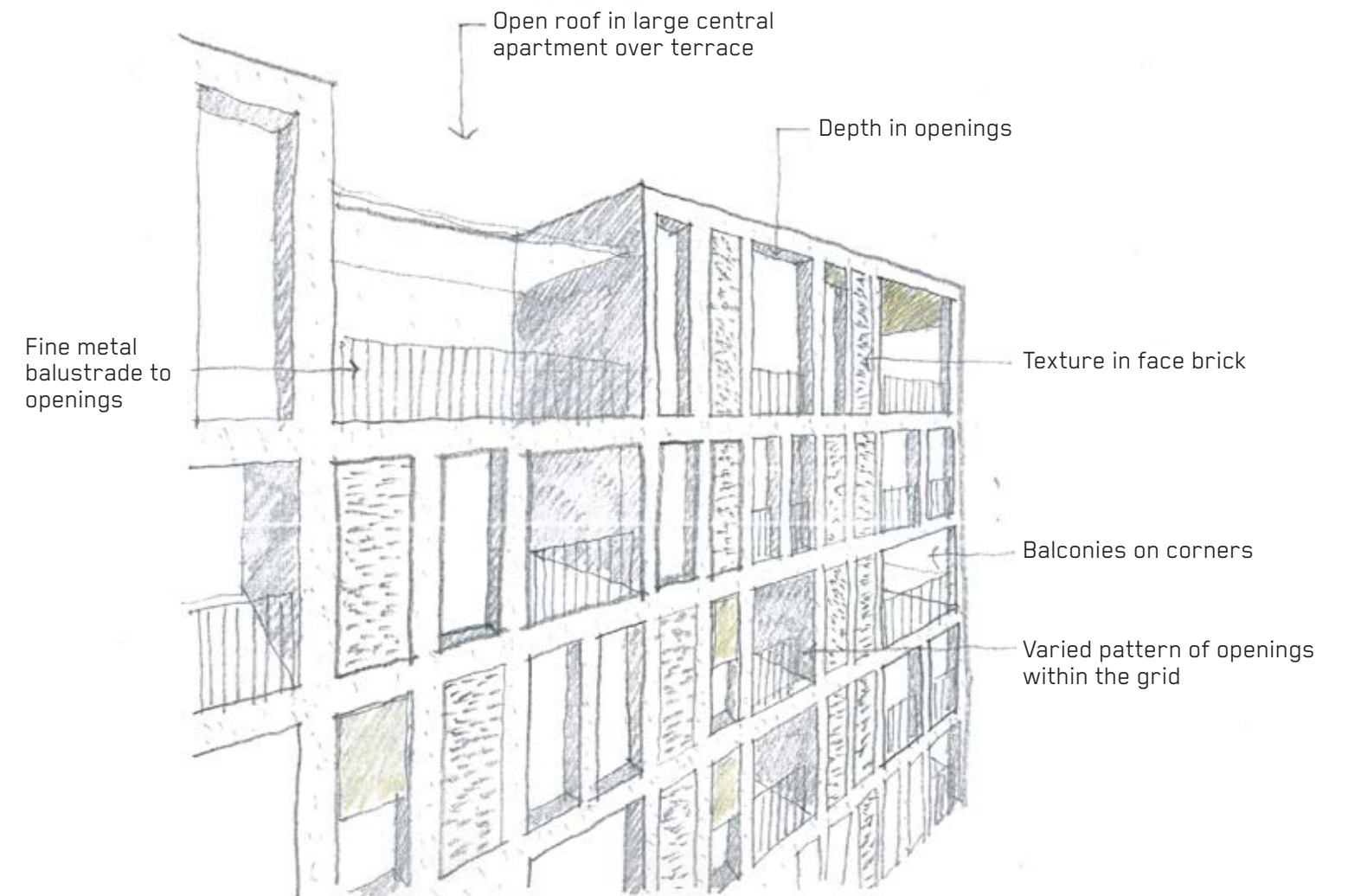
LORONG M TELOK KURAU HOUSE BY A D LAB Pty Ltd
'Hit and Miss' brickwork



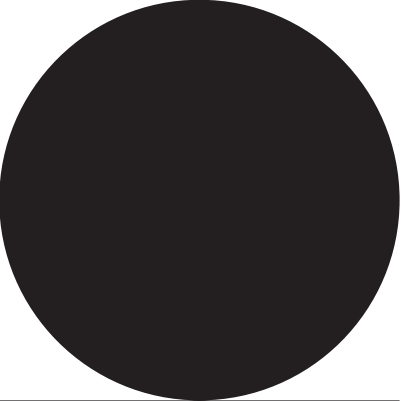
TONGXIAN GATEHOUSE BY Office dA
Articulated brickwork projections



QUARTIER DAMIANUS BY ENGELMAN
ARCHITECTEN
Textured brickwork



PROPOSED NORTH BUILDING ARTICULATION AND MATERIALITY



DEVELOPMENT APPLICATION SCHEME