

Summary of Design Modifications S96

Project No: 12022
Project: **4 MURRAY ROSE AVENUE**
Date: 09 December 2014

SUMMARY OF S96 AMENDMENTS DESIGN MODIFICATIONS TO DEVELOPMENT CONSENT SSD 6076 4 MURRAY ROSE AVENUE, SYDNEY OLYMPIC PARK 2127

On behalf of our Client, The GPT Group, we have amended the original SSD Submission following SOPA's intention to proceed with the design of Dawn Fraser Avenue.

The original design was prepared with consideration to access from Murray Rose Avenue, as the timing for Dawn Fraser Avenue was uncertain. The strategy built in a 'Day 1' scenario and a 'Future' scenario.

Since receiving advice from SOPA regarding the design of Dawn Fraser Avenue, there is an opportunity to re-think the strategy for the site, and to integrate the building design with the new road.

The proposed amendments to integrate the Dawn Fraser road design are a considered response and achieve:

- Improved street activation along Dawn Fraser Avenue
- Reduced service road and improved public domain connection
- Relocation of services to a separate loading/back of house area
- Increased future retail presence
- Improved efficiencies in building management services

The proposed modifications are detailed below:

1. Carpark Entry driveway and Loading Dock entry relocation

- 1.1 Carpark entry/exit has been relocated to come directly off Dawn Fraser Avenue. Integration of the carpark entry with the new road design reduces pedestrian/vehicle conflict through the Ledge and the new Lawn terrace area adjacent Murray Rose Avenue.
- 1.2 Loading Dock has been relocated to the lower level of Basement 01. The new design of Dawn Fraser Avenue provides an opportunity for a direct entry off Dawn Fraser Avenue separating loading operations from all other vehicle movement. Garbage facilities, switch room, back of house corridor, staff amenities and fire services have been reconfigured to accommodate the modified building design.
- 1.3 Increased retail/commercial tenancies fronting Dawn Fraser Avenue. As a result of the relocation of building services, there is an opportunity to add Tenancy 3 and 4. This increases street activation along Dawn Fraser Avenue.
- 1.4 Relocation of bike store to achieve separate bicycle access off Dawn Fraser Avenue. This approach improves the pedestrian/cyclist conflict through the common lobby, and allows retail space to be included at the corner of the Paddock Park, increasing street activation along Dawn Fraser Avenue.



- 1.5 A basement plant mezzanine has been added directly above the lower level of Basement 01. This improves the separation of plant area from general users of the building, and allows for the provision of car spaces below.
- 1.6 The façade along the Dawn Fraser Colonnade has been refined to accommodate the design modifications noted above.
2. **Façade Refinement**
 - 2.1 Due to further services input and refinement of the mechanical exhaust design, including item 1.6 noted above.
3. **Modification to landscape design**
 - 3.1 The reduction of the service road presented an opportunity to improve the public domain interface through the addition of a Lawn terrace with access directly off the existing Ledge area.

4. **Modification to the extent of basements and number of Car and Motorbike spaces**

4.1 Summary of parking numbers:

	SSD 6076 Submission	Proposed S96	Change
Basement 01	67	71	+ 4
Basement 02	108	94	-14
Basement 03	112	97	-15
Total Cars	287	262	-25
Total Motorbikes	13	16	+3

4.2 Realignment of Fire stair FS03/FS05 due to refinement of services, and basement layout

5. **Paddock Park Accessible Path**

- 5.1 Temporary accessible pathway through the Paddock Park, running along the existing 'Day 1' boundary has been added to address the initial level difference at the Dawn Fraser lobby interface proposed by the new Stage 1 Road design of Dawn Fraser Avenue

6. **Change in GFA**

- 6.1 The opportunity to integrate the building design with the new design of Dawn Fraser Avenue, the relocation of services and the improved efficiency of building management facilities has resulted in a change in area of 523m², consistent with the conversations between GPT and SOPA. This additional area provides further activation to Dawn Fraser avenue, improves the public domain connection by reducing the service road required and does not result in an increase in the building envelope.

Summary of change in Area:

	SSD 6076 Submission	Proposed S96	Change
GFA	15,712m ²	16,235 m ²	523m ²



The above summary of design modifications are documented in the S96 drawing package dated December 2014.

A record of architectural and landscape documents issued as part of this S96 submission is provided as Attachment A.

Yours sincerely,

TURNER

Claire Mallin
Architect 9449

Attachment



ATTACHMENT A: Summary of Information / Documentation Issued as part of the S96 Submission

1. ARCHITECTURAL DRAWINGS

Prepared by Turner

EA 000	Cover Page – Drawing List	rev. J	dated 09.12.14
EA 001	Site Analysis	rev. E	dated 09.12.14
EA 002	Masterplan – Day 1	rev. E	dated 09.12.14
EA 003	Masterplan – Future	rev. E	dated 09.12.14
EA 004	Demolition Plan	rev. E	dated 09.12.14
EA 005	Context Elevations	rev. D	dated 02.12.14
EA 006	Context Elevations	rev. D	dated 02.12.14
EA 007	Photomontages (Unchanged)	rev. C	dated 16.05.14
EA 008	Infrastructure Diagram	rev. E	dated 09.12.14
EA 100	Site / Roof Plan	rev. E	dated 02.12.14
EA 101	Basement 03	rev. S	dated 02.12.14
EA 102	Basement 02	rev. S	dated 02.12.14
EA 103.a	Basement 01	rev. S	dated 02.12.14
EA 103.b	Basement Plant Mezzanine	rev. F	dated 02.12.14
EA 104	Ground Level	rev. X	dated 02.12.14
EA 105	Level 01	rev. N	dated 02.12.14
EA 106	Level 02	rev. J	dated 02.12.14
EA 107	Level 03	rev. J	dated 02.12.14
EA 108	Level 04	rev. N	dated 02.12.14
EA 109	Level 05	rev. H	dated 02.12.14
EA 110	Plant Level	rev. K	dated 02.12.14
EA 114	Area Schedule	rev. E	dated 02.12.14
EA 300	North Elevation	rev. F	dated 02.12.14
EA 301	East Elevation	rev. G	dated 02.12.14
EA 302	South Elevation	rev. H	dated 02.12.14
EA 303	West Elevation	rev. G	dated 02.12.14
EA 400	Section A	rev. G	dated 02.12.14
EA 401	Section B	rev. E	dated 02.12.14
EA 403	Section D	rev. E	dated 02.12.14
EA 500	Shadow Analysis (Unchanged)	rev. C	dated 16.05.14
EA 501	Solar Analysis (Unchanged)	rev. C	dated 16.05.14
<i>EA 700 (Not Used)</i>			
EA 701	Perspective View 02 (Unchanged)	rev. C	dated 16.05.14
EA 800	Materials & Finishes	rev. C	dated 02.12.14
EA 810	Appendix: Ground Level	rev. J	dated 02.12.14
EA 811	Appendix: South Elevation	rev. J	dated 02.12.14



2. LANDSCAPE DRAWINGS

Prepared by Turf

LA1	Cover Page	rev. E	dated 02.12.14
LA2	Landscape Plan	rev. E	dated 02.12.14
LA3	The Ledge: Detail Plan	rev. E	dated 02.12.14
LA4	Paddock Park: Detail Plan	rev. E	dated 02.12.14
LA5	Landscape Plan: Future	rev. E	dated 02.12.14
LA6	Paddock Park: Future Detail	rev. E	dated 02.12.14
LA7	Sections A-B	rev. E	dated 02.12.14
LA8	Sections C-D	rev. E	dated 02.12.14
LA9	Urban Elements & Materials	rev. E	dated 02.12.14

End.