

NEW HOMES

ANNA ANDERSON



Green Square's centre set for lift off

The Mirvac tower will take full advantage of its northerly aspect.

A cluster of suburbs south of Sydney's CBD is undergoing one of the largest urban redevelopments this city has ever seen.

Formerly light-industry precincts dotted with workers' cottages, the suburbs of Alexandria, Zetland, Beaconsfield and Rosebery are changing rapidly.

The focal point of the precinct is Green Square town centre. Ten years in the planning, the town centre site lies in a corridor 4 kilometres from the airport and about 3 kilometres from the CBD.

Design competitions and investment by the City of Sydney have drawn an extraordinarily high level of public amenity, including the library and aquatic centre due for completion in 2017. Landscaped areas, a park, civic plaza and retail precincts in the form of "high streets" have been integrated into

the overall design to engage the community.

Green Square station is part of the site. Its train line is one stop from the city centre and minutes from the airport stations.

While dozens of apartment buildings have been planned, launched and are undergoing construction, one building will place Green Square on the Sydney map.

Ovo by Mirvac is a 28-storey ellipsoid tower – the tallest building planned for the town centre.

"This is the building that will position Green Square from the city," says Paolo Razza, Mirvac's development director. "It will be like a beacon for the area."

Mirvac turned to architecture firm Francis-Jones Morehen Thorp (FJMT) to design the tower which will rise above the gateway to the precinct.

"We wanted something restrained



"This is the building that will position Green Square from the city. It will be like a beacon for the area."

Paolo Razza, Mirvac's development director

and elegant," Mr Razza says of the design for the 224-apartment building.

"Ovo is on a very strategic site," Richard Francis-Jones, design director at FJMT, says.

"It occupies a very visible and privileged position on the new boulevard of the town centre."

FJMT's design of the tower will take advantage the northerly aspect and views as well as minimise overshadowing. The exterior will feature a series of coloured panels across the facade and balconies built into the curved shape providing a year-round outdoor living and entertainment space protected from prevailing breezes.

The tower will rise above a podium and a street-level retail precinct.

"We didn't want a building that would date. We wanted something quiet and elegant," Mr Francis-Jones says. Mr Razza agrees, "Ovo really is the glamour part of Green Square."

Not all residents are enamoured of high-rise living but they'll have plenty to choose from in the new Green Square area. Two low-rise developments, both with substantial rooftop gardens, are planned for sites within seven minutes' walk of the town centre.

The Treehouse at Beaconsfield is a three-storey complex of 45

Timeless: An artist's impression of Ovo in Green Square below, and an apartment interior (left).



apartments with a basement level for parking. Taking a site at the northern end of Victoria Street, the developers, Parklane Group, plan to create a "sanctuary in the city".

The design by Squillace Architects incorporates courtyards and wide covered terraces with easy indoor-outdoor access. Oculus landscape architects have devised a rooftop terrace that will take in views of the city as well as a lawn area and vertical gardens.

Nearby at Alexandria, another low-rise building, **Immerse**, is attracting buyers for both its one- and two-bedroom apartments as well as its Torrens-title three-bedroom terraces.

Close to the Grounds Cafe, Kitchen by Mike and Black Star Pastry, Immerse is positioned in a tree-lined street a short walk from the town centre and train station.

The pet-friendly building will also

have a rooftop garden and barbecue area with views to the city. The 11 terraces will have direct street access past small front courtyards.

Ovo by Mirvac
960 Bourke Street, Zetland
Destined to be a landmark for Green Square, Ovo by Mirvac is to be built at the heart of the Green Square town centre. The 28-storey ellipsoid tower will have 224 apartments. One beds (46-80 square metres) from mid-\$500,000s, two beds (75-103 square metres) from high \$700,000s and three beds (97-131 square metres) from \$1.25 million. Strata levies are yet to be set. Construction to start this year with completion by 2018. Registrations of interest are being taken. Phone Mirvac, 9080 8988. greensquare.mirvac.com

CASE STUDY



Going Green: Robert Bressi and Liz Broekhuysen. Photo: Quentin Jones

'It's quieter here than the inner city'

Robert Bressi and Liz Broekhuysen had been renting in Alexandria for a couple of years before they heard about Mirvac's **Ebsworth** apartments planned for the Green Square town centre.

Bressi, a software developer, and Broekhuysen, a graphic designer, both work in the city.

"We really like this area and we wanted to live close to our work but we didn't want to live right in the city centre," Bressi says. "It's quieter here than the inner city but it's only one stop by train."

The couple, both 25, bought a two-bedroom apartment in Ebsworth.

"We don't use our car much. The cycling infrastructure around this area is already good but it's going to be even better," Bressi says.

Immerse, 1-9 William Street, Alexandria
 The developers of Immerse, SSRB Developments, chose a low-rise design with a rooftop garden for their mix of 34 strata apartments and 11 Torrens title terraces about seven minutes' walk from Green Square station. One-bed units (from 51 square metres) from \$585,000, two-bed (101-151 square metres) from \$795,000 and three-bed, three-bath terraces from \$1.5 million. Strata levies for units start at \$600 a quarter. Due for completion mid-2017. Phone My Place Estate Agents, 8303 1800. immerseonwilliam.com.au



OR TRY THESE ...



The Treehouse, 63-85 Victoria Street, Beaconsfield
 Oculus landscape architects collaborated with Squillace Architects in the design for this three-storey complex of 45 apartments. Developers Parklane Group chose the site, about five minutes' walk from Green Square station, to be close to the town centre's amenities. One-beds (46-51 square metres) from \$645,000, two-beds (67-86 square metres) from \$880,000 and three-beds from (90-108 square metres) from \$1,175,000. Strata levies from 781 a quarter. Due for completion mid-2017. Phone CBRE, 1800 753 627. treehouseapartments.com.au