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18th September 2015

Attention: Fiona Gibson
Department of Planning and Infrastructure
GPO Box 39
SYDNEY, NSW 2001

Dear Ms Gibson

SITE 8C, SYDNEY OLYMPIC PARK - PROPOSED MODIFICATIONS TO APPROVED DEVELOPMENT RESPONSE TO SUBMISSIONS

Thank you for your email correspondence dated 7 and 8 September 2015 outlining matters raised by Sydney Olympic Park Authority and Auburn Council. While Auburn Council confirmed it had no objection to the proposed modifications, Sydney Olympic Park Authority provided minutes of a Design Review Panel meeting dated 20 August 2015 which listed a series of design recommendations for the proposal. This letter has been prepared to address the matters raised by the Design Review Panel to enable the Department to complete its assessment of the proposed design modifications.

A response to each matter raised by the DRP has been provided below:

General Observations/ Overall Comment

The proposal is for modifications to the approved design to suit the corporate branding and operational requirements of the new NRMA headquarters.

It was noted that only external changes were presented for review and that internal modifications / fitouts were being undertaken by a separate consultant.

The Panel was very supportive of the proposed changes and offered additional recommendations for the internal modifications to better coordinate with adjustments to the building envelope.

Response

Noted. This application relates only to proposed base building modifications required by NRMA including both external and internal modifications. The proposed fitout and occupation will form part of a separate approval process.

Positives

The DRP supported:

- *Proposed modification of the entry into a 3 storey high recessed portico with a black steel reveal and NRMA logo above the awning*
- *New lightweight glass awning at the entry improves visibility of the logo from the footpath approaches.*
- *Projecting glass fins on the glazed Murray Rose Ave frontage, are a strong design device and will be especially effective when illuminated at night.*



- *Proposal for folding doors at street level to allow separate access for a future café*

Response

Noted.

Issues

The DRP had the following concerns;

- *That the first and second floor slabs extended directly to the back of the portico. Ideally there should be a 3 storey high void to reinforce the scale impact of the portico.*
- *That new voids separating internal floors had not been coordinated with the facade design changes.*
- *That replacing half of the ground level tenancies with NRMA retail may deactivate the frontages if not properly fitted out.*
- *No further consideration of the 'green roof' recommended at the last DRP, however it was noted that one of the modifications is a roof deck proposed for staff.*
- *The finish to the top of the glazing*
- *Continuity of the character of the street awnings with adjacent development*

Response

A three storey high void is not proposed by NRMA as it would conflict with the desired internal layout. Whilst the DRP's input is appreciated, FDC believe that the external impact of the proposed architectural feature will continue to be a strong and beneficial element of the building despite not including an internal void.

The internal voids have been designed as part of an internal fitout. The design of the internal fitout reflects NRMA's operational requirements and does not need to relate to the façade design (in the same way that a fitout would occur in an existing building). The only reason these voids form part of the current application is that FDC intends to construct them as part of base building works rather than constructing standard floor plates that would have to be cut open and modified later.

The proposed NRMA branch at ground level will be subject to separate approval as part of the broader fitout. However, NRMA propose to design and orientate the proposed branch fitout so that the 'retail' frontage is activated appropriately. This will involve public access from both the street frontage and the building lobby, a centralised feature of the ground floor layout.

NRMA propose to activate some roof space by providing an extended lift shaft and external amenities for staff use during business hours. The proposed roof top staff outdoor area has been designed to provide a high level of amenity including landscaped areas and vertical gardens. These will be documented as part of a separate approval and will go some way to satisfying the requirements for a green roof.

The top of the façade glazing has been aligned with the top of the adjoining building on site 8B to ensure that a consistent built form element continues along Murray Rose Avenue as described by the Sydney Olympic Park Master Plan 2030.

The awning was approved as part of the original application and no changes are proposed as part of this application. No comments or concerns were raised about the awning previously by the DRP. The continuity in character of the street awning was seen as a strong feature that created consistency along

the Murray Rose Avenue frontage.

Recommendations

The DRP recommends that:

- *The first and second floor slabs (and edge beams) be set back from the portico. Ideally the new voids should be aligned to create a 3 storey atrium behind the portico, but at the very least a metre set back from the glass is recommended.*
- *The ground level NRMA fitout should present an active and vibrant frontage to the street – i.e. no blinds, joinery fixtures or furniture against the glass.*
- *Glazing at ground level should be frameless if possible, or with mullions at maximum spacing.*
- *A green roof be considered in conjunction with the new roof terrace.*

Response

The DRP's recommendation for a three storey atrium behind the portico is inconsistent with NRMA's required operational layout and will significantly affect their proposed internal fitout. Despite the DRP's concerns, FDC believe that the slab edge will not result in an unreasonable architectural outcome on the basis of the following points:

- All slab edges for the entire façade will be immediately behind the glazing and are screened from view by colour backed glazing. This coloured band matches the tint of glazing and is therefore only visible at night when internal lights are on, showing the slab edge to every floor along the southern elevation. This is the same for the adjoining development on Site 8B where slab edges are positioned directly behind the façade and are thus subtly screened from view. This will be exactly the same for the portico section of facade;
- The first floor slab edge sits immediately behind the proposed awning. The slab edge, although hidden behind colour backed glazing, will also be hidden by the lineal element of the awning for the entire length of the façade and within the portico. Furthermore, the slab will provide structural support to the awning, suggesting that its position immediately behind the glazing is more appropriate than providing a one metre setback;
- The second floor slab band, again positioned behind colour backed glazing, is again subtly lost from view behind the proposed indicative NRMA signage which sits immediately in line with the slab edge (Please note, the NRMA logo may be subject to change – current logo provided only to illustrate proposed signage zone and intent of entry feature signage);

For these reasons, the proposed portico will remain as currently proposed. We do not agree that a three storey internal atrium is necessary to improve the external appearance of the proposed portico.

NRMA will design their internal branch fitout to ensure that the building's ground floor frontage to Murray Rose Avenue is active and vibrant. This fitout will form part of a separate application.

NRMA, FDC and BatesSmart agree and acknowledge the intent of maximising glazing to the ground level 'retail' façade and will endeavour to use frameless glass and/ or maximise mullion spacing during detailed design. The outcome will be dictated by the need to incorporate bi-folding doors along the façade and to match the future levels between ground floor and existing/ proposed streetscape levels. These matters need to be considered during the detailed design phase before the final façade solution can be resolved.

As previously indicated, NRMA propose to activate some roof space by providing external amenities for staff use during business hours. The proposed roof top staff outdoor area has been designed to provide a high level of amenity including landscaped areas and vertical gardens. The rooftop space provides space for building services and infrastructure critical for the operation of the building. The construction of a larger roof garden (than that currently proposed) is a not viable proposition for this

project and is likely to result in significant maintenance issues that are unreasonable for a building of this size.

We trust that the above information addresses each of the points raised by the DRP. Whilst we cannot satisfy the requirement to provide a three storey internal avoid behind the portico, we believe that the proposal can be satisfactorily resolved during detailed design to achieve the other recommendations outlined by the DRP. We therefore look forward to the resolution of this application so that this project can be completed to satisfy NRMA's requirements as leaseholder and occupier of the building.

Should you have any queries in relation to this documentation, please contact the undersigned on 8117 5104 or 0401 061 119.

Yours sincerely

FDC Construction and Fitout Pty Ltd

A handwritten signature in black ink, appearing to read 'Tim Bainbridge'.

Tim Bainbridge
Planning Manager

Attached: Figure 1: Section and Elevation of proposed Portico
Figure 2: Site 8B – Example of Slab Edge visual impact

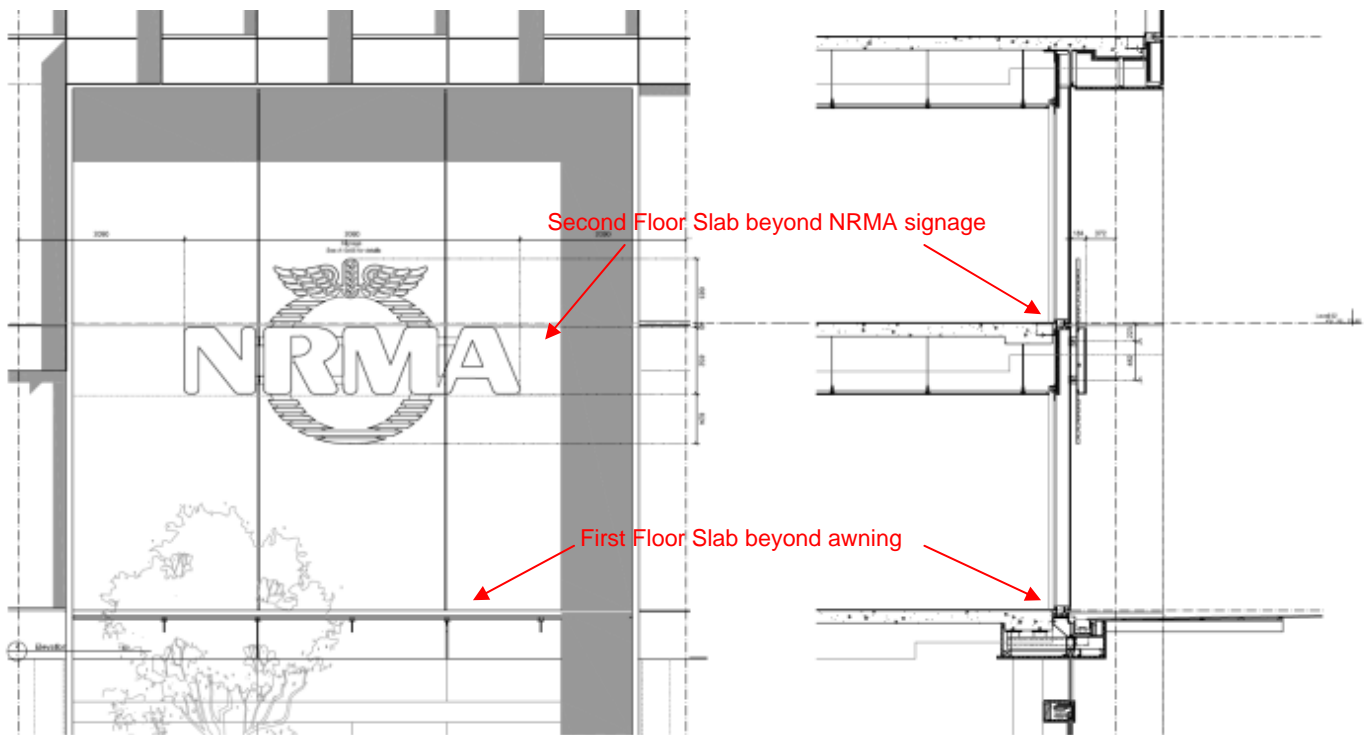


Figure 1: Elevation and Section of Proposed Portico (including indicative NRMA signage)

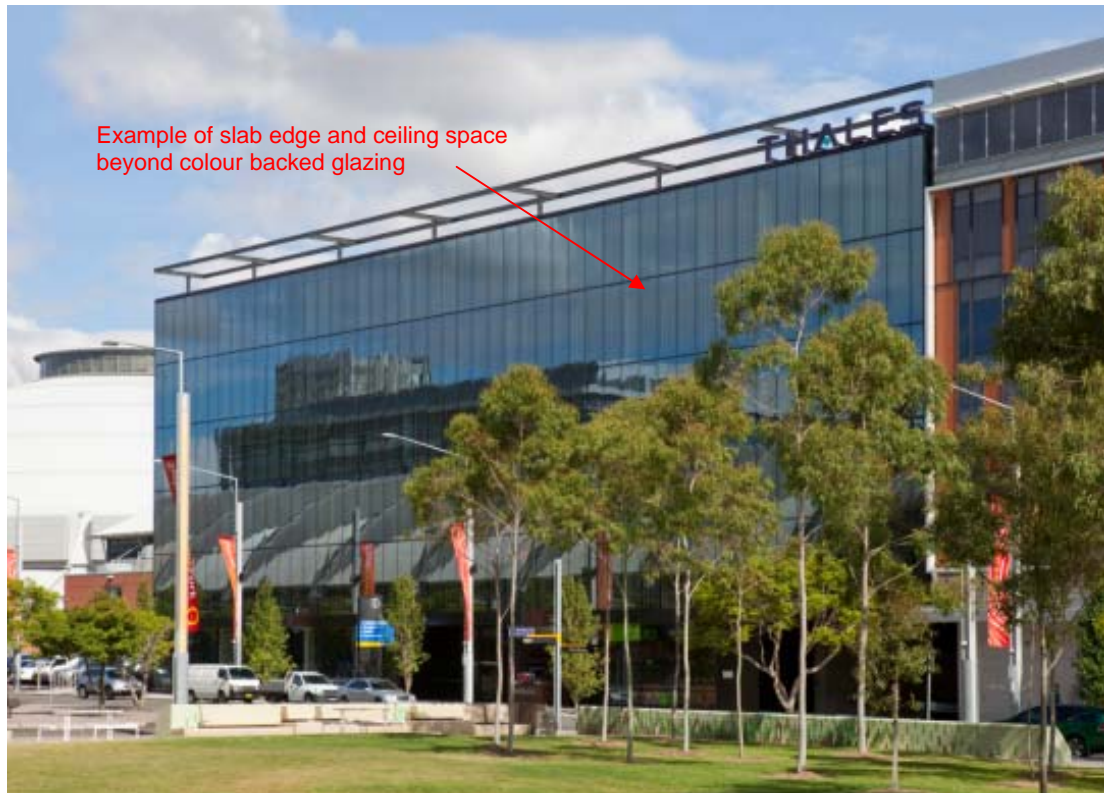


Figure 2: Site 8B – Example of Slab Edge visual impact