

# SITE 8C

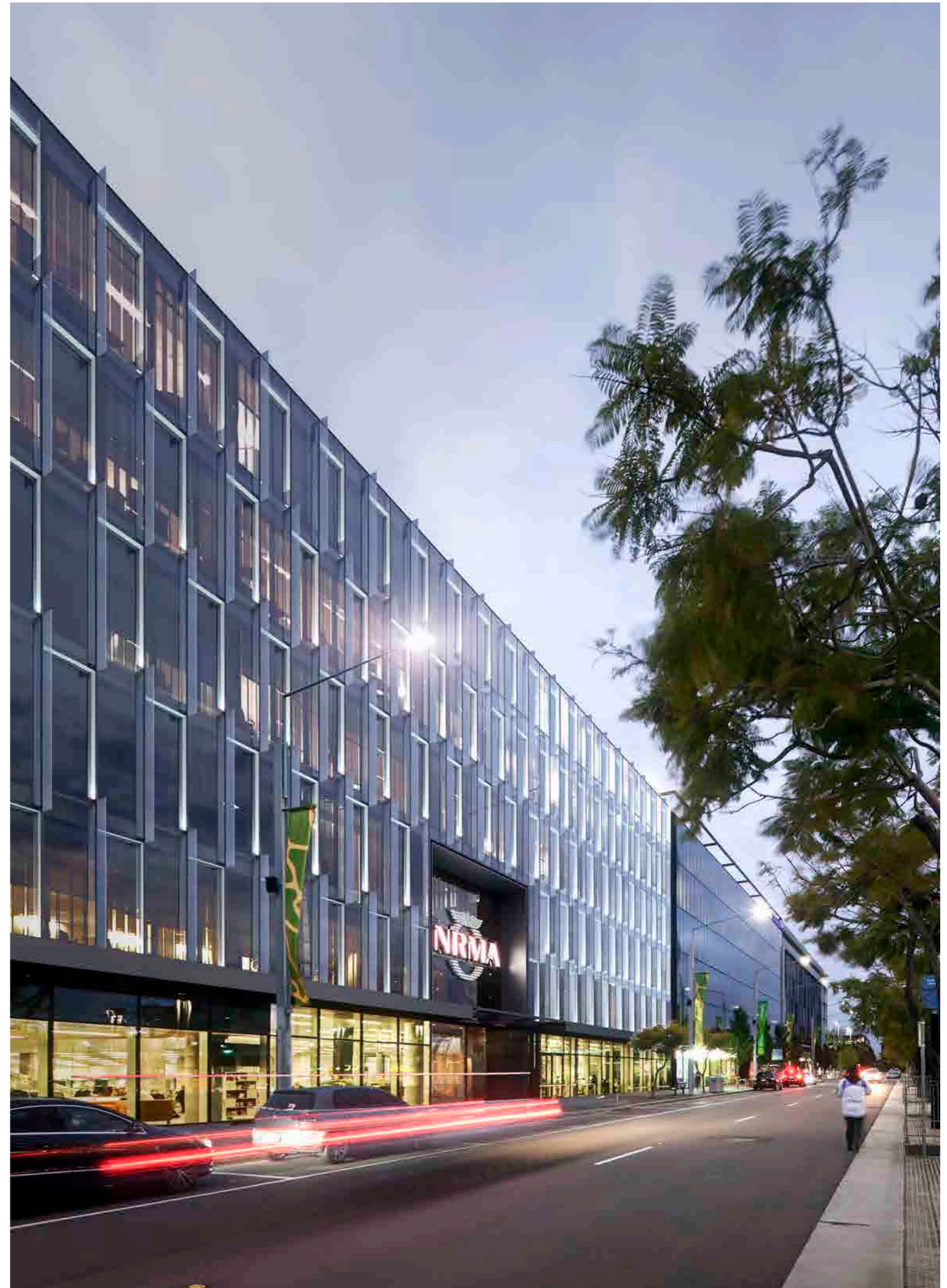
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NRMA BUILDING  
SYDNEY OLYMPIC PARK  
SECTION 96 REPORT

JULY 2015

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BATESSMART™



**CLIENT****PROJECT NUMBER**

S11846

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Note: All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor.

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# 1.0 INTRODUCTION

*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. This section 96 aims to modify elements of the facade and entry to give the building a stronger identity and street presence while also providing an increased environmental performance.*

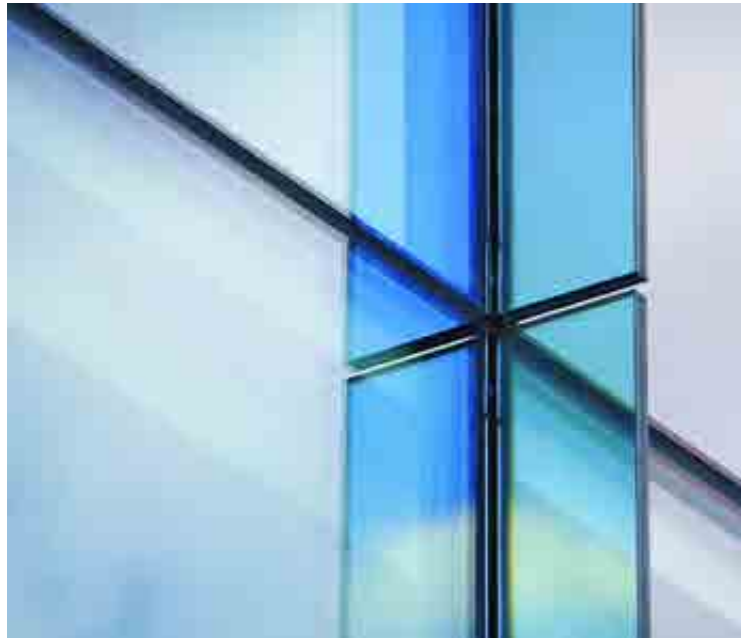
# 2.0 FACADE

## 2.1 EXPRESSED FIN

The design of the façade has been redeveloped to create further articulation to the North facade and to define an individual identity for the building, making it distinct from the design of the buildings at site 8A and 8B. The interweaving of the glass façade panels has been accentuated by the addition of a expressed glass fin which adds a layer of texture and subtle variation, enhancing visual interest along Murray Rose Avenue.

The fin also provides external shading from low-angle morning sun enabling clearer glass. This creates a lively, active and animated facade which visually connects the building with the immediate public domain of the station entry and along Murray Rose Avenue.

Precedent glass fin design



- Glass Fin
- Recessed Double Glazed Unit
- Double Glazed Unit





# 2.0 FACADE

## 2.2 ENTRY

The Murray Rose Avenue street entry has been developed to create further articulation to the North facade and to define an individual identity for the primary tenant with a legible building address. The expressed entry provides a point of interest in the facade, expressing a new architectural language while still aligning with the facade aesthetic that continues the same formal language along the street scape from Site 8B.

Expressed  
Entry Volume

Tenant  
Signage

Glass  
Awning





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# 2.0 FACADE

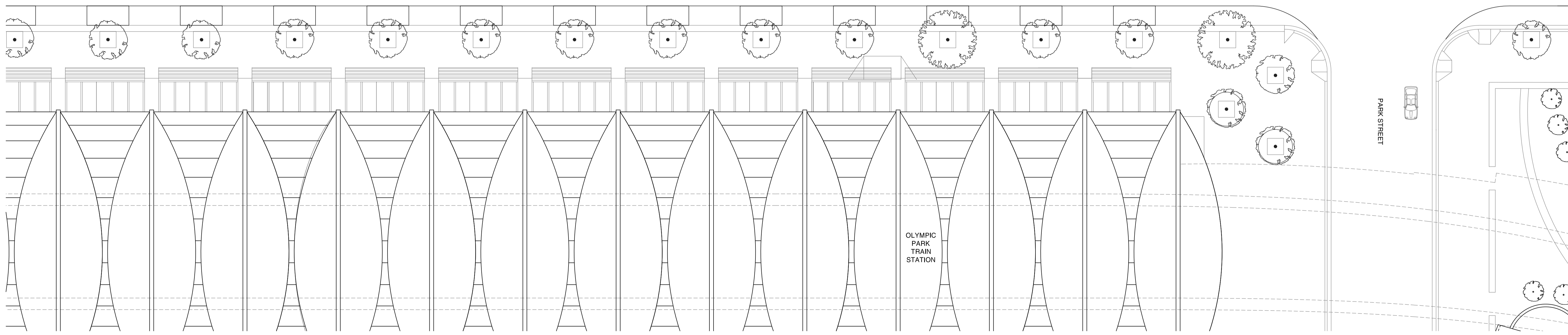
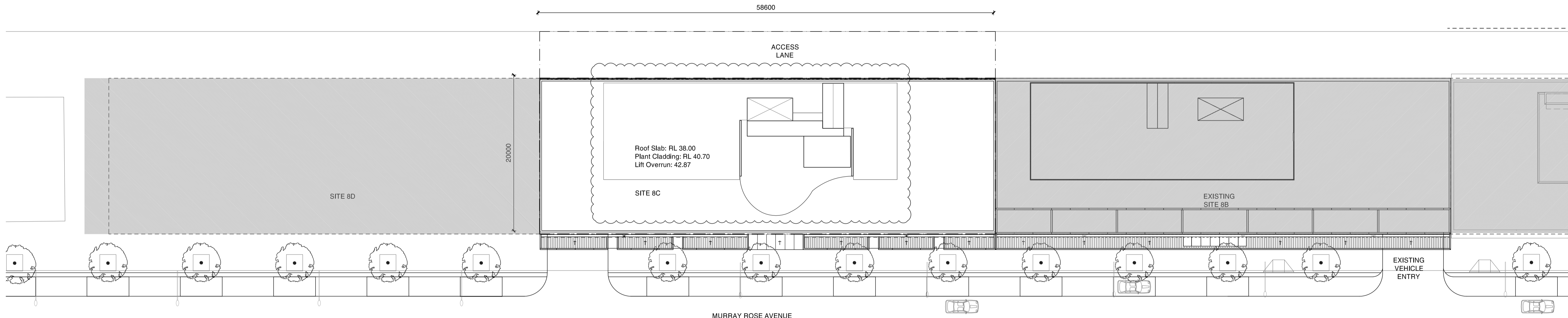
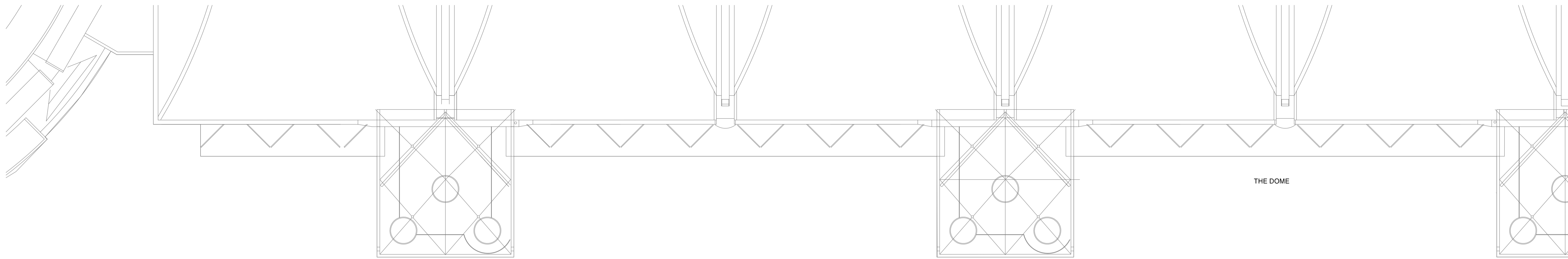
## 2.3 PHOTOMONTAGE

The resulting form creates a dynamic counterpart to the building at site 8B. The added fins and 3 storey entry provide a depth to the facade which sets it apart from the linear curtain wall configuration at Site 8B.





**APPENDIX A**  
**ARCHITECTURAL**  
**DRAWINGS**



Revision	Date	Description	Initial	Checked
D	10.07.15	Section 96 Submission	JCR	BR
C	24.09.13	Design Report		BR
B	02.08.13	Development Application	MU	BR
A	25.06.13	Pre-DA Submission	MU	BR

**Site 8C Commercial Building  
Sydney Olympic Park**  
Site Plan

Scale	1:250 @ A1 / 1:500 @ A3
Drawn	MU Checked BR
Project No.	S11610
Status	Section 96 Application
Plot Date	10/7/2015 4:59:53 PM
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Drawing No.	[Revision]



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**A01.001[D]**

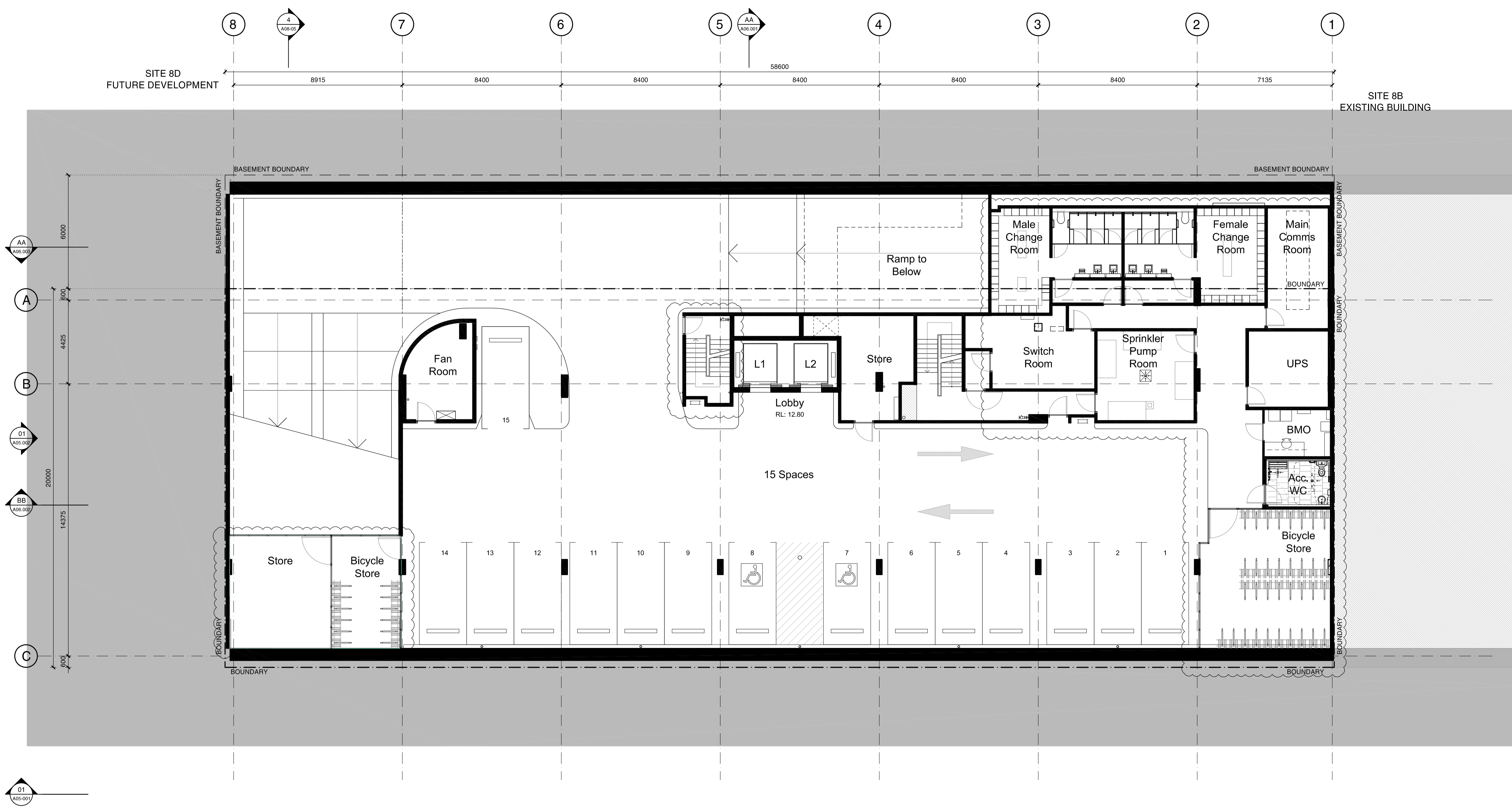
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 Sydney Olympic Park  
 Basement 1 Plan

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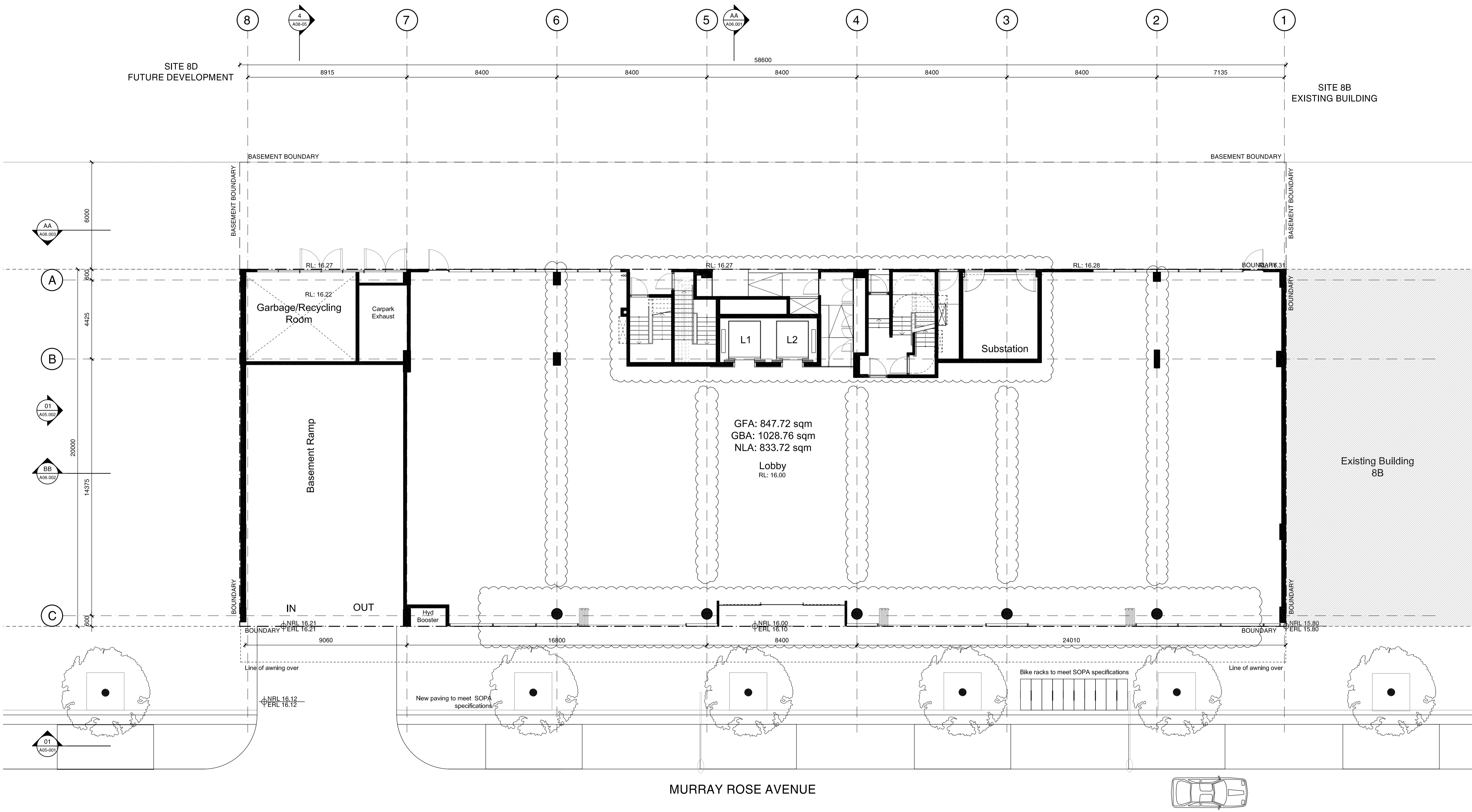
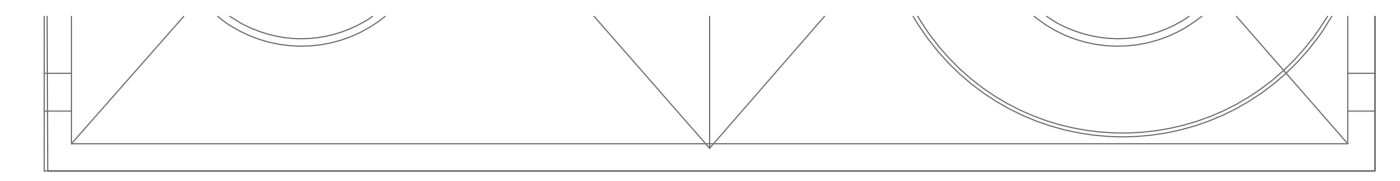
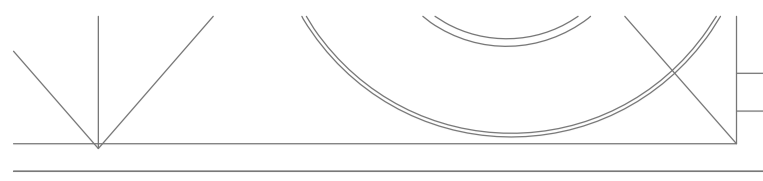
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B 02.08.13	Development Application	MU	BR
A 25.06.13	Pre-DA Submission	MU	BR

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MURRAY ROSE AVENUE

Revision	Date	Description	Initial	Checked
F	24.07.15	Revised Section 96 Submission	JCR	BR
E	15.07.15	For information	JCR	BR
D	10.07.15	Section 96 Submission	JCR	BR
C	02.08.13	Development Application	MU	BR
B	03.07.13	For Information	MU	BR
A	25.06.13	Pre-DA Submission	JC	BR

Revision	Date	Description	Initial	Checked
G	04.08.15	Revised Section 96 Submission	JCR	BR

Site 8C Commercial Building  
Sydney Olympic Park  
Ground Floor Plan

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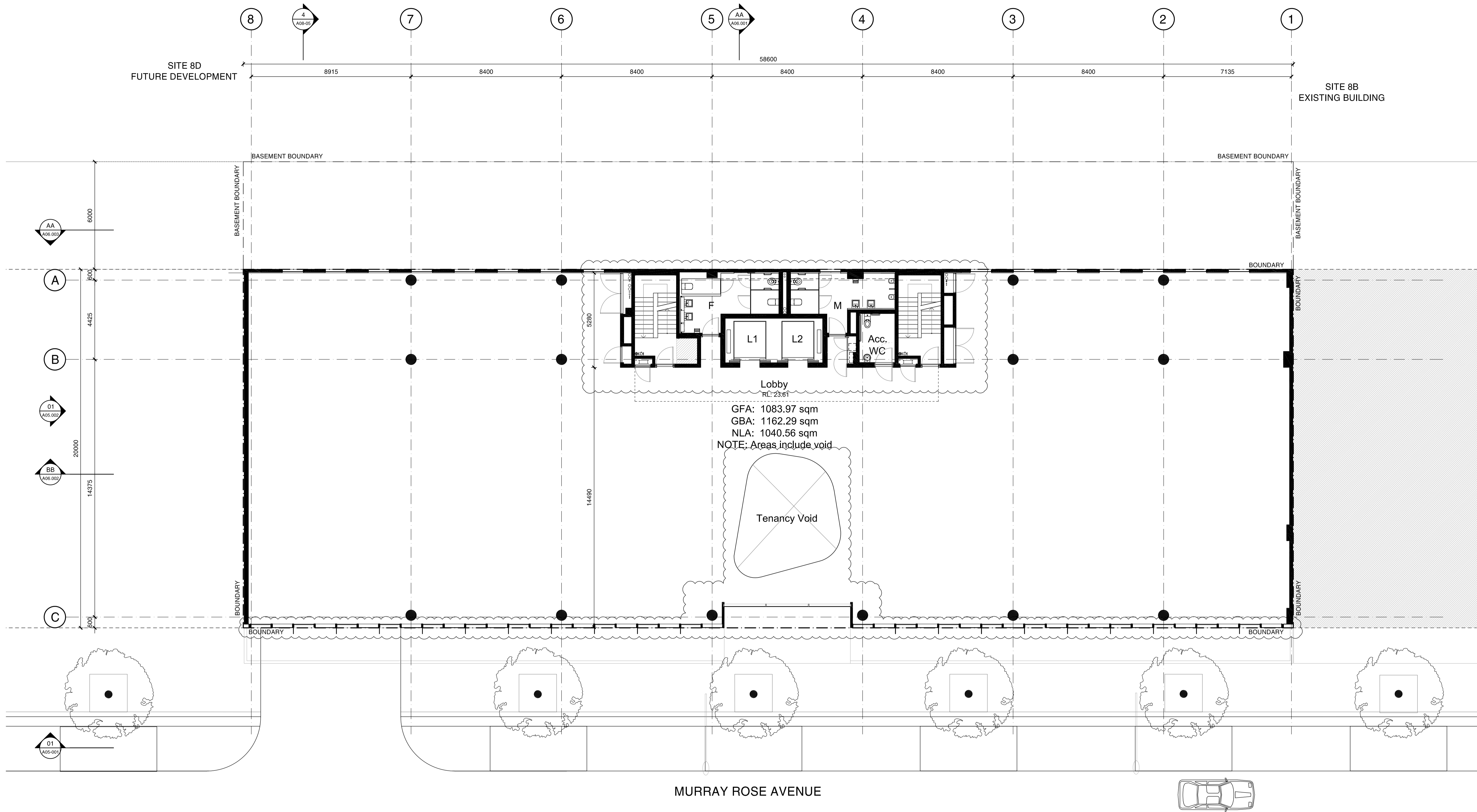
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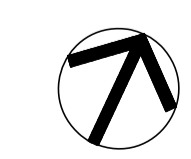




GFA: 1083.97 sqm  
 GBA: 1162.29 sqm  
 NLA: 1040.56 sqm  
 NOTE: Areas include void

MURRAY ROSE AVENUE

Site 8C Commercial Building  
 Sydney Olympic Park  
 Second Floor Plan



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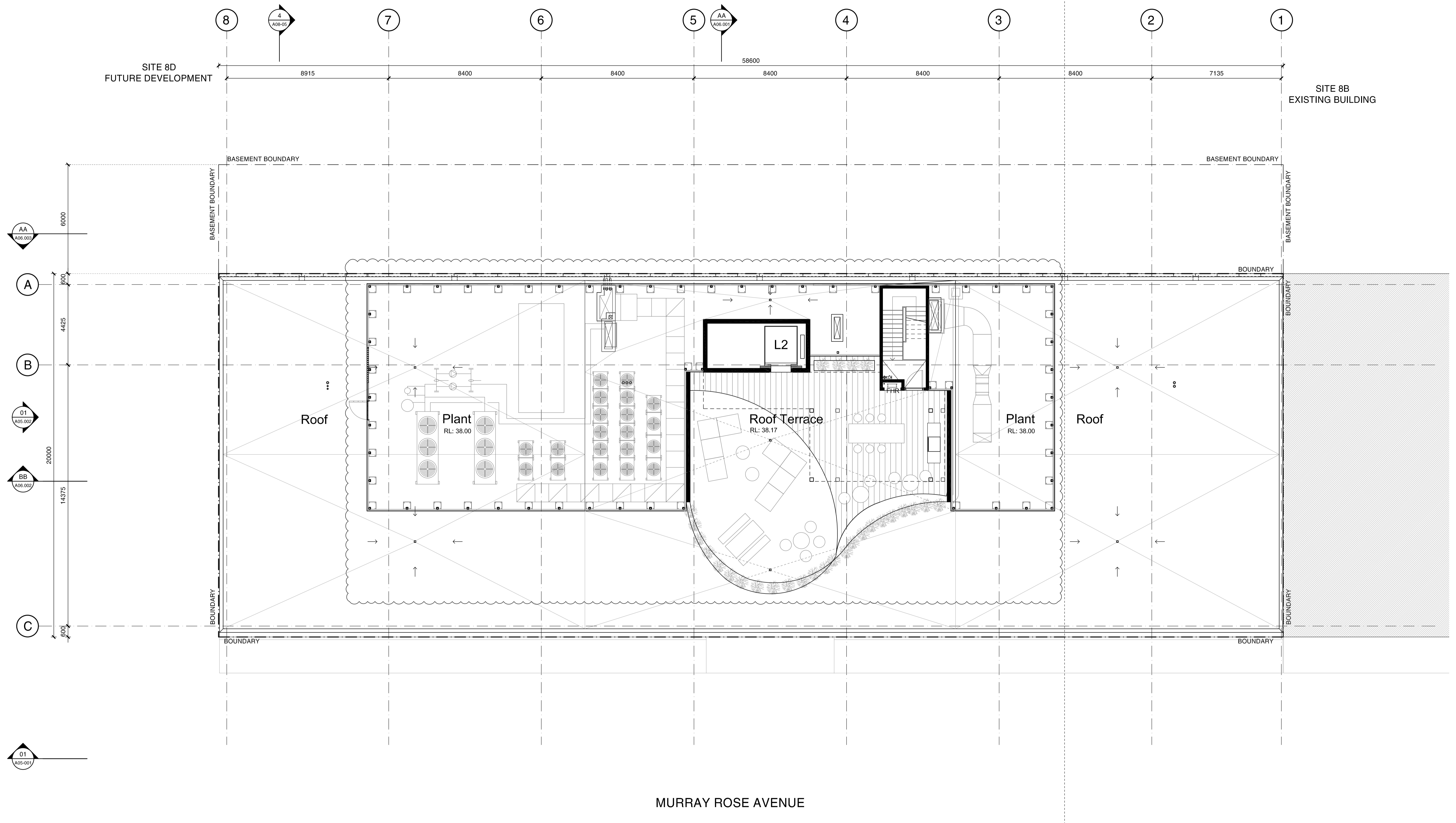
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Revision Date	Description	Initial	Checked
C 10.07.15	Section 96 Submission	JCR	BR
B 02.08.13	Development Application	MU	BR
A 25.06.13	Pre-DA Submission	MU	BR









MURRAY ROSE AVENUE

**Site 8C Commercial Building  
Sydney Olympic Park  
Plant Level 6**

Revision Date	Description	Initial	Checked
D 04.08.15	Revised Section 96 Submission	JCR	BR
C 10.07.15	Section 96 Submission	JCR	BR
B 02.08.13	Development Application	MU	BR
A 25.06.13	Pre-DA Submission	MU	BR

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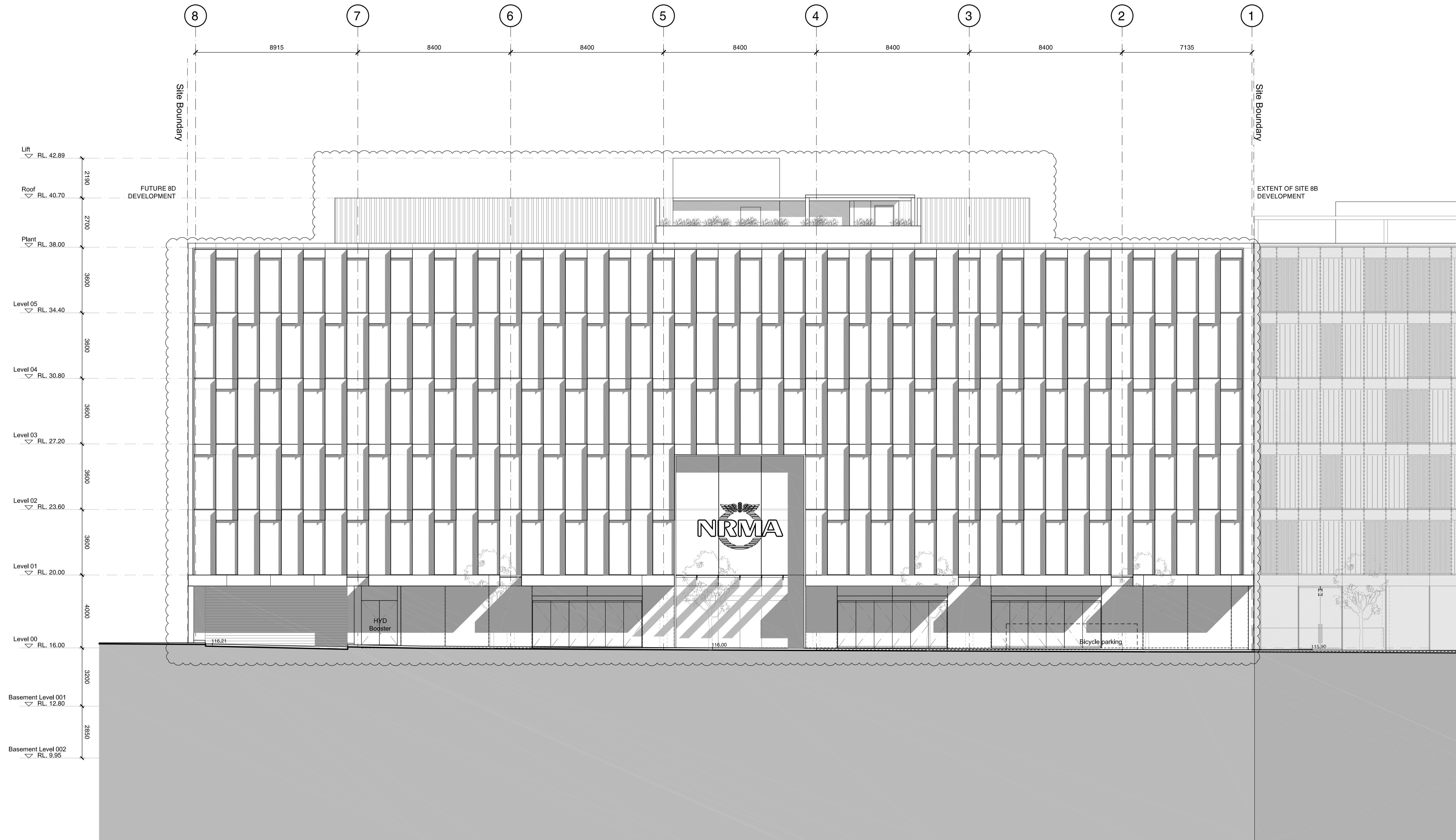
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E 24.07.15	Revised Section 96 Submission	JCR	BR
D 10.07.15	Section 96 Submission	JCR	BR
C 24.09.13	Design Report		BR
B 02.08.13	Development Application	MU	BR
A 25.06.13	Pre-DA Submission	MU	BR

Revision Date	Description	Initial	Checked
F 04.08.15	Revised Section 96 Submission	JCR	BR

**Site 8C Commercial Building**  
**Sydney Olympic Park**  
 South Elevation

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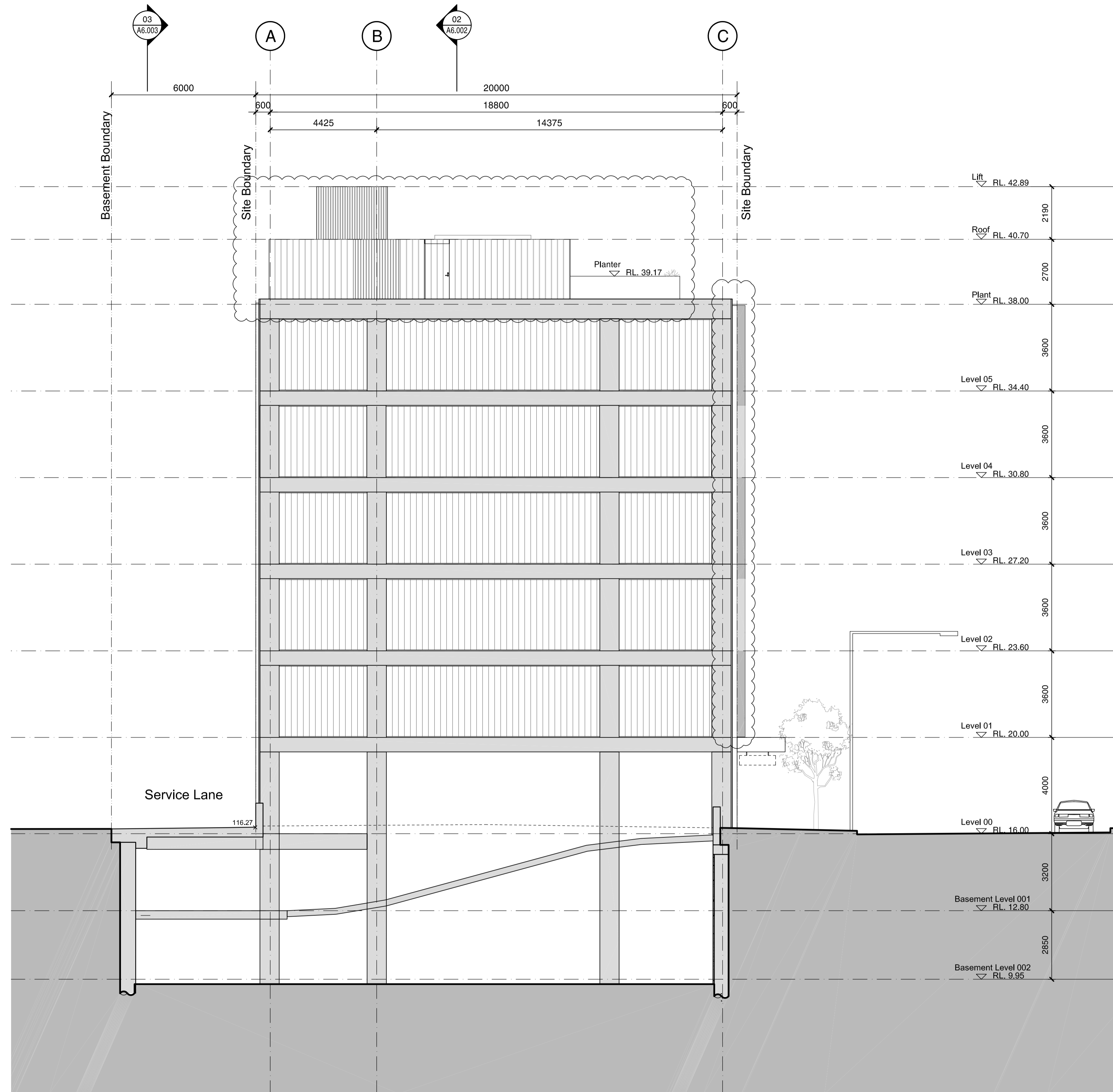
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Site 8C Commercial Building  
Sydney Olympic Park  
West Elevation

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C	24.09.13	Design Report		BR
B	02.08.13	Development Application	MU	BR
A	25.06.13	Pre-DA Submission	MU	BR

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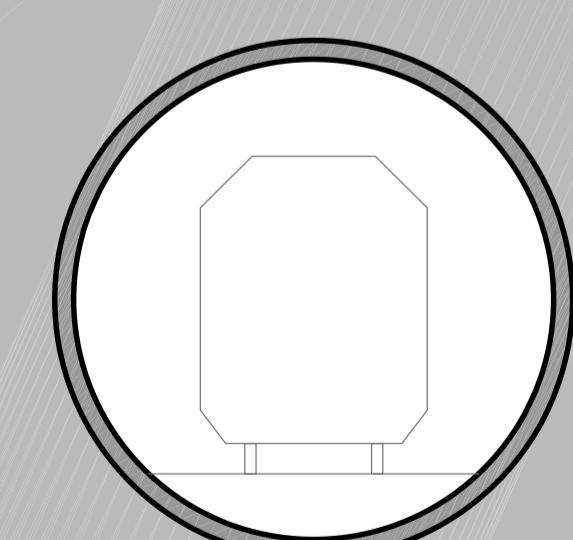
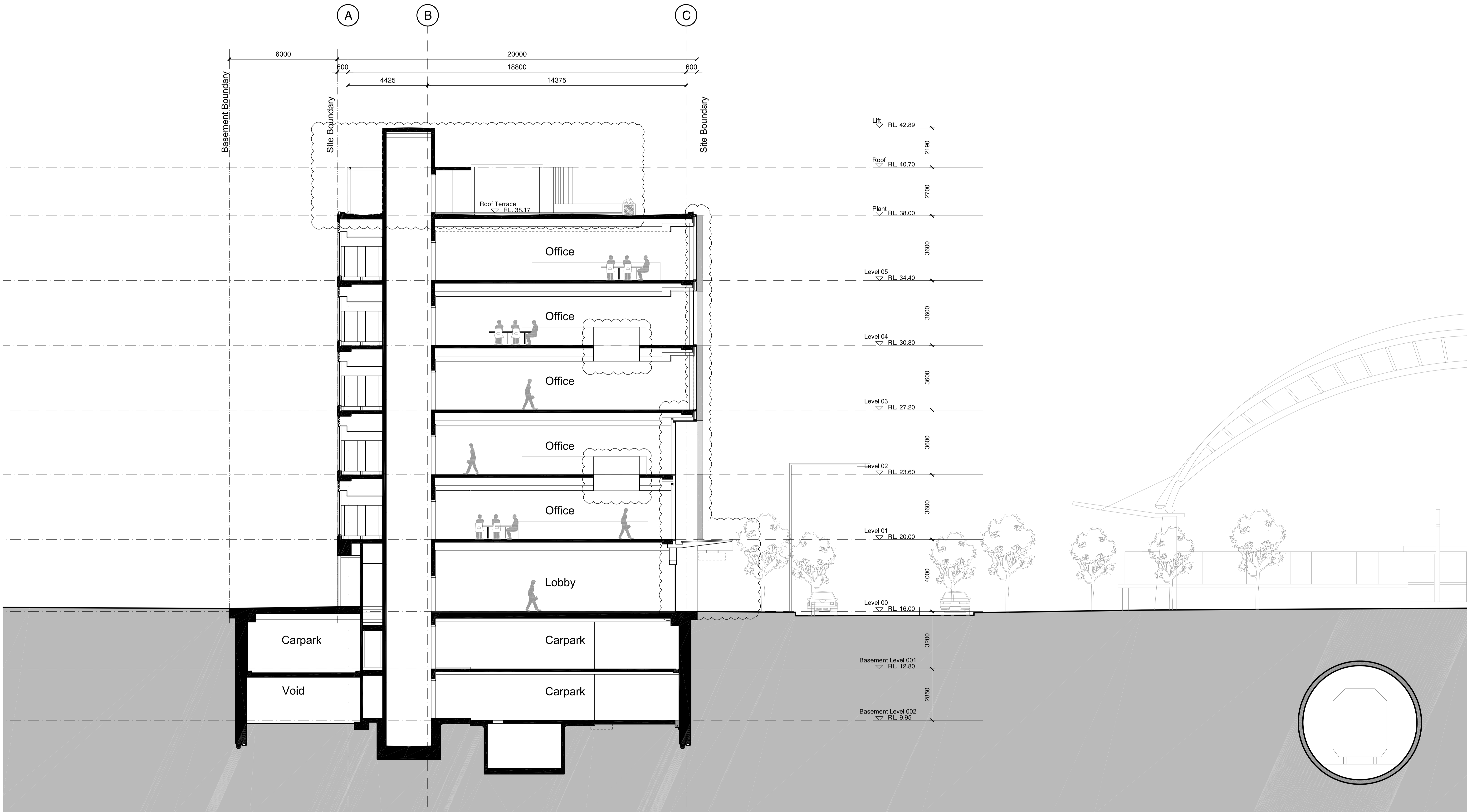
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C	24.09.13	Design Report		BR
B	02.08.13	Development Application	MU	BR
A	25.06.13	Pre-DA Submission	MU	BR

**Site 8C Commercial Building  
Sydney Olympic Park  
Section AA**

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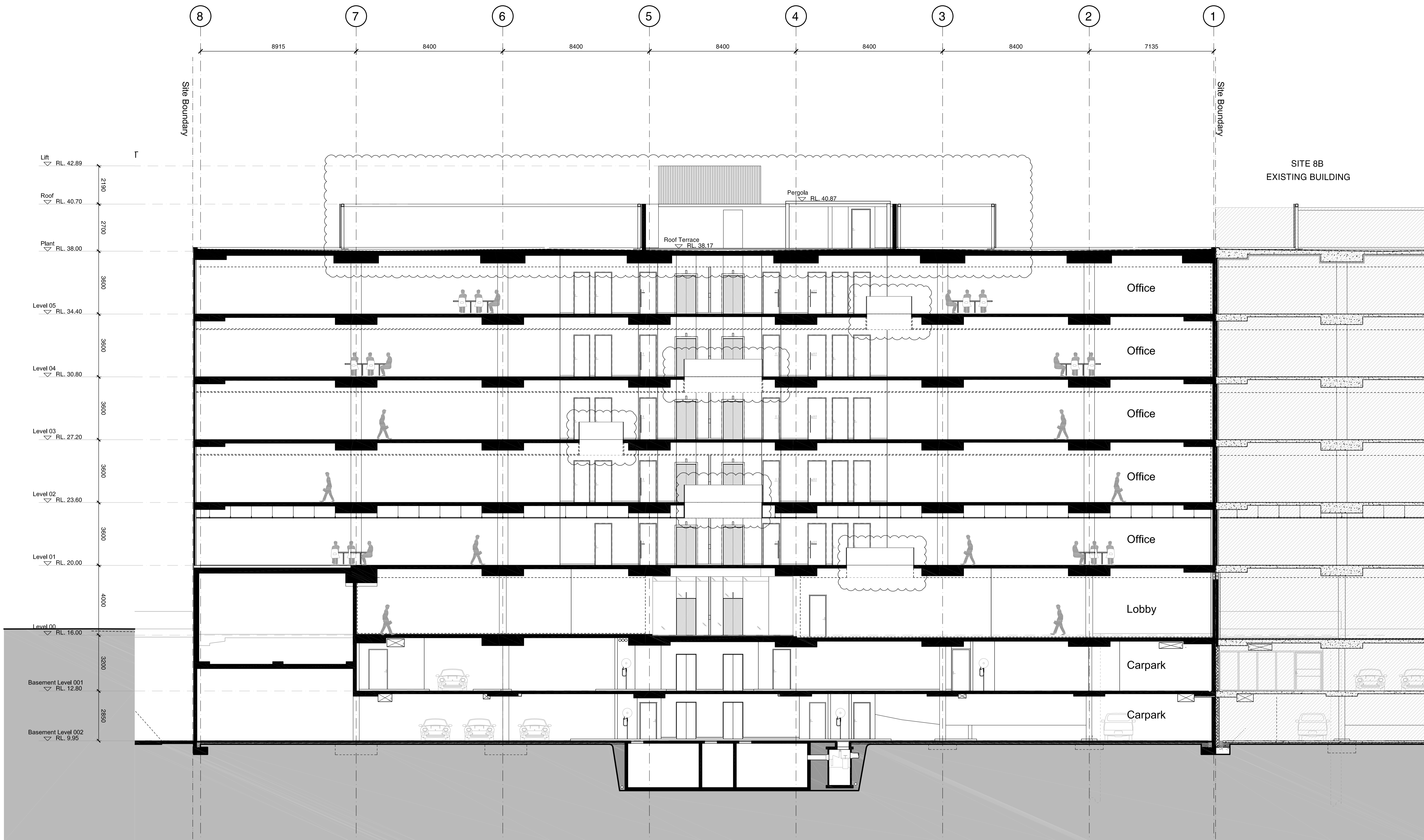
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Site 8C Commercial Building  
Sydney Olympic Park  
Section BB

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C	24.09.13	Design Report		BR
B	02.08.13	Development Application	MU	BR
A	25.06.13	Pre-DA Submission	MU	BR

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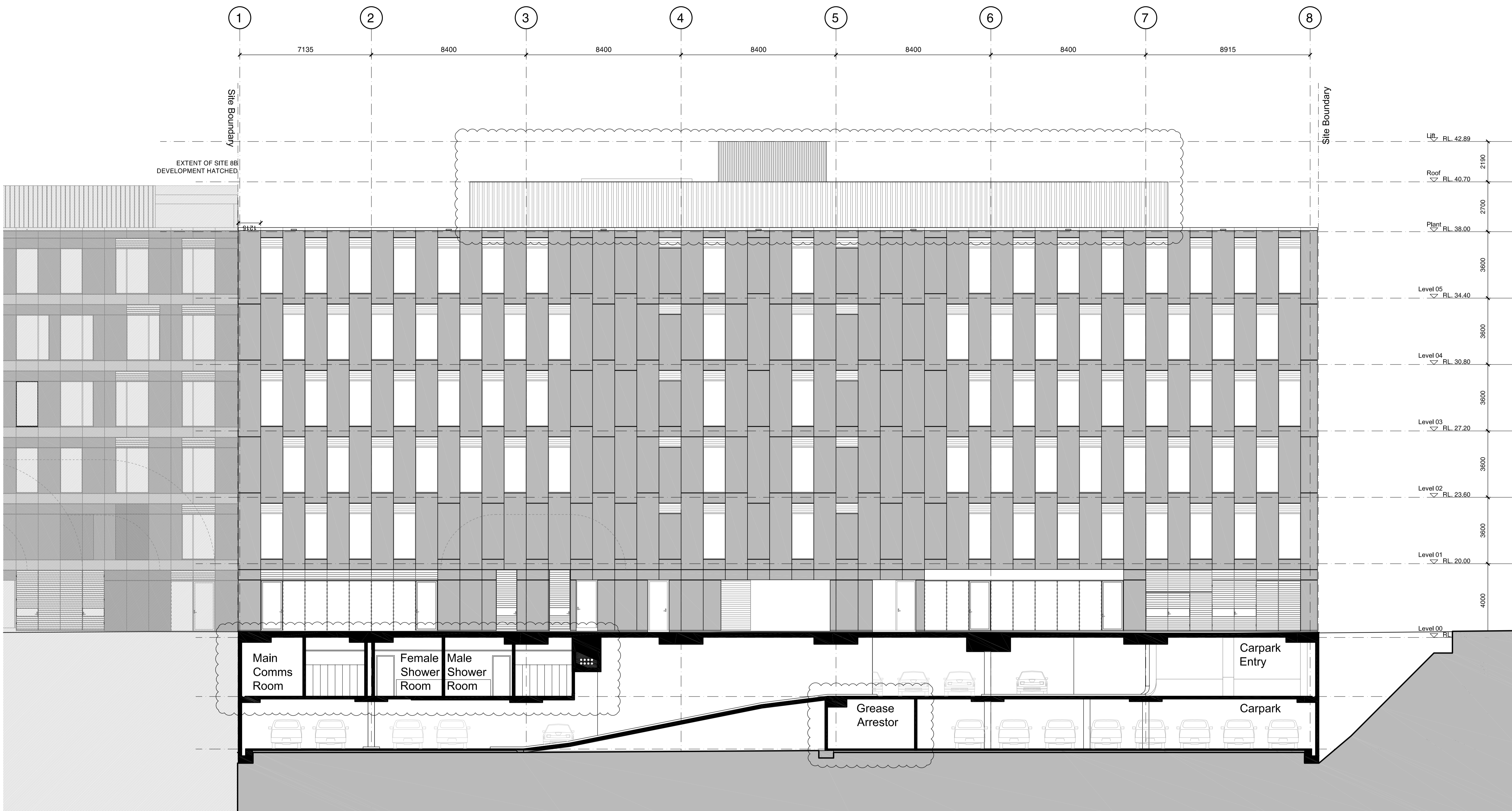
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EXTENT OF SITE 8B DEVELOPMENT HATCHED

Site Boundary

Site Boundary

Main Comms Room

Female Shower Room

Male Shower Room

Grease Arrestor

Carpark Entry

Carpark

Lift RL. 42.89

Roof RL. 40.70

Plant RL. 38.00

Level 05 RL. 34.40

Level 04 RL. 30.80

Level 03 RL. 27.20

Level 02 RL. 23.60

Level 01 RL. 20.00

Level 00 RL

Revision Date	Description	Initial	Checked

Revision Date	Description	Initial	Checked
D 10.07.15	Section 96 Submission	JCR	BR
C 24.09.13	Design Report		BR
B 02.08.13	Development Application	MU	BR
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Site 8C Commercial Building  
Sydney Olympic Park  
Section CC

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**APPENDIX B**  
**SCHEDULE OF AREAS**

Site 8C Sydney Olympic Park

S11610

Area Schedule - 10 July 2015

**Development Summary**

<b>Total Site Area (m2)</b>	<b>1172.0</b>
<b>Total Gross Floor Area (GFA)</b>	<b>6291.3</b>
<b>Total Net Lettable Area (m2)</b>	<b>6060.3</b>
<b>Total Commercial GFA (m2)</b>	<b>6291.4</b>
<b>Total Floor Space Ratio</b>	<b>5.37 : 1</b>

**Base Scheme**

Location	Primary Use	Type	Floor to Floor Height (m)	FFL (RL)	Parking numbers	Bicycle numbers	Gross Floor Area (m2)	Commercial Gross Floor Area (m2)	Gross Building Area (m2)	Nett Lettable Area (Integrated fitout to level 1 -5) (m2)	Comments
Basement Level 002	Parking	Basement	2.85	10.15	39		0.0	0.0	1477.0	0.0	
Basement Level 001	Parking + Change Rooms	Basement	3.00	13.00	15	92	0.0	0.0	1477.0	0.0	
Level 00 Ground	Retail + Lobby	Ground Floor	4.20	16.00			847.7	847.7	1028.8	833.7	NLA includes the Lobby
Level 01	Office	Typical level	3.60	20.01			1084.0	1084.0	1162.3	1040.6	
Level 02	Office	Typical level	3.60	23.61			1084.0	1084.0	1162.3	1040.6	
Level 03	Office	Typical level	3.60	27.21			1091.9	1091.9	1170.6	1048.5	
Level 04	Office	Typical level	3.60	30.81			1091.9	1091.9	1170.6	1048.5	
Level 05	Office	Typical level	3.60	34.41			1091.9	1091.9	1170.6	1048.5	
<b>Total</b>					<b>54</b>	<b>92</b>	<b>6291.3</b>	<b>6291.4</b>	<b>6865.1</b>	<b>6060.3</b>	

**Definitions**

SOPA - Standard LEP

**GFA**  
 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

**GLAR**  
 Gross Lettable Area - Retail (GLAR) has been calculated based on the definition of the Property Council of Australia Method of Measurement

**FSR**  
 floor space ratio means the ratio of the gross floor area of a building to the area of the site on which it is situated;