

SYDNEY OLYMPIC PARK SITE 53

DEVELOPMENT APPLICATION - ARCHITECTURAL REPORT AND DESIGN VERIFICATION STATEMENT
PREPARED BY BVN 22 SEPTEMBER 2015

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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

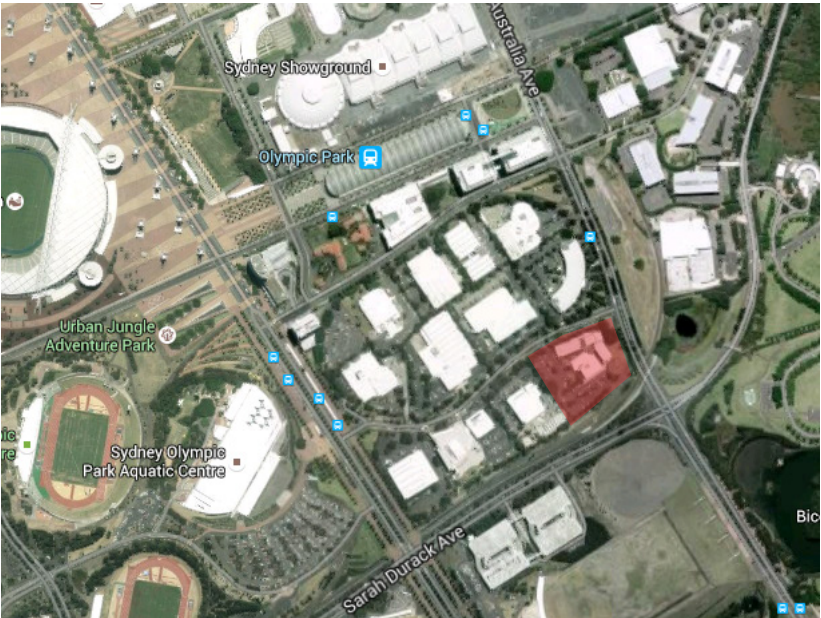
CONTEXT PLAN

ISSUE B

LOCATION



MASTERPLAN
Sydney Olympic Park Authority Masterplan 2030 showing proposed developments



CURRENT ARIEL VIEW
Image courtesy of Google Earth