



Site 8b Commercial Building Sydney Olympic Park

Environmental Assessment Report February 2011

Introduction

The following design report has been prepared by Bates Smart to form part of a submission to the NSW Department of Planning on behalf of FDC Construction & Fitout for the approval of a commercial building on Site 8B, Sydney Olympic Park.

Vision

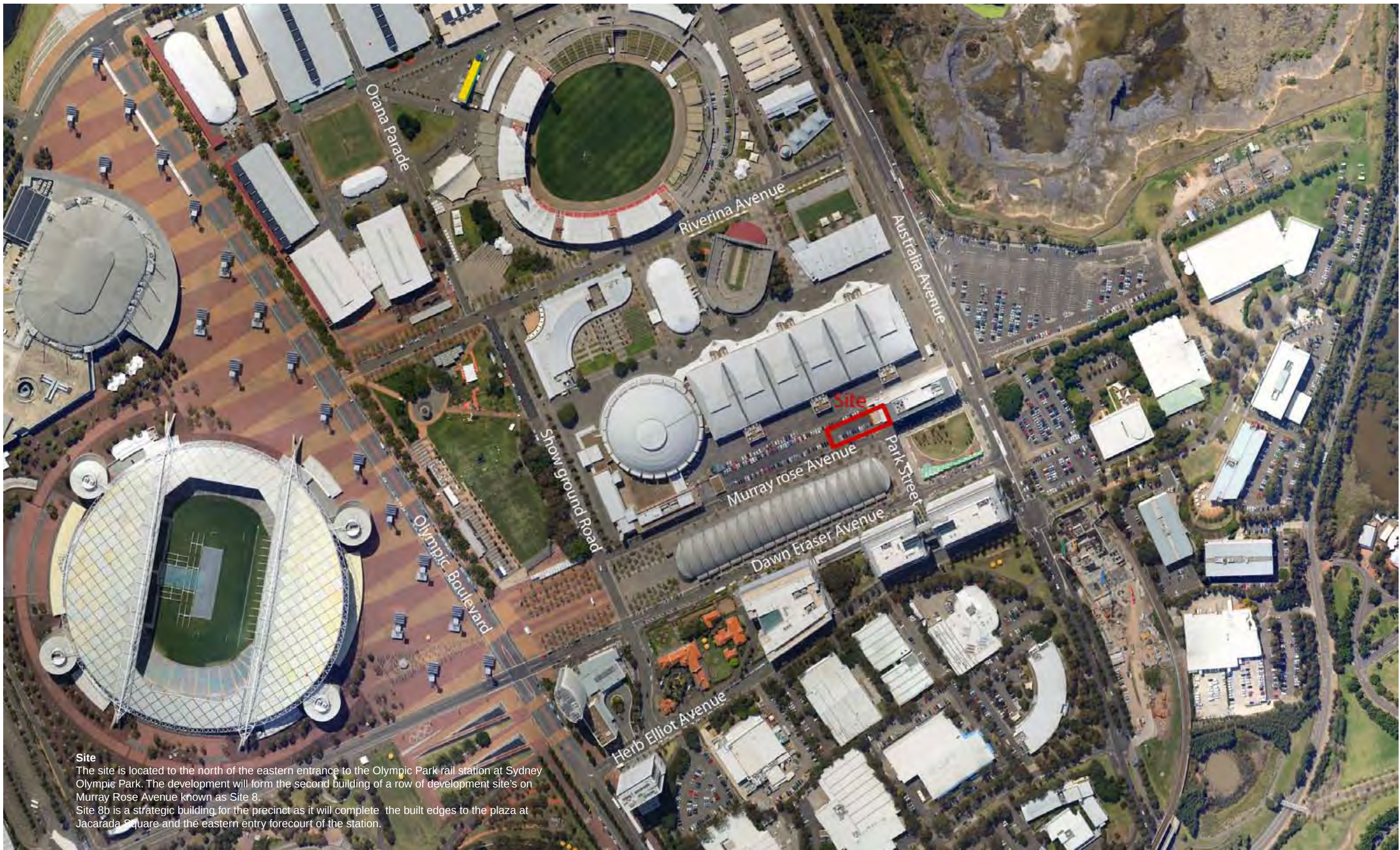
Our vision is to create a building design of significant architectural merit that will compliment the surrounding built context. Through appropriate building occupant uses the development will further enhance the activation and vibrancy of the Sydney Olympic Park precinct.

Commercially, the building's typical floorplan will deliver a contemporary, flexible, open floorplate to ensure wide appeal for future tenants.

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Sydney Olympic Park

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Site
 The site is located to the north of the eastern entrance to the Olympic Park rail station at Sydney Olympic Park. The development will form the second building of a row of development site's on Murray Rose Avenue known as Site 8.
 Site 8b is a strategic building for the precinct as it will complete the built edges to the plaza at Jacaranda Square and the eastern entry forecourt of the station.

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 Sydney Olympic Park

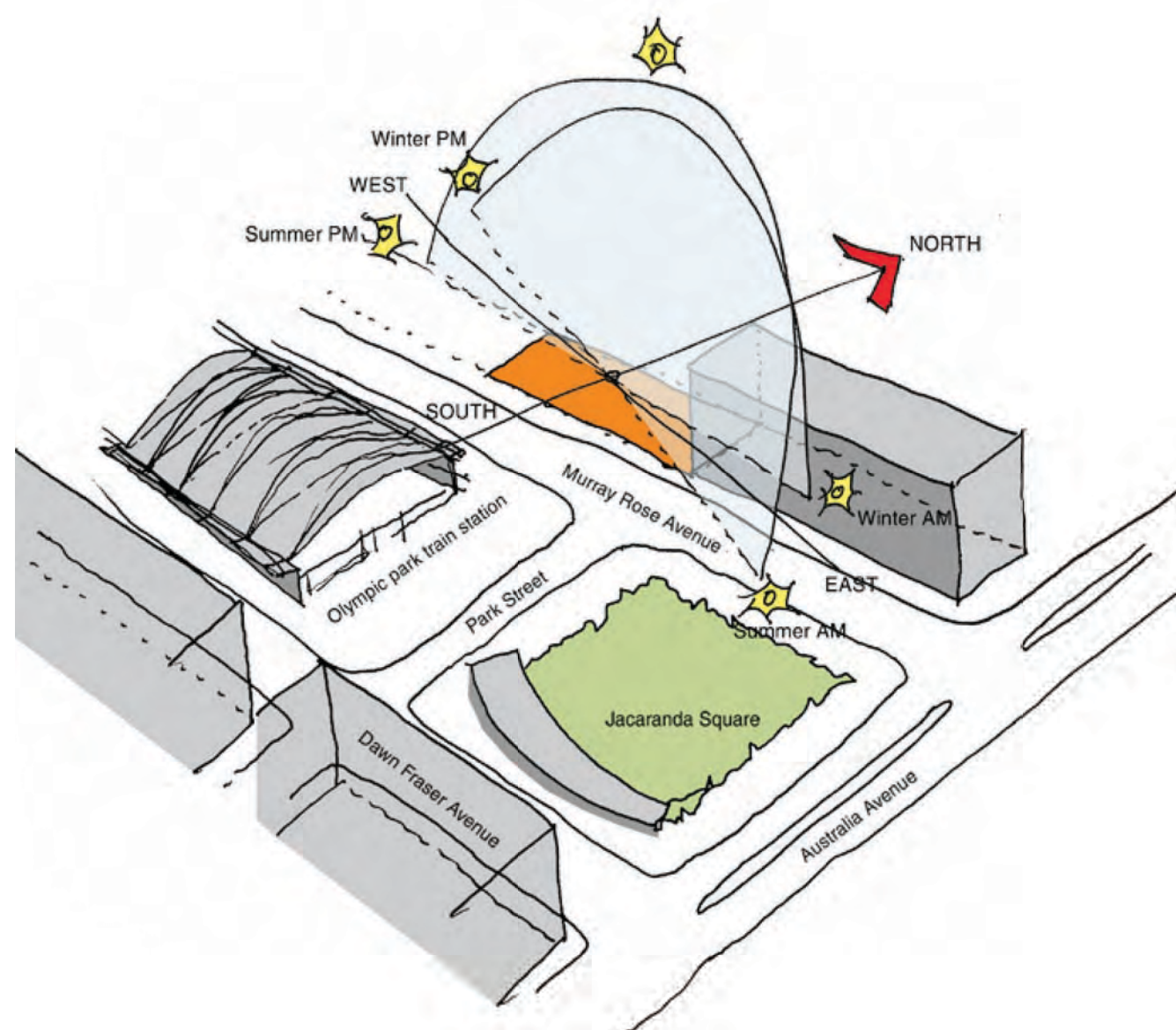
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Existing Site Photos

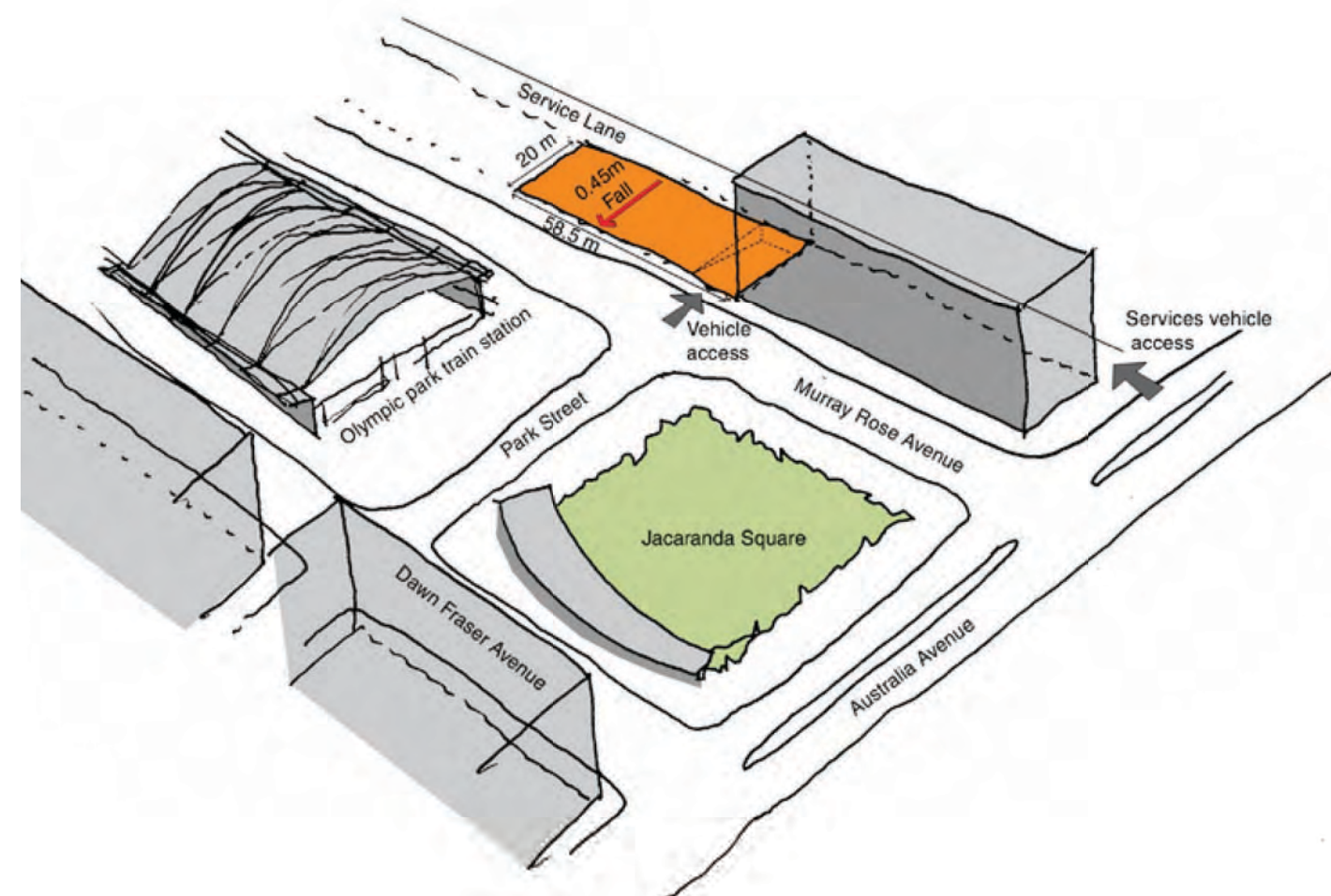
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Environmental Considerations

The site's predominantly east-west orientation allows for the large extent of northern facade good access to advantageous natural light throughout the year. The site's existing and future adjoining context will create a buffer to the east and west facades protecting the building from undesirable low angled sun in summer months. The orientation of the southern facade to the building with the least environmental considerations affords itself an opportunity to address the plaza and station entrance with less onerous thermal performance requirements.

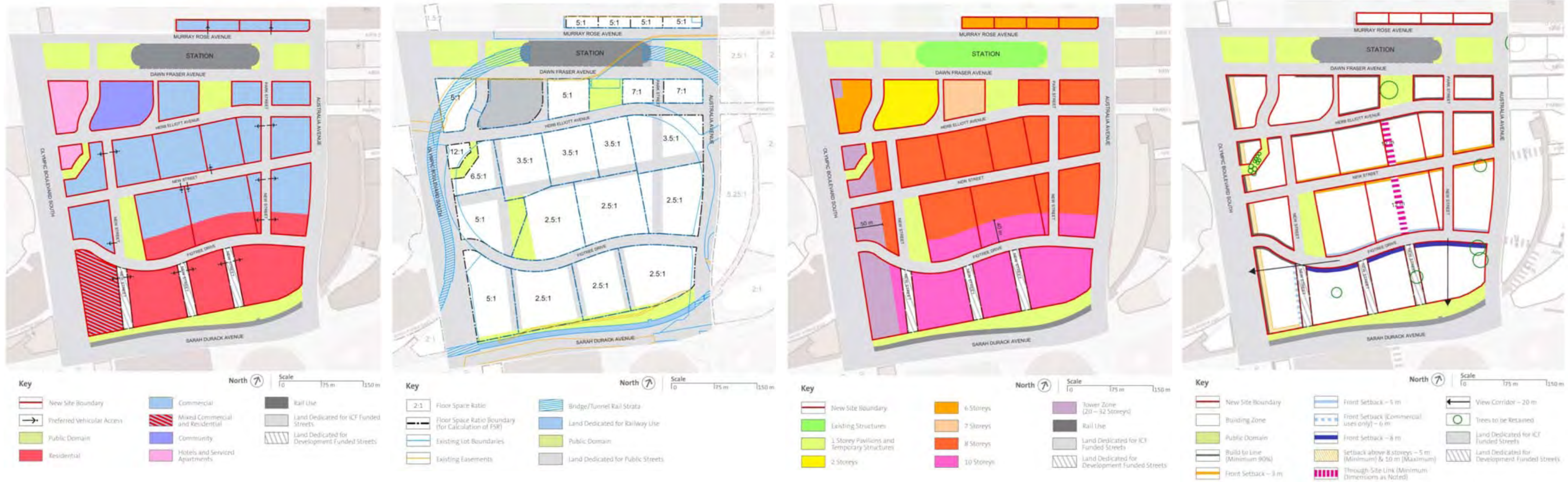


Physical Parameters

The site is 20m wide with a 56.8m long frontage to Murray Rose Avenue. There are some minor cross falls from the rear to the front of less than 0.5m.

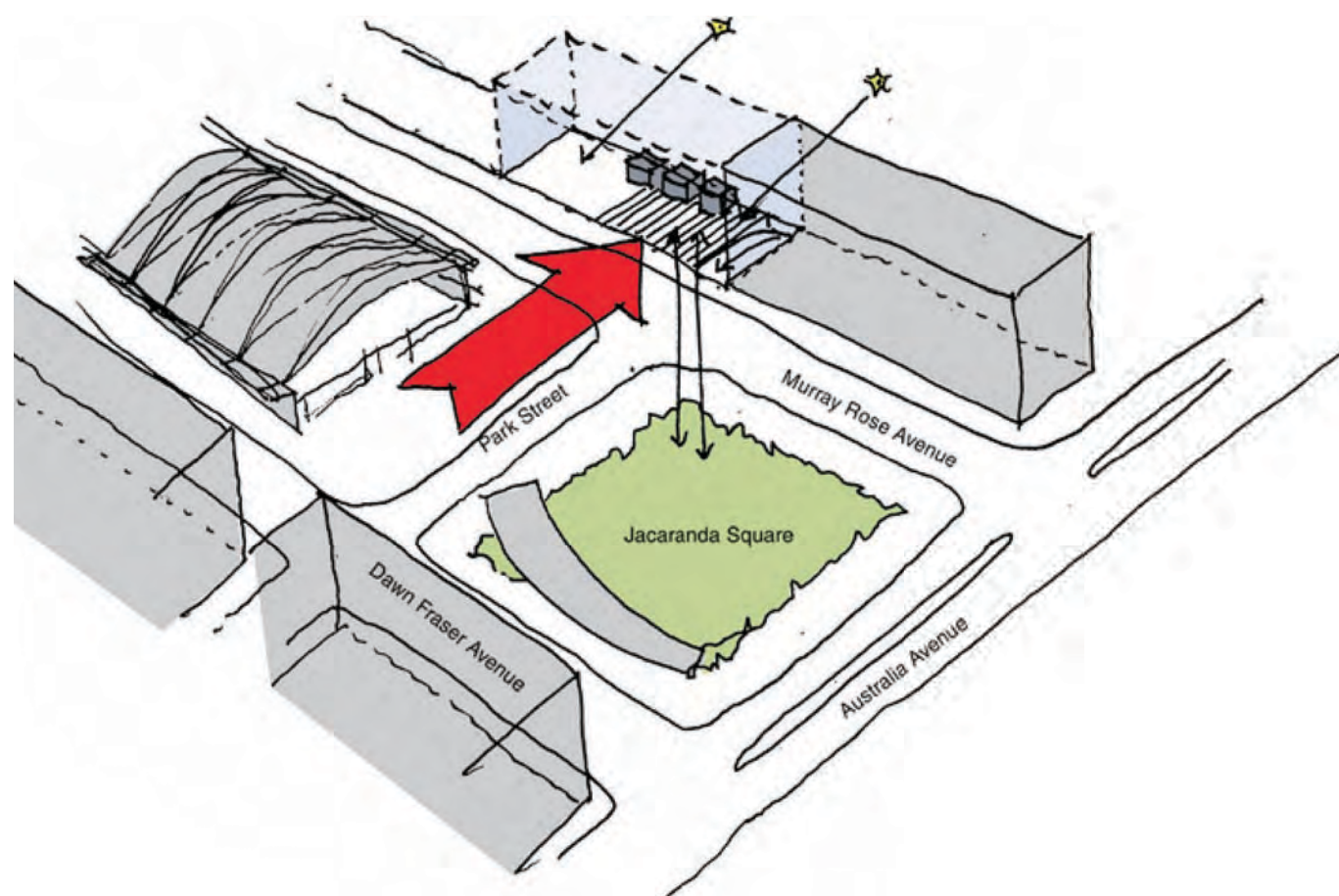
The proposed building will abut the adjoining building, known as Site 8A and will share a common existing carpark entry ramp accessible from Murray Rose Avenue.

The site's service access will be from an existing service lane to the rear of the building accessible from Australia Avenue.



SOPA Masterplan 2030 Compliance

The proposed building at Site 8B has been designed to meet the built form controls of the Sydney Olympic Park Authority Masterplan 2030. The building will comply with the prescribed landuse, floor space ratio, building storey height as well as setback and general urban design parameters.

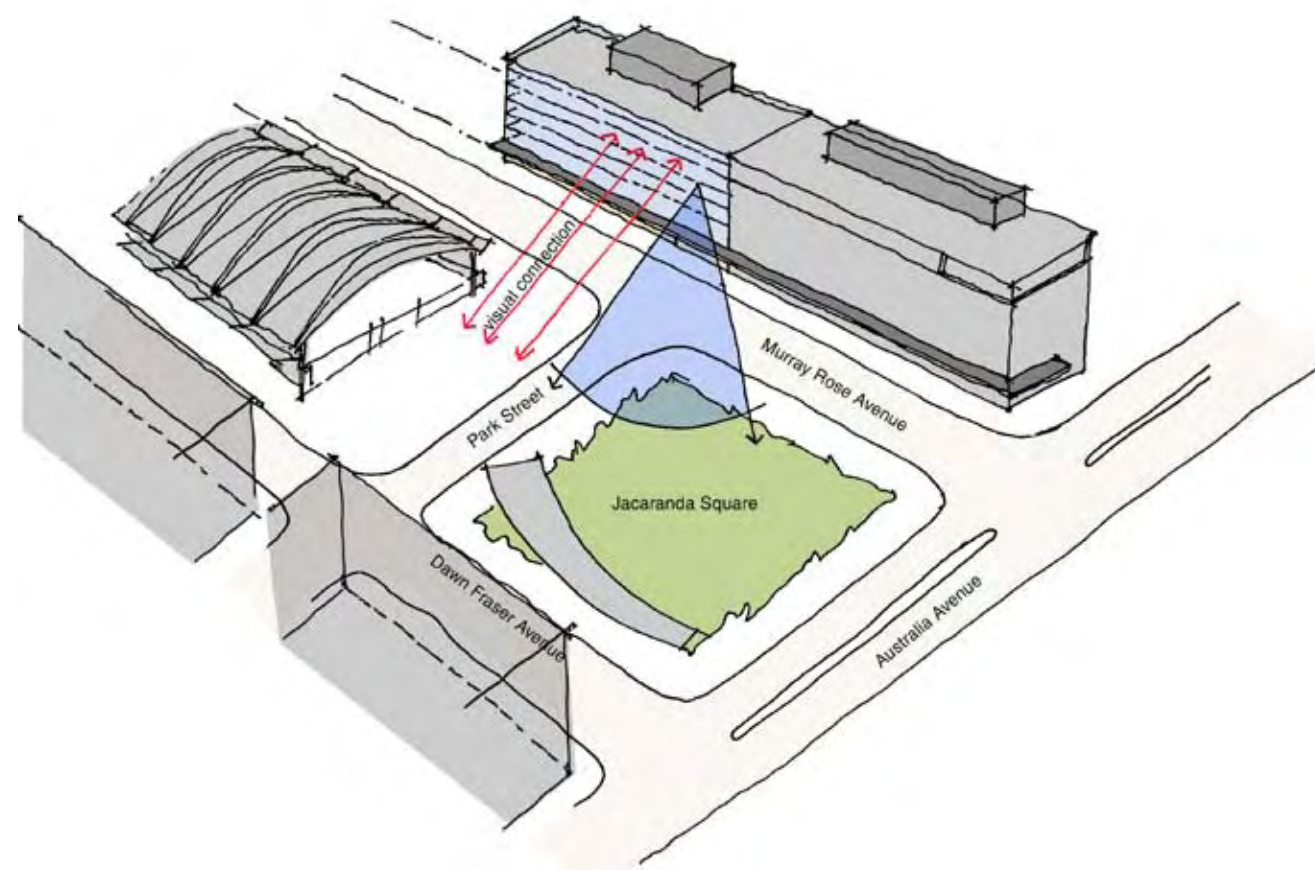


Ground Plane Connection

The proposed development at Site 8B forms an important part of Jacaranda Square and the Station precinct by completing the built surrounds to the Plaza.

The building is clearly linked with the Urban Plaza through active street frontages with transparent glazing that maintain a strong connection with the public open space and reinforce the civic nature of the Plaza.

The lobby location and identity will create a building entry legible from the station entrance to promote destination ground floor retail for visitors and regular occupants of the precinct.



Built Form

The building is designed to complement the presence and scale of the Station and Jacaranda Square. The built form will be consistent with adjoining development through appropriate use of scale, setbacks, parapet and awning alignments that reinforce SOPA's urban design objectives.

The prominent southern facade provides a unified elevation along Murray Rose Avenue as a continuation of development Site 8A.

The clear glazed architectural treatment of the building's prominent southern facade provides a suitable backdrop building for the highly articulated form of the Station building.

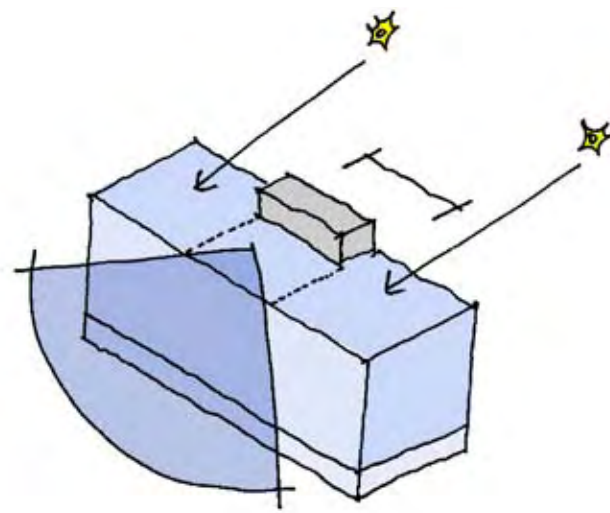
The use of transparent floor to ceiling glazing to the upper commercial levels engenders a strong sense of interaction between the pedestrians utilising the Plaza areas and the occupants of the building.



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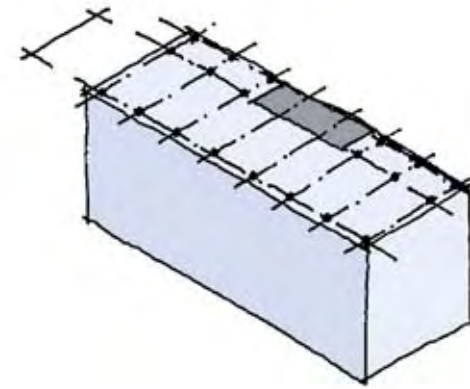
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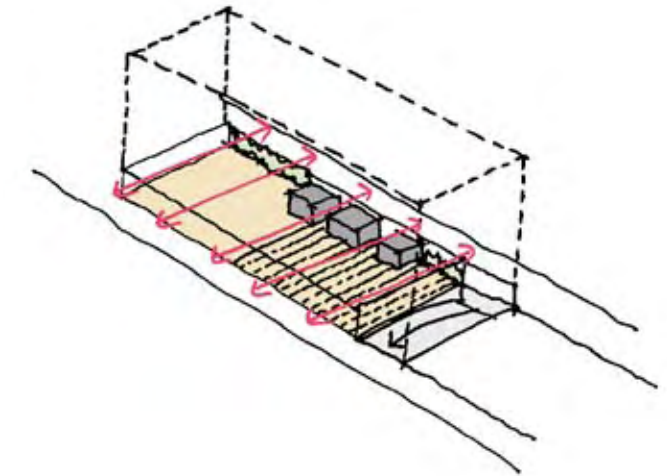
Contiguous/ Flexible floorplate

- > Large open floorplates to meet diverse range of tenant fitout requirements
- > Central core location allows for multiple floorplate subdivisibility
- > Length of core allows natural light to penetrate floorplate
- > Contiguous floorplate provides excellent potential for views to Jacaranda Square



Large Structural Span

- > Ease of multiple tenant subdivisibility
- > 14m clear structural span to cater for flexible, column-free fitout configuration to meet a range of future tenant requirements

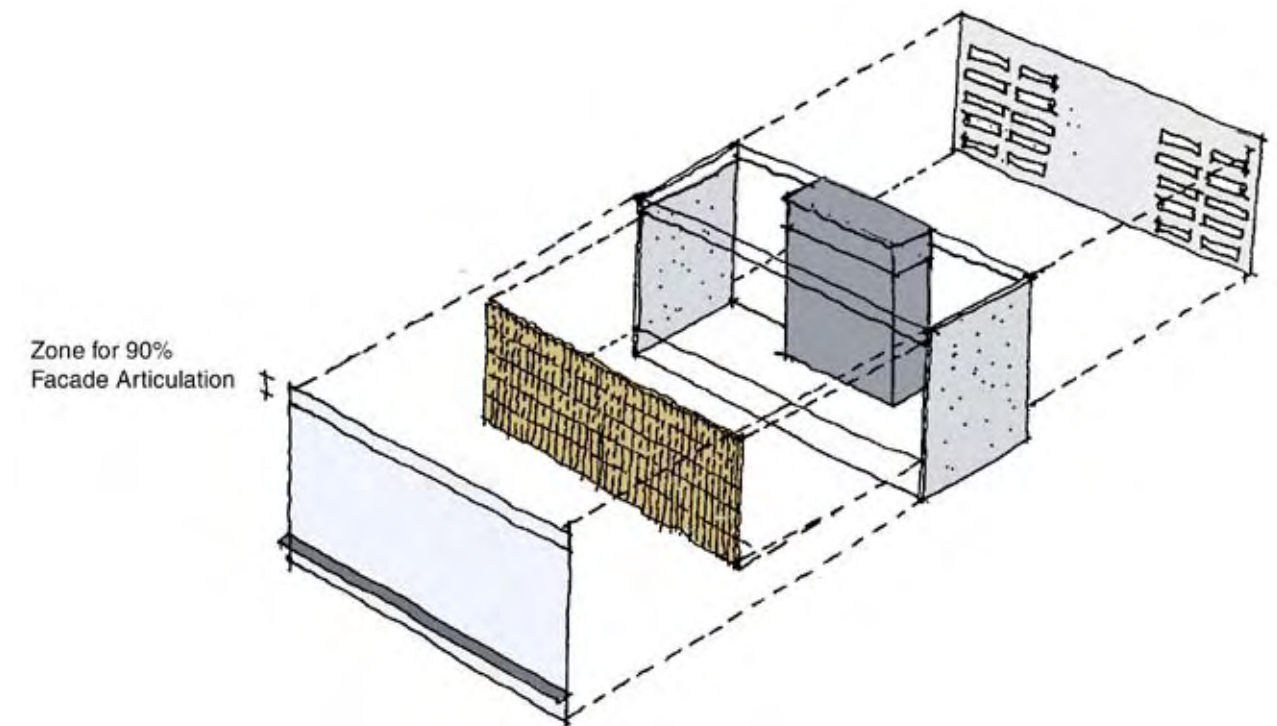


Transparent Ground Plane

- > Clear glazing to ground floor retail to provide active street frontages
- > Glazed rear facade (to tenant requirements) to provide natural light to tenancy.
- > Increased sense of depth to retail to avoid large blank walls

Facade Concept

- > Clear double glazing to office floors to maximise visibility and outlook over the park and station building.
- > Clear glass provides visual connection into the building from the Urban Plaza.
- > An architectural element at the top of the building will provide a framework to achieve the minimum 90% Build to Line for facade articulation.
- > Internal adjustable vertical screens provide versatile glare control for users and create a subtle movement and change of the building fabric.
- > Northern facade will be comprised of smooth faced precast panels with double glazed, performance glass to allow for good thermal performance whilst providing natural light to the floorplate.
- > Smooth-faced precast concrete end wall to the west will provide a suitable temporary facade prior to construction of development Site 8c.



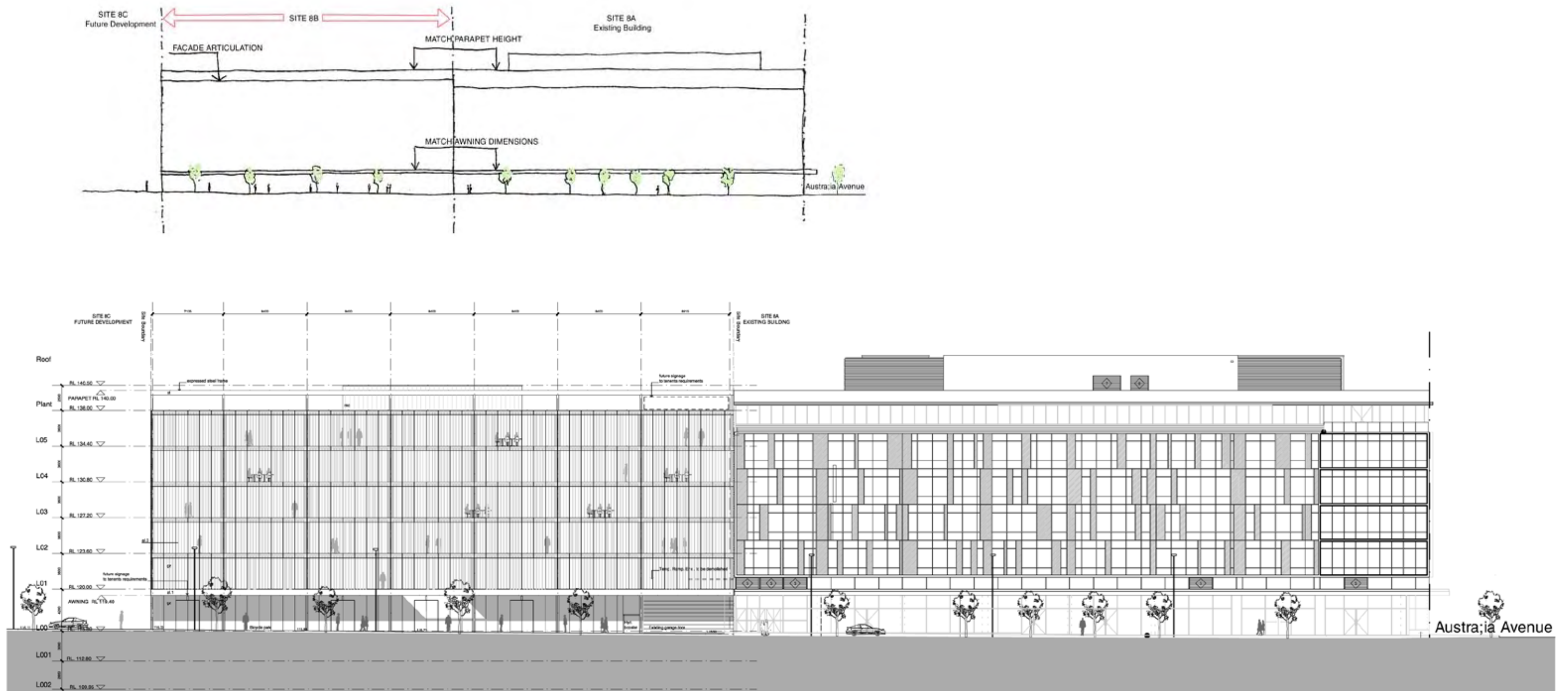
Building Design

The architectural design of the building and its façade was developed in response to a number of criteria including: orientation, location, outlook, SOPA's Built Form Controls as well as Environmentally Sustainable Design objectives and commercial viability.

The design complies with SOPA's Built Form Controls in terms of building height, setbacks and FSR, facade articulation, parking and servicing.

The design optimises the flexibility of the office floorplate to create a building with a sound commercial framework that will appeal to a range of potential tenant requirements.

The proposal delivers subdivisible floorplates for flexibility and adaptation for fitout to cater for growth and expansion of individual tenants.

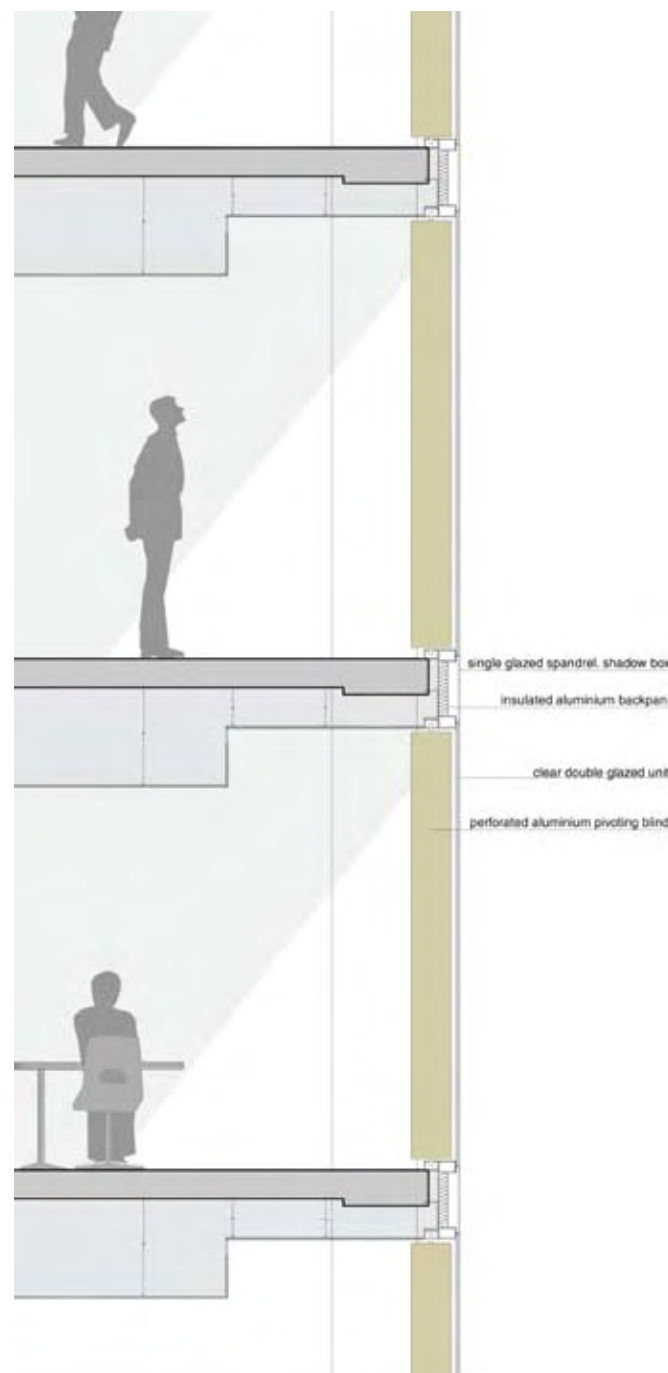


Urban Design Response

The proposed building, in response to SOPA's urban design principles, is to match the scale and height of the adjoining Site 8A development to create a unified frontage along Murray Rose Avenue and suitably enclose the northern edge of Jacaranda Square.

The proposed Site 8B building will have differing finished floor levels in the upper level office floors to that of Site 8A. Despite this, the proposal will match the height and alignment of the adjoining building's parapet. This alignment is achieved through an architectural roof feature in the form of a open frame element that floats above the main office floors of the proposal. This element provides a sense of scale and articulation to the southern facade.

The proposed awning is to be continuous and will match the existing Site 8A in height, alignment and proportions and will have similar in-fill glazed skylights to ensure consistency along the pedestrian footpath of Murray Rose Avenue.



Part Section South Facade

Facade Design

The architectural treatment of the building façade is designed to maximise the outlook over the Plaza and park areas of Jacaranda Square. The southern facade with limited exposure to heat gain is proposed to be clear floor to ceiling glazing with a high visible light transmittance. The glazing's suppressed joints help to create a lightweight facade aesthetic that creates a backdrop building to the expressive structural form of the Station canopy.

The transparent architectural treatment of the building facade encourages interaction and visually connects with the immediate public domain of the station entry and square to create a lively, active and animated facade.

Internal adjustable vertical blinds give the occupants control over any glare issues and will also animate the building's most prominent facade with subtle changes of tone.

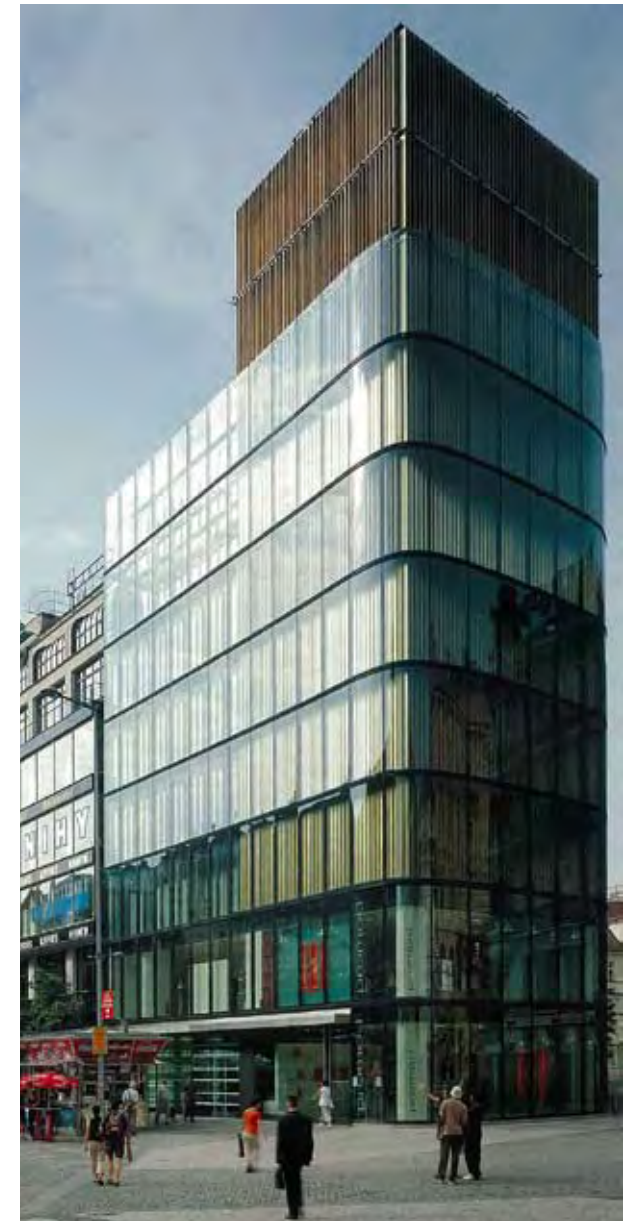
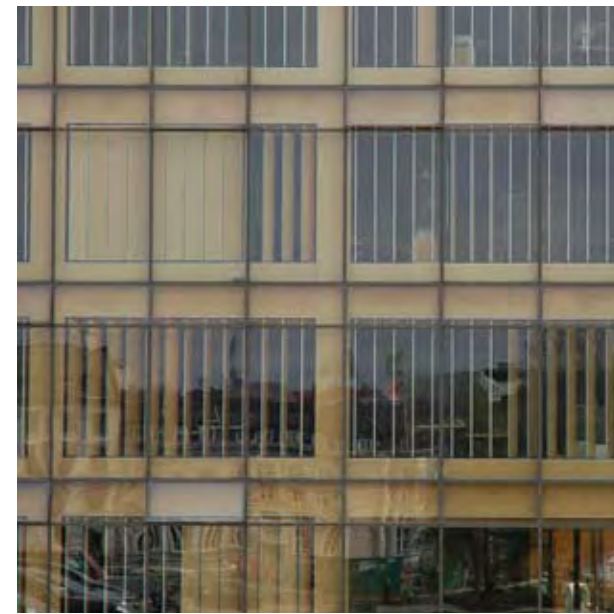
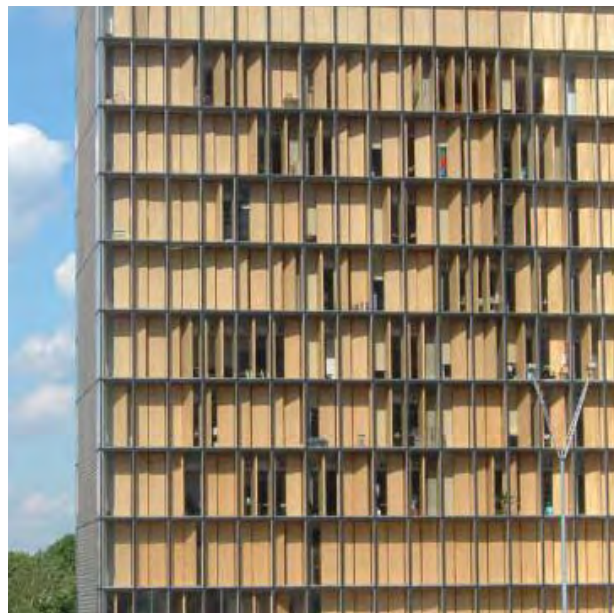
Facade Concept
Southern Facade



Visualisation South Facade

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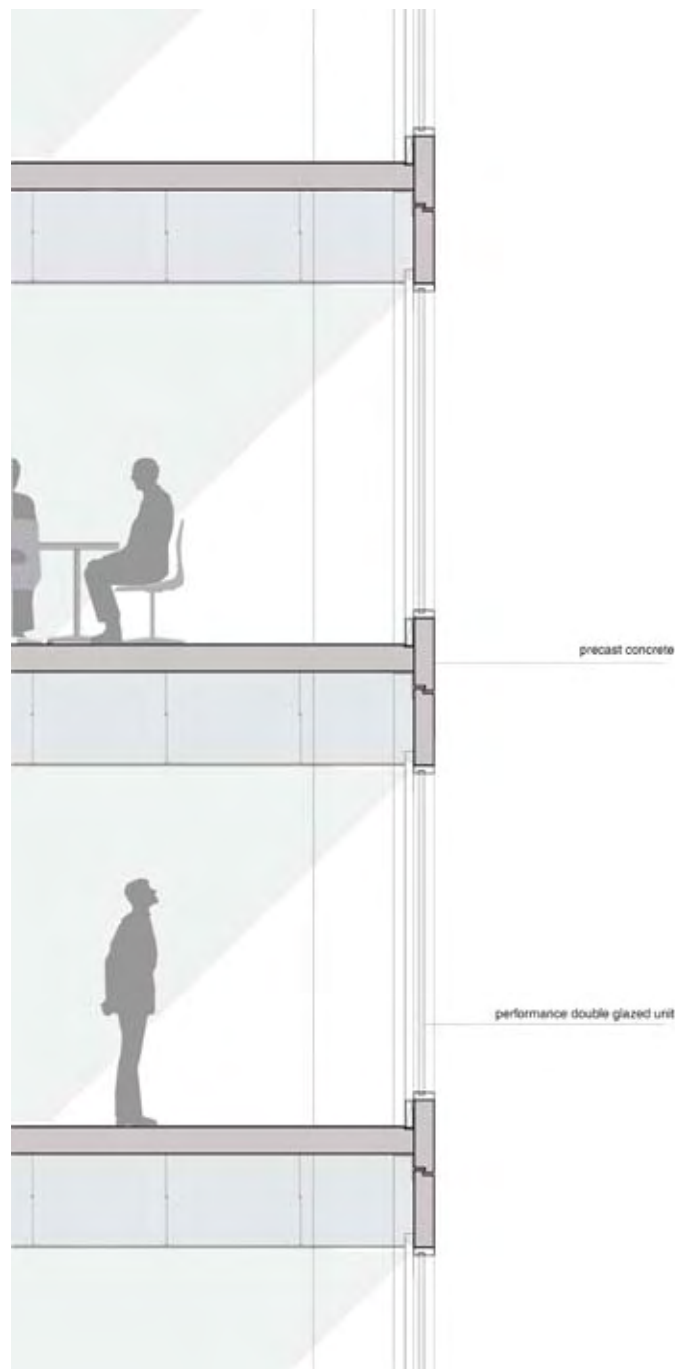


Environmental Considerations

The following precedent images outline our design intent for the proposed southern facade for the development. They describe a transparent glass with internal operable vertical elements that create animation and colour to the building's facade.

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Part Section North Facade

Facade Design

The building's northern façade will be constructed from precast concrete facade panels with large, floor to ceiling glass windows to ensure adequate daylight for the office floorplate. The glass will be a high performance double glazed unit to ensure it meets the targeted Green Star and NABERS rating set forth by the developer.

The precast material provides a facade system that is fully integrated with the masonry building core. The precast system ensures for a fast, economic construction technique to assist in reducing construction times to limit impact on neighbouring development.

Facade Concept
Northern Facade



Visualisation North Facade

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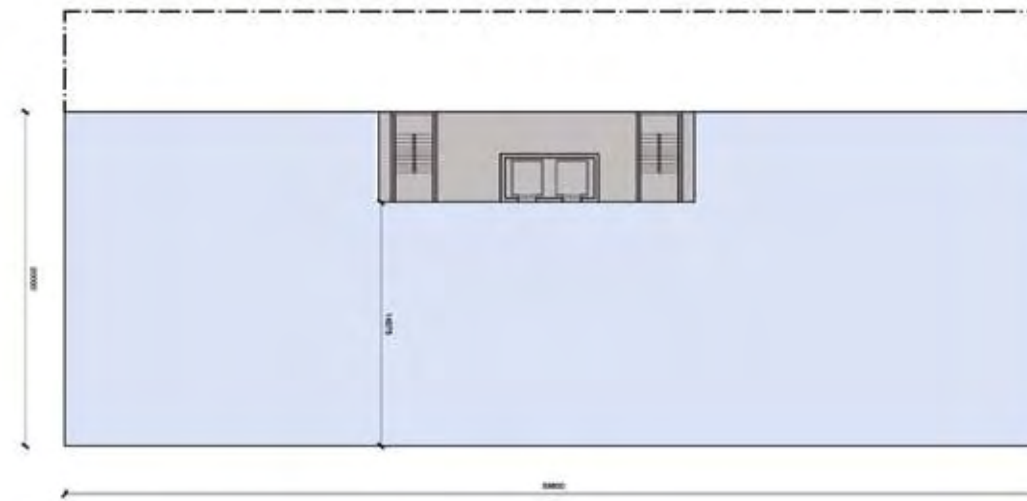


Visualisation
from Jacaranda Square

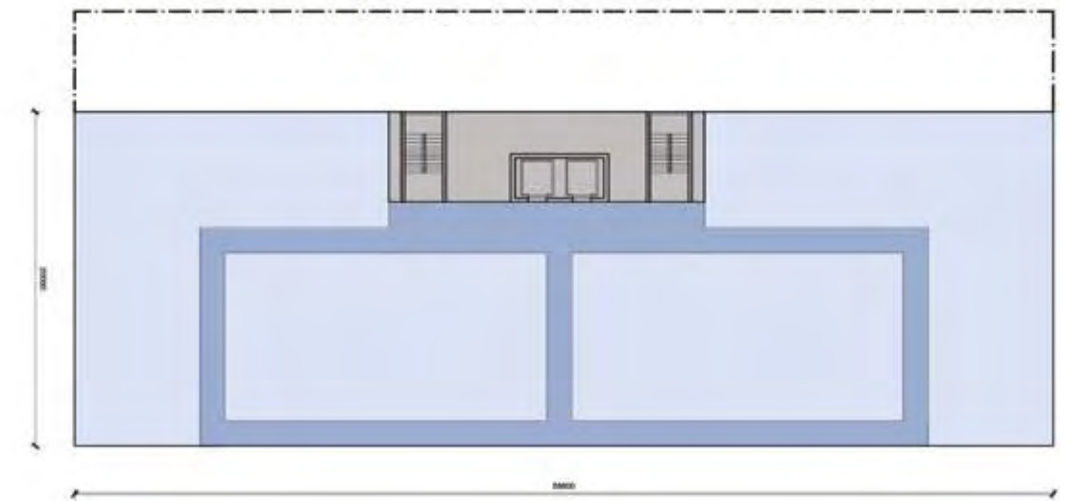
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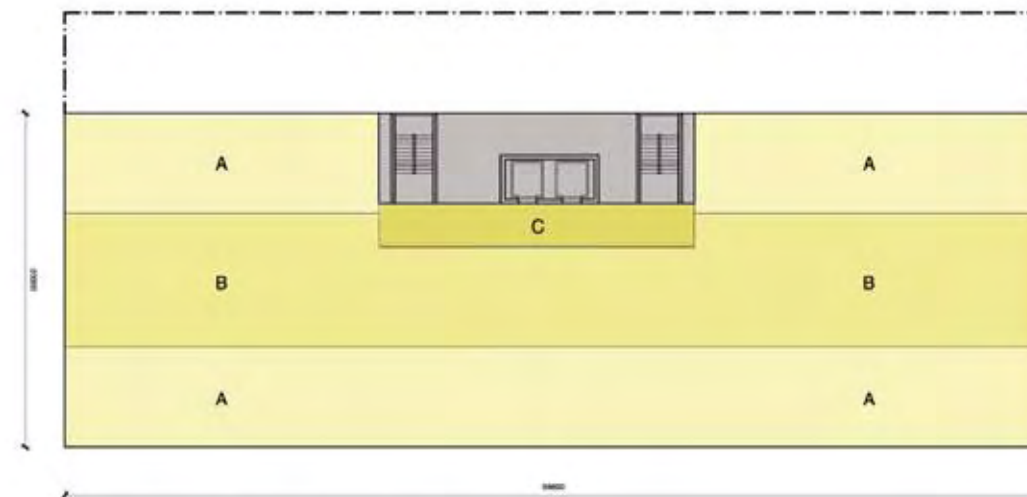
FDC **BATESSMART™**



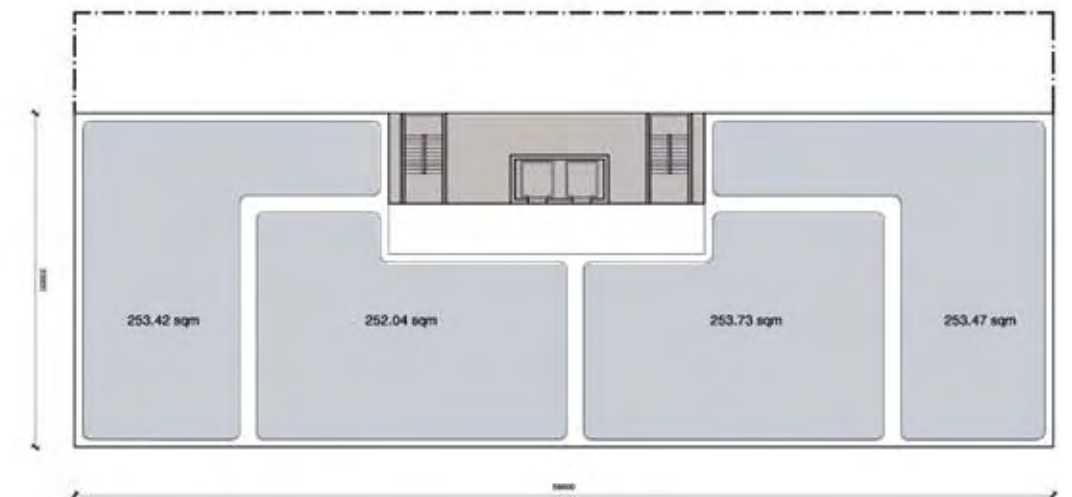
1. Floorplate GBA: 1172.00sqm
NLA: 1054.27sqm



3. Circulation



2. Daylight Type A: 589.74 sqm
Type B: 430.98 sqm
Type C: 48.69 sqm



4. Subdivisibility (4 tenancies)

Floorplate Analysis

The building's floorplate has been tested to assess the quality of leasable space in regards to size, access to natural daylight, circulation efficiency and potential for subdivisibility.

The central location and size of the core is such that it provides for large, contiguous floorplates ideal for a single tenant user to promote viewing both across open workstations internally and to Jacaranda Square and rail station externally. The floorplate can also be readily subdivided into various sizes for multi-tenant use.



Test fitout 4 tenancy
Typical Level Scale 1:200

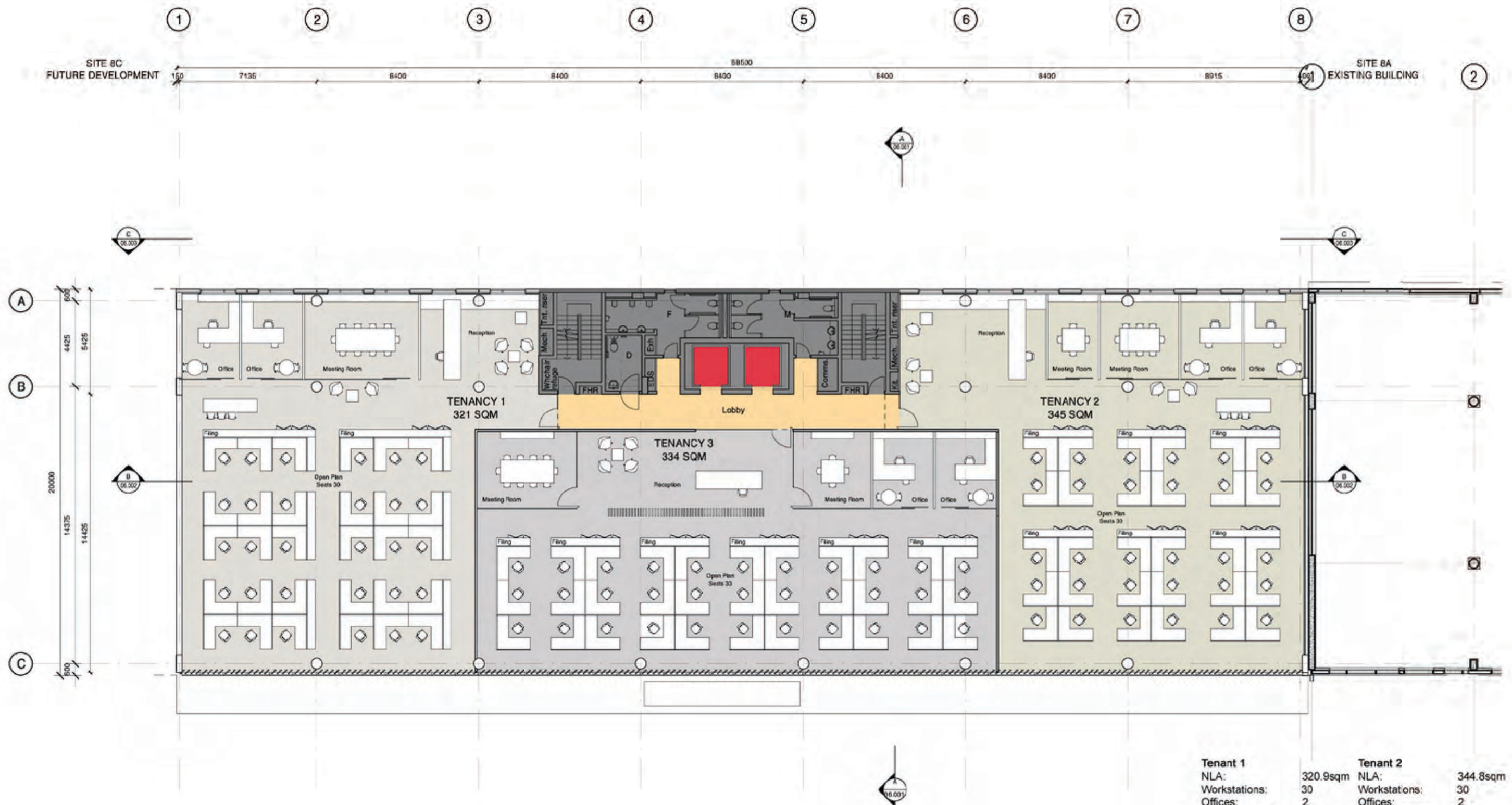
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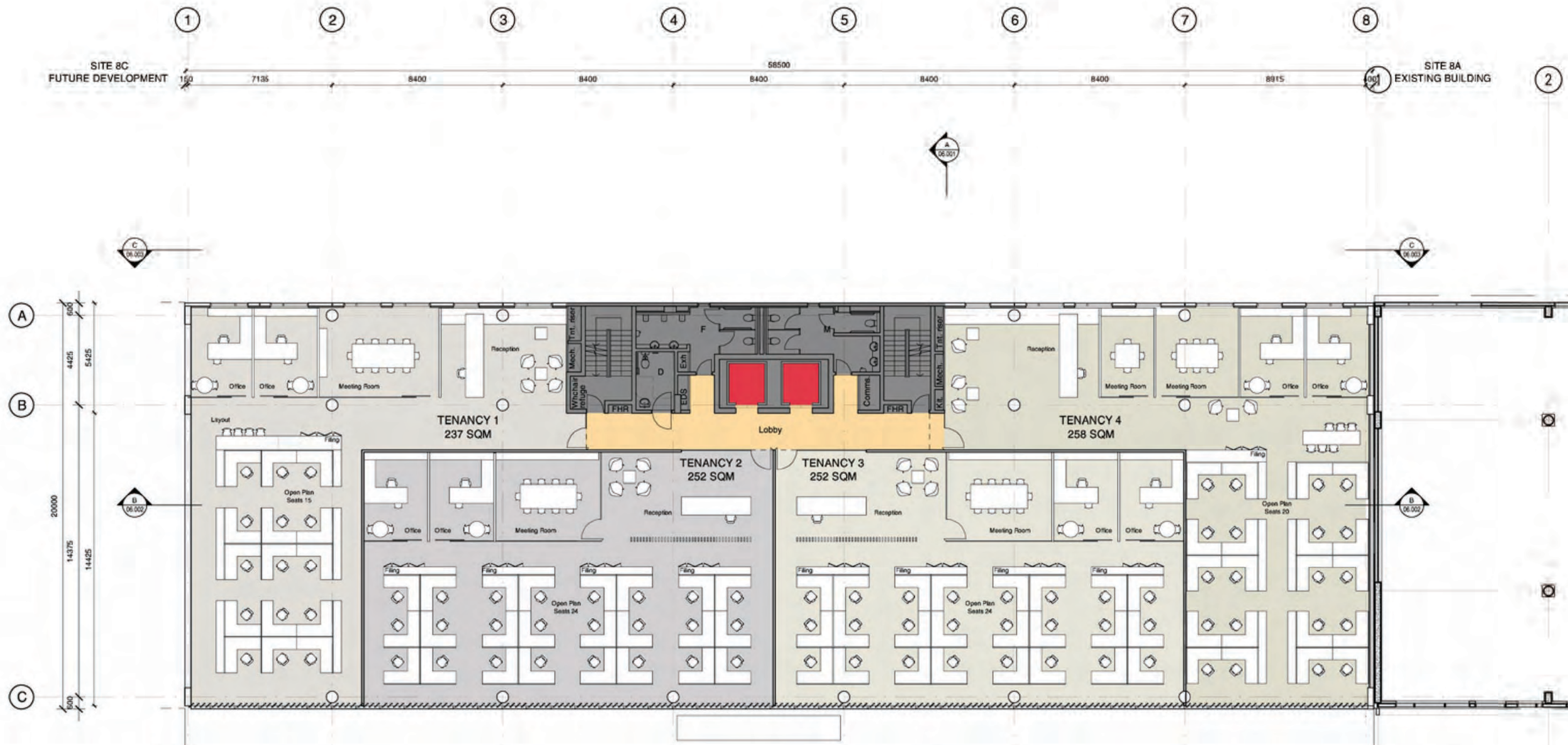
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Tenant 1		Tenant 2	
NLA:	320.9sqm	NLA:	344.8sqm
Workstations:	30	Workstations:	30
Offices:	2	Offices:	2
Workspace ratio:	1:10.0	Workspace ratio:	1:10.7
Tenant 3			
NLA:	334.4sqm		
Workstations:	33		
Offices:	2		
Workspace ratio:	1:9.5		

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Tenant 1		Tenant 2	
NLA:	237.2sqm	NLA:	252.2sqm
Workstations:	15	Workstations:	24
Offices:	2	Offices:	2
Workspace ratio:	1:13.9	Workspace ratio:	1:9.7
Tenant 3		Tenant 4	
NLA:	252.1sqm	NLA:	258.6sqm
Workstations:	24	Workstations:	20
Offices:	2	Offices:	2
Workspace ratio:	1:9.7	Workspace ratio:	1:11.7

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Architecture
Interior Design
Urban Design
Strategy

Area Schedule 01.11.2010

Base Scheme							Base Scheme				
							As measured on Drawings				
							Base Scheme Area Summary				
Location	Primary Use	Type	Floor to Floor Height	FFL	Parking numbers	Bicycle numbers	Gross Floor Area	Commercial Gross Floor Area	Gross Building Area	Nett Lettable Area	Comments
			(m)	(RL)			(m2)	(m2)	(m2)	(m2)	
Basement Level 001	Parking +Change Rms	Basement	3.0	109.95	21	39	0.0	0.0	1265.0	0.0	GBA excludes existing carpark ramp
Basement Level 002	Parking	Basement	2.9	112.80	32		0.0	0.0	1265.0	0.0	
Level 00 Ground	Retail + Lobby	Ground Floor	4.2	115.80			847.7	136.4	1024.4	711.3	NLA excludes the Lobby; GBA excludes exist carpark ramp
Level 01	Office	Typical level	3.6	120.00			1093.2	1093.2	1159.1	1054.3	
Level 02	Office	Typical level	3.6	123.60			1093.2	1093.2	1159.1	1054.3	
Level 03	Office	Typical level	3.6	127.20			1093.2	1093.2	1159.1	1054.3	
Level 04	Office	Typical level	3.6	130.80			1093.2	1093.2	1159.1	1054.3	
Level 04	Office	Typical level	3.6	134.40			1093.2	1093.2	1159.1	1054.3	
Level 06 Plant	Plant	Plant	4.5	138.00			0.0	0.0	234.3	0.0	
Subtotal											
Total					53	39	6313.5	5602.2	7054.4	5982.6	

S11214_Site 8b Sydney Olympic Park
Homebush NSW

Summary	
Site 8B Sydney Olympic Park	
Total Site Area (m2)	1,170.0
Total Gross Floor Area (m2)	6,313.5
Total Nett Lettable Area (m2)	5,982.6

Floor Space Ratio Calculation (excluding retail area)

Total Commercial GFA (m2)	5,602.2
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Floor Space Ratio

Total Floor Space Ratio	4.78:1
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Definitions

GFA SOPA - Standard LEP
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
a) the area of a mezzanine, and
b) habitable rooms in a basement or an attic, and
c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
d) any area for common vertical circulation, such as lifts and stairs, and
e) any basement:
- storage, and
- vehicular access, loading areas, garbage and services, and
f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
g) car parking to meet any requirements of the consent authority (including access to that car parking), and
h) any space used for the loading or unloading of goods (including access to it), and
i) terraces and balconies with outer walls less than 1.4 metres high, and
j) voids above a floor at the level of a storey or storey above.

NLA Nett Lettable Area (NLA) has been calculated based on the definition of the Property Council of Australia Method of Measurement (1997)

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Drawing Schedule

Drawing No.	Scale
AR-DA-1-001 Site Plan	1:500@A3
AR-DA-2-00 Level 00_Floor Plan	1:200@A3
AR-DA-2-001 Level 001_Basement_Floor Plan	1:200@A3
AR-DA-2-002 Level 002_Basement_Floor Plan	1:200@A3
AR-DA-2-01 Level 01_Floor Plan	1:200@A3
AR-DA-2-02 Level 02_Typical Floor Plan	1:200@A3
AR-DA-2-06 Level 06_Plant	1:200@A3
AR-DA-5-001 South Elevation	1:200@A3
AR-DA-5-002 West Elevation	1:200@A3
AR-DA-6-001 Section AA	1:200@A3
AR-DA-6-002 Section BB	1:200@A3
AR-DA-6-003 Section CC	1:200@A3

AL-01 Aluminium fascia. Powdercoat finish. Dulux 'Eternity Charcoal' Pearl
AL-02 Aluminium sunshade. Not used
AL-03 Perforated Aluminium. Blind. Powdercoat finish. Dulux 'Precious Gold' Pearl
ST-01 Lobby flooring. Silver travertine slab stone
MC-01 Profiled metal cladding. Colorguard 'Monolith' finish
GZ-01 Facade glazing. Performance double glazed unit with low-E coating
PC-01 Pre-cast concrete panels. Textured finish. Dulux 'Neva'
PC-02 Pre-cast concrete panels. Smooth finish. Dulux 'Neva'
LO-01 Aluminium louvre. Powdercoat finish. Colorguard 'Monolith' finish
LO-02 Aluminium louvre. Powdercoat finish. Dulux 'Pearl white'
CL-01 Awning ceiling profiled metal. Powdercoat finish. Dulux 'Pearl White'
MRS-01 Metal roof sheeting. Colorguard 'Monolith' finish

*	*	*	*	*
Revision	Date	Description	Initial	Checked

*	*	*	*	*
Revision	Date	Description	Initial	Checked

Site 8B Commercial Building Sydney Olympic Park

Drawing Schedule



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
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Scale	
Drawn	TG
Checked	BD
Project No.	S11214
Status	EA Application
Plot Date	22/2/2011 2:21:20 PM
Plot File	S:\11200-11299\11214_sopa_8bi00_comp\cad\plots\DA\A00.dcf
Drawing No.	[Revision]

A00.000[C]

Sydney 1/243 Liverpool Street
East Sydney NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
<http://www.batesmart.com.au>

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batesmart.com.au
<http://www.batesmart.com.au>

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Revision	Date	Description	Initial	Checked

C	21.02.11	EA Issue	BD	
B	21.10.10	Preliminary EA Issue	BD	
A	11.10.10	For information	BD	

Site 8B Commercial Building Sydney Olympic Park Ground Floor Plan

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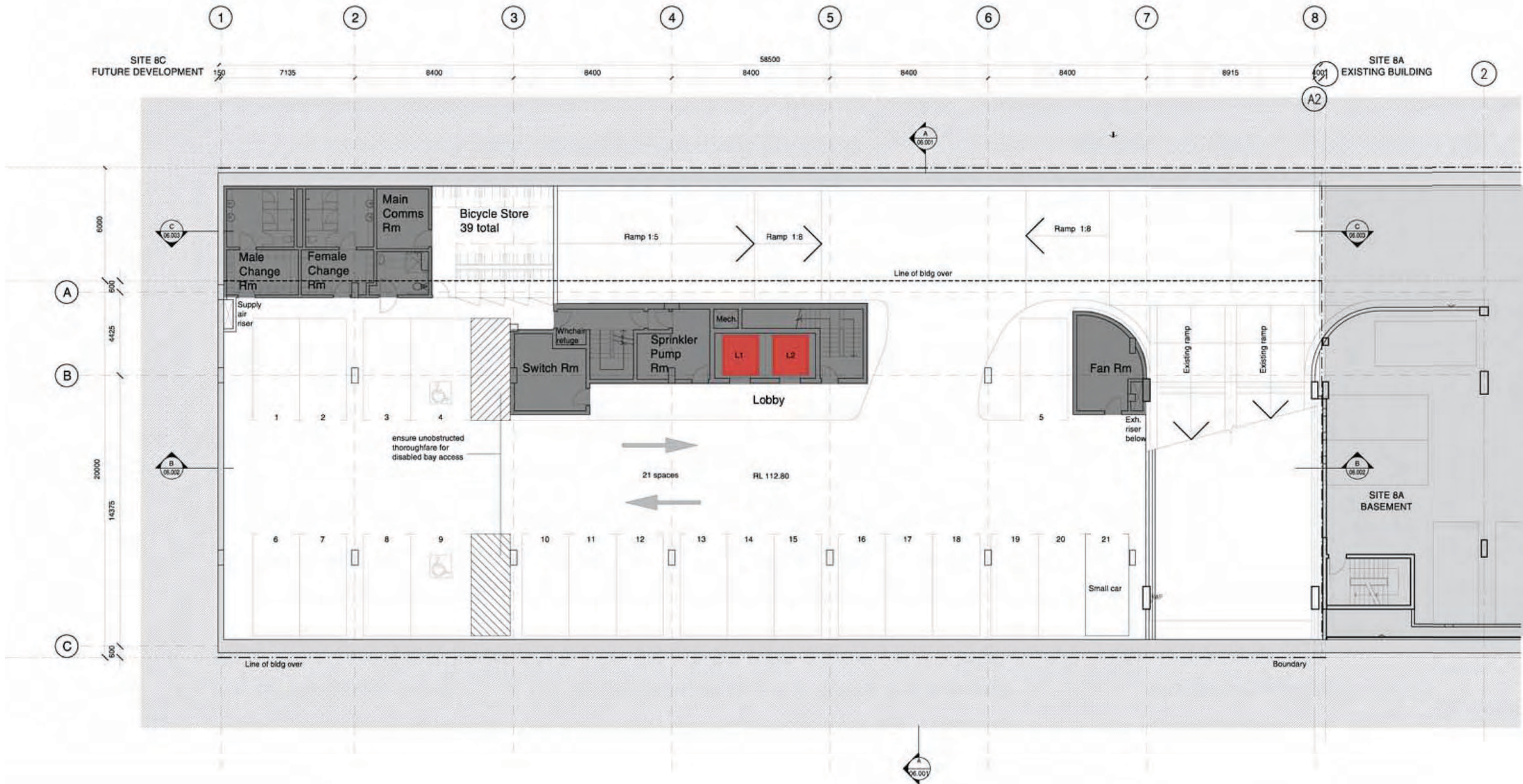
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Drawing No.	(Revised)
	A02.00[C]

Sydney 1/243 Liverpool Street
 East Sydney NSW 2010 Australia
 T 02 8354 5100 F 02 8354 5199
 email syd@batesmart.com.au
 http://www.batesmart.com.au

Melbourne 1 Nicholson Street
 Melbourne VIC 3000 Australia
 T 03 8664 6200 F 03 8664 6300
 email melb@batesmart.com.au
 http://www.batesmart.com.au

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C	21.10.10	EA Issue		BD
B	21.10.10	Preliminary EA Issue		BD
A	11.10.10	For information		BD

Site 8B Commercial Building Sydney Olympic Park

Basement 1 Plan

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 Do not work on site unless you have been authorised to do so. Any discrepancies shall immediately be referred to the architect for resolution.
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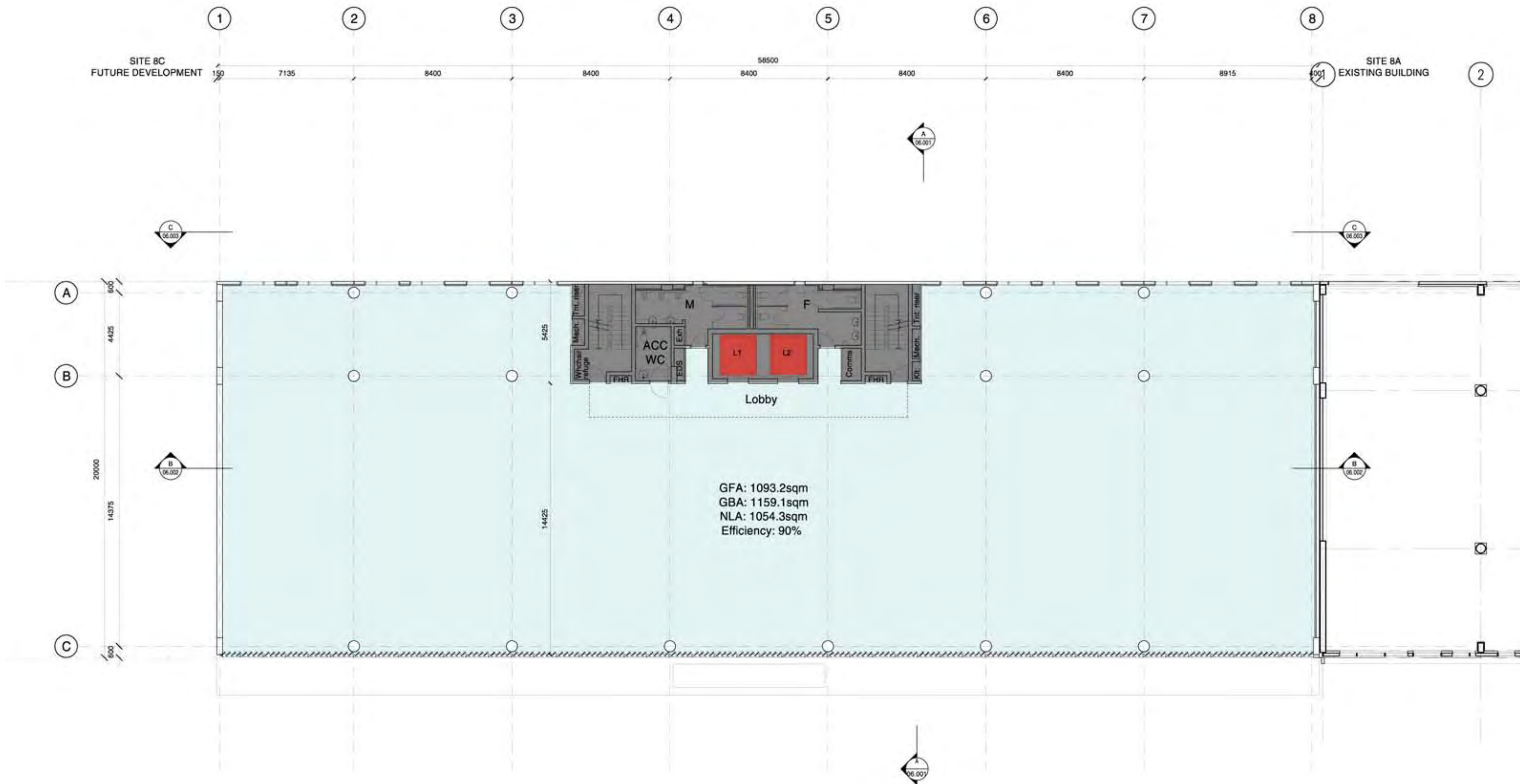
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 East Sydney NSW 2010 Australia
 T 02 8354 5100 F 02 8354 5199
 email: syd@bates-smart.com.au
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Melbourne 1 Nicholson Street
 Melbourne VIC 3000 Australia
 T 03 8664 6200 F 03 8664 6300
 email: melb@bates-smart.com.au
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LO-02 Aluminium louvre. Powdercoat finish. Dulux 'Pearl white'
CL-01 Awning ceiling profiled metal. Powdercoat finish. Dulux 'Pearl White'
MRS-01 Metal roof sheeting. Colorguard 'Monolith' finish

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	21.02.11	EA Issue		BD
B	21.10.10	Preliminary EA Issue		BD
A	11.10.10	For information		BD

Site 8B Commercial Building Sydney Olympic Park Typical Floor Plan

Check all dimensions and site conditions prior to commencement of any work. The purchaser or owner is not responsible for any errors, omissions or misstatements and the purchaser or owner is responsible for the accuracy of any information. Do not use drawings after the specified date of issue. Any discrepancies shall immediately be referred to the architect for clarification. All drawings may not be reproduced or distributed without prior permission from the architect.

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Drawing No.	[Revision]

Sydney 1/243 Liverpool Street
East Sydney NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6000 F 03 8664 6000
email melb@batesmart.com.au
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A02.02[C]



AL-01 Aluminium fascia. Powdercoat finish. Dulux 'Eternity Charcoal' Pearl
 AL-02 Aluminium sunshade. Not used
 AL-03 Perforated Aluminium. Blind. Powdercoat finish. Dulux 'Precious Gold' Pearl
 ST-01 Lobby flooring. Silver travertine slab stone
 MC-01 Profiled metal cladding. Colorguard 'Monolith' finish
 GZ-01 Facade glazing. Performance double glazed unit with low-E coating
 PC-01 Pre-cast concrete panels. Textured finish. Dulux 'Neva'
 PC-02 Pre-cast concrete panels. Smooth finish. Dulux 'Neva'
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Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	21.02.11	EA Issue		BD
B	21.10.10	Preliminary EA Issue		BD
A	11.10.10	For information		BD

Site 8B Commercial Building Sydney Olympic Park South Elevation

Check all dimensions and site conditions prior to commencement of any work. The purchaser or owner of any materials, fittings, plant, services or equipment and the preparation of shop drawings and the fabrication of any components.
 Do not scale drawings - refer to figure dimensions only. Any discrepancies shall remain solely the responsibility of the architect or client.
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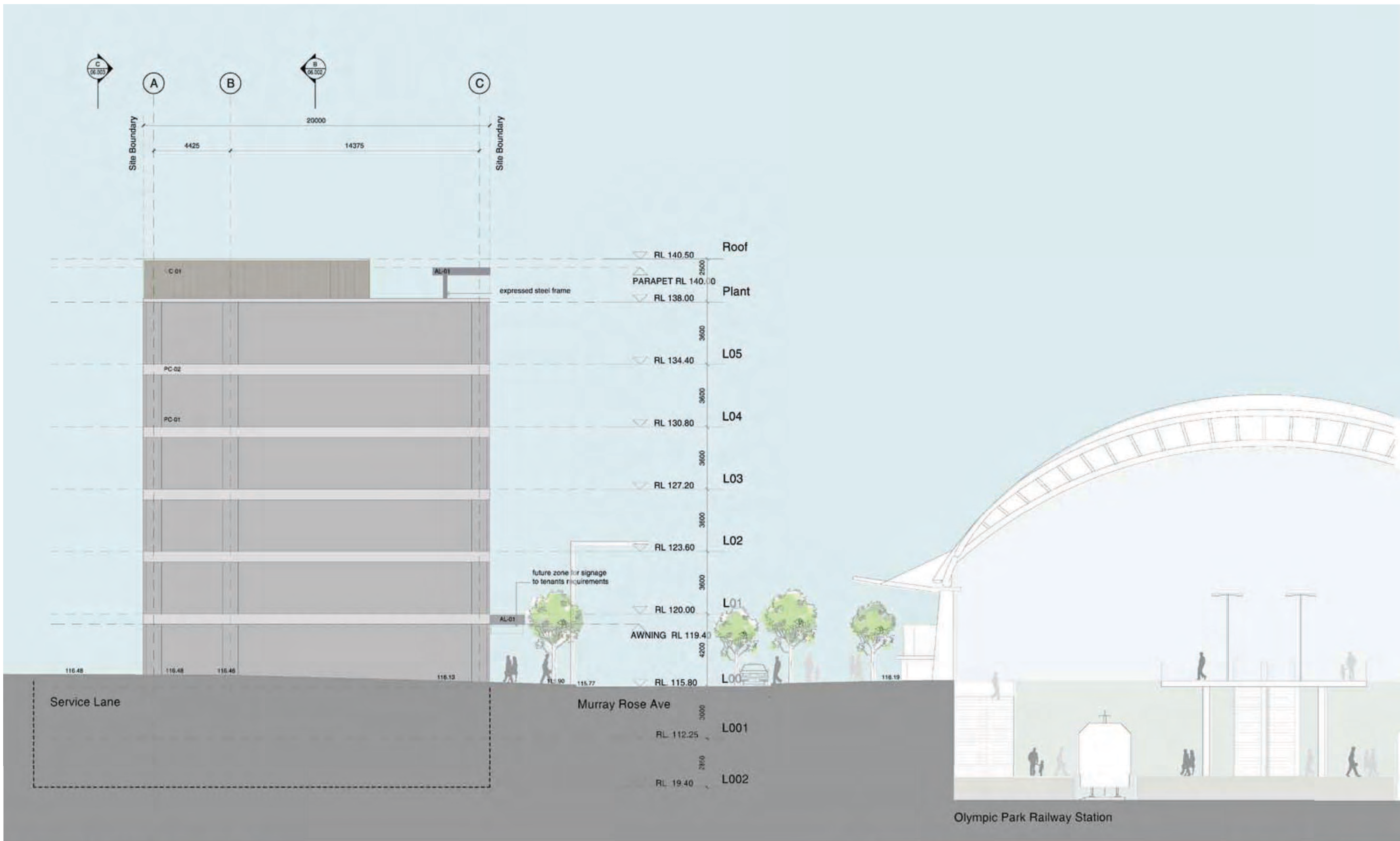
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Sydney 1/243 Liverpool Street
 East Sydney NSW 2010 Australia
 T 02 8354 5100 F 02 8354 5199
 email syd@batesmart.com.au
 http://www.batesmart.com.au

Melbourne 1 Nicholson Street
 Melbourne VIC 3000 Australia
 T 03 8664 6200 F 03 8664 6300
 email mel@batesmart.com.au
 http://www.batesmart.com.au

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Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	21.02.11	EA Issue		BD
B	21.10.10	Preliminary EA Issue		BD
A	11.10.10	For information		BD

Site 8B Commercial Building Sydney Olympic Park South Elevation

Check all elevations and all conditions prior to construction of any work, the architect or building of any structure, through, over, under or adjacent to the site and the preparation of any drawings under the supervision of any architect.
Do not build drawings, notes to typical elevations only. Any development shall immediately be referred to the architect for approval.
All drawings may not be reproduced or distributed without prior permission from the architect.

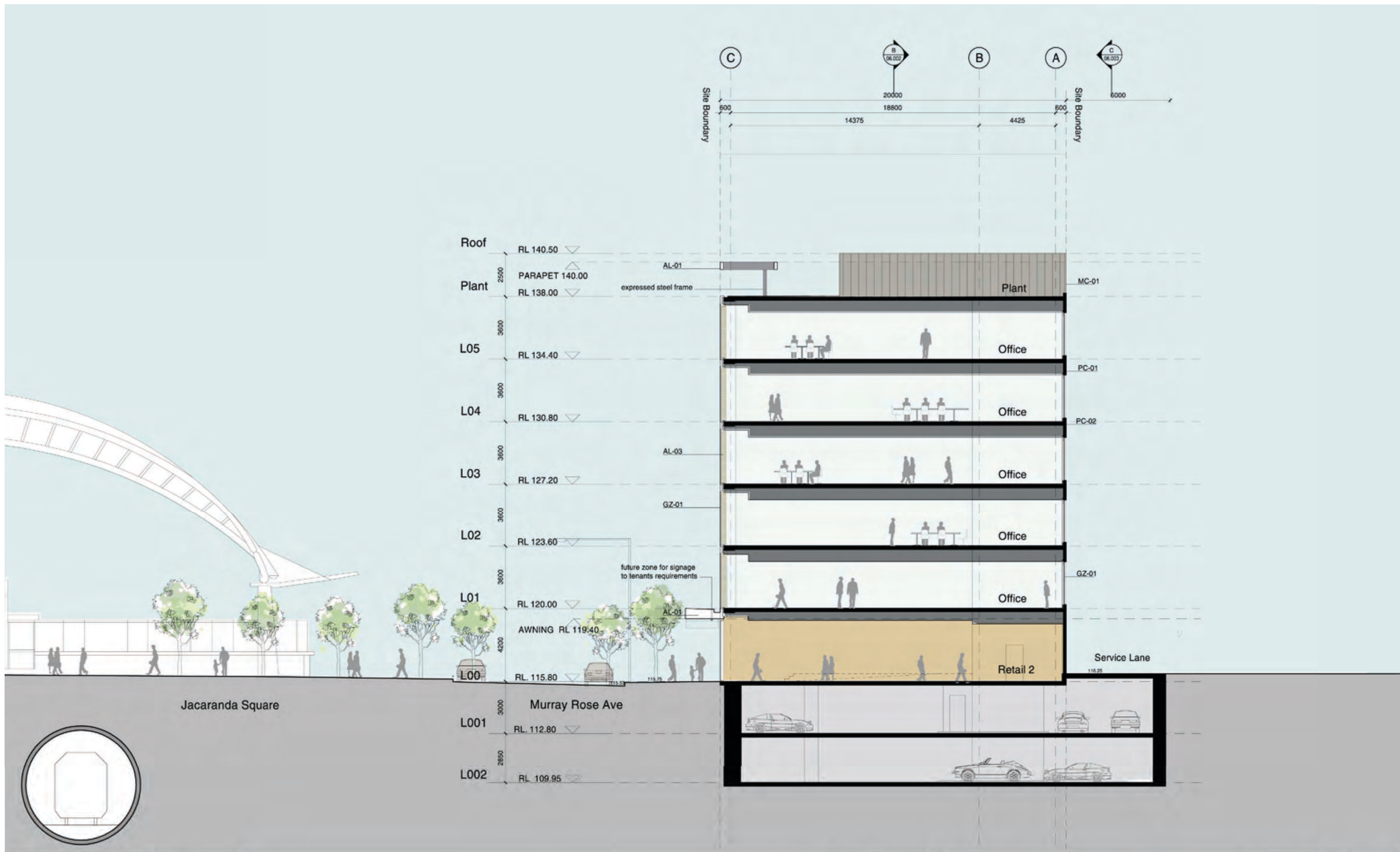
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Drawing No.	[Revision]
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Sydney 1/243 Liverpool Street
East Sydney NSW 2010 Australia
T 02 8364 5100 F 02 8364 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

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Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	21.02.11	EA Issue		BD
B	21.10.10	Preliminary EA Issue		BD
A	11.10.10	For information		BD

Site 8B Commercial Building Sydney Olympic Park Section A-A

Check all dimensions and site conditions prior to commencement of any work. The purchaser or holder of any materials, through, plant, services or equipment and the preparation of shop drawings or other the fabrication of any components.
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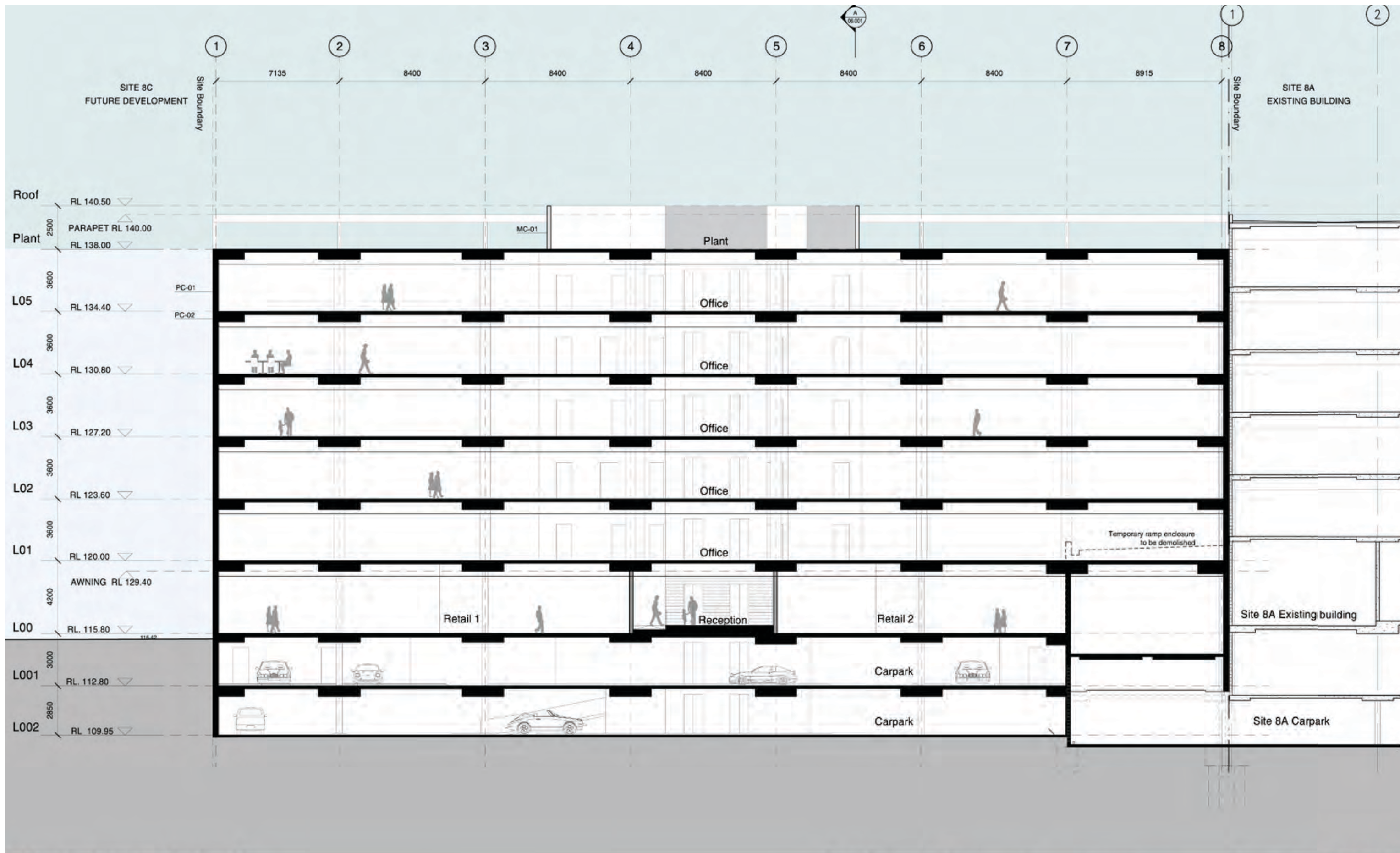
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Drawing No.	(Revision)
	A06.001[C]

Sydney 1/243 Liverpool Street
 East Sydney NSW 2010 Australia
 T 02 8364 5100 F 02 8364 5199
 email syd@batesmart.com.au
 http://www.batesmart.com.au

Melbourne 1 Nicholson Street
 Melbourne VIC 3000 Australia
 T 03 8664 6200 F 03 8664 6300
 email melb@batesmart.com.au
 http://www.batesmart.com.au

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MRS-01 Metal roof sheeting. Colorguard 'Monolith' finish

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	21.02.11	EA Issue		BD
B	21.10.10	Preliminary EA Issue		BD
A	11.10.10	For information		BD

Site 8B Commercial Building Sydney Olympic Park Section B-B

Check all dimensions and materials prior to commencement of any work. This purchase is subject to the availability of materials. All dimensions are approximate and subject to change without notice. All dimensions are given in millimetres unless otherwise stated. All dimensions are given in millimetres unless otherwise stated. All dimensions are given in millimetres unless otherwise stated.

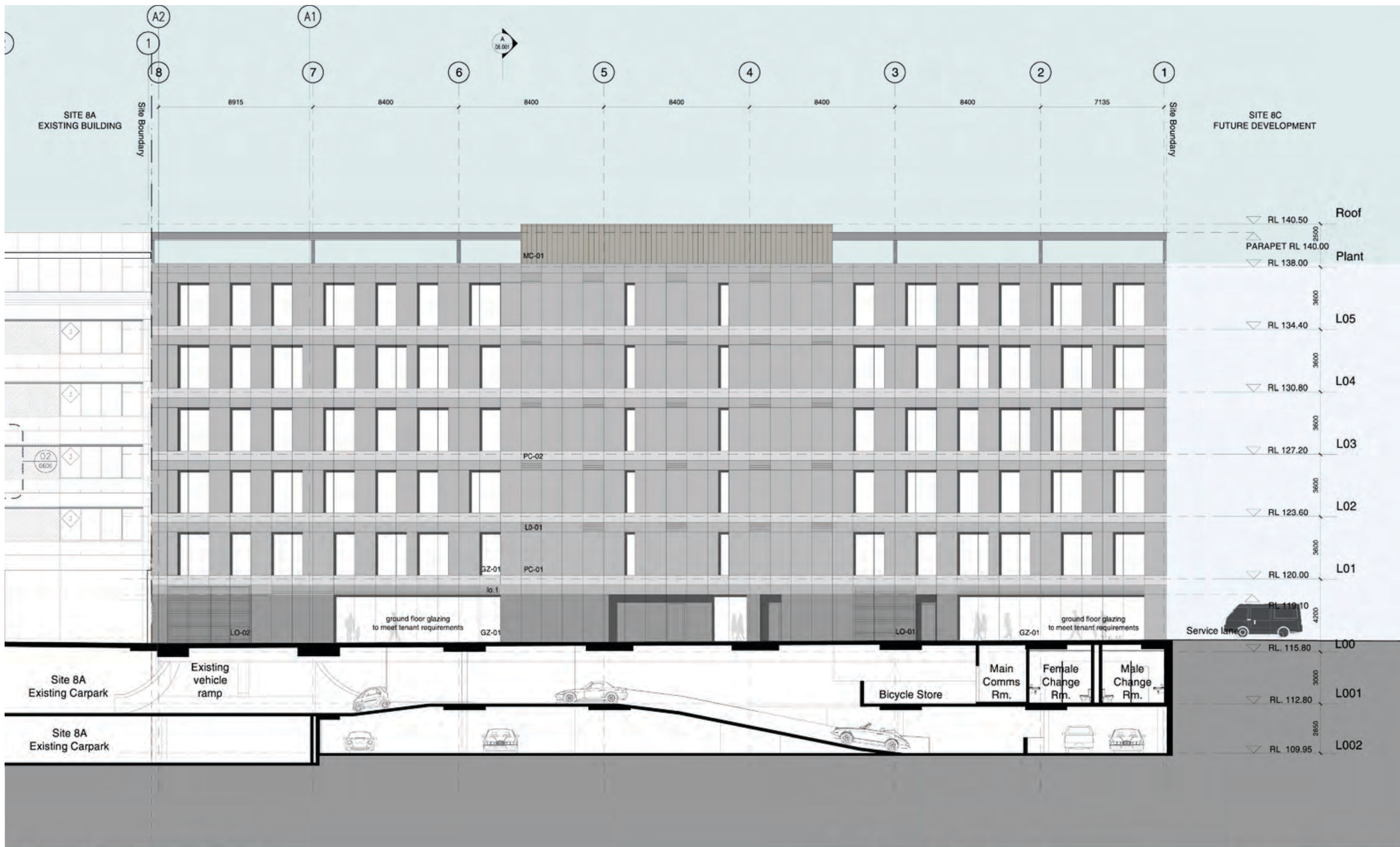
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Sydney 1/043 Liverpool Street
East Sydney NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8564 6200 F 03 8564 6300
email melb@batesmart.com.au
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Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	21.02.11	Preliminary EA Issue	BD	
B	21.10.10	Preliminary EA Issue	BD	
A	11.10.10	For information	BD	

Site 8B Commercial Building Sydney Olympic Park Section C-C

Check all dimensions and site locations prior to commencement of any work, the purchase or ordering of any materials. Single, double or repeat use of the same dimension or site location in any drawing is not a guarantee of accuracy. Do not scale drawings - refer to typed dimensions only. Any discrepancies shall immediately be referred to the architect for clarification. All drawings may not be reproduced or distributed without prior permission from the architect.

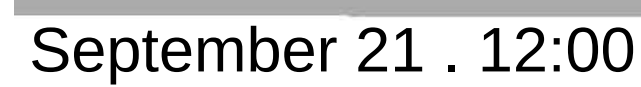
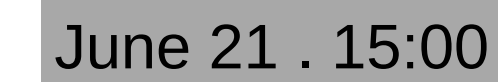
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Drawing No.	A06.003[C]

Sydney 1/243 Liverpool Street
 East Sydney NSW 2010 Australia
 T 02 8304 5100 F 02 8304 5199
 email syd@bates-smart.com.au
 http://www.bates-smart.com.au

Bates Smart Pty Ltd ABN 70 004 999 400

Melbourne 1 Nicholson Street
 Melbourne VIC 3000 Australia
 T 03 8664 6200 F 03 8664 6300
 email mel@bates-smart.com.au
 http://www.bates-smart.com.au

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1	25.03.11	Preliminary EA Issue	TS	BR
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Sydney 1/243 Liverpool Street
East Sydney NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
<http://www.batessmart.com.au>

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batessmart.com.au
<http://www.batessmart.com.au>

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