

4.0 DESIGN OVERVIEW

GROUND FLOOR PLAN

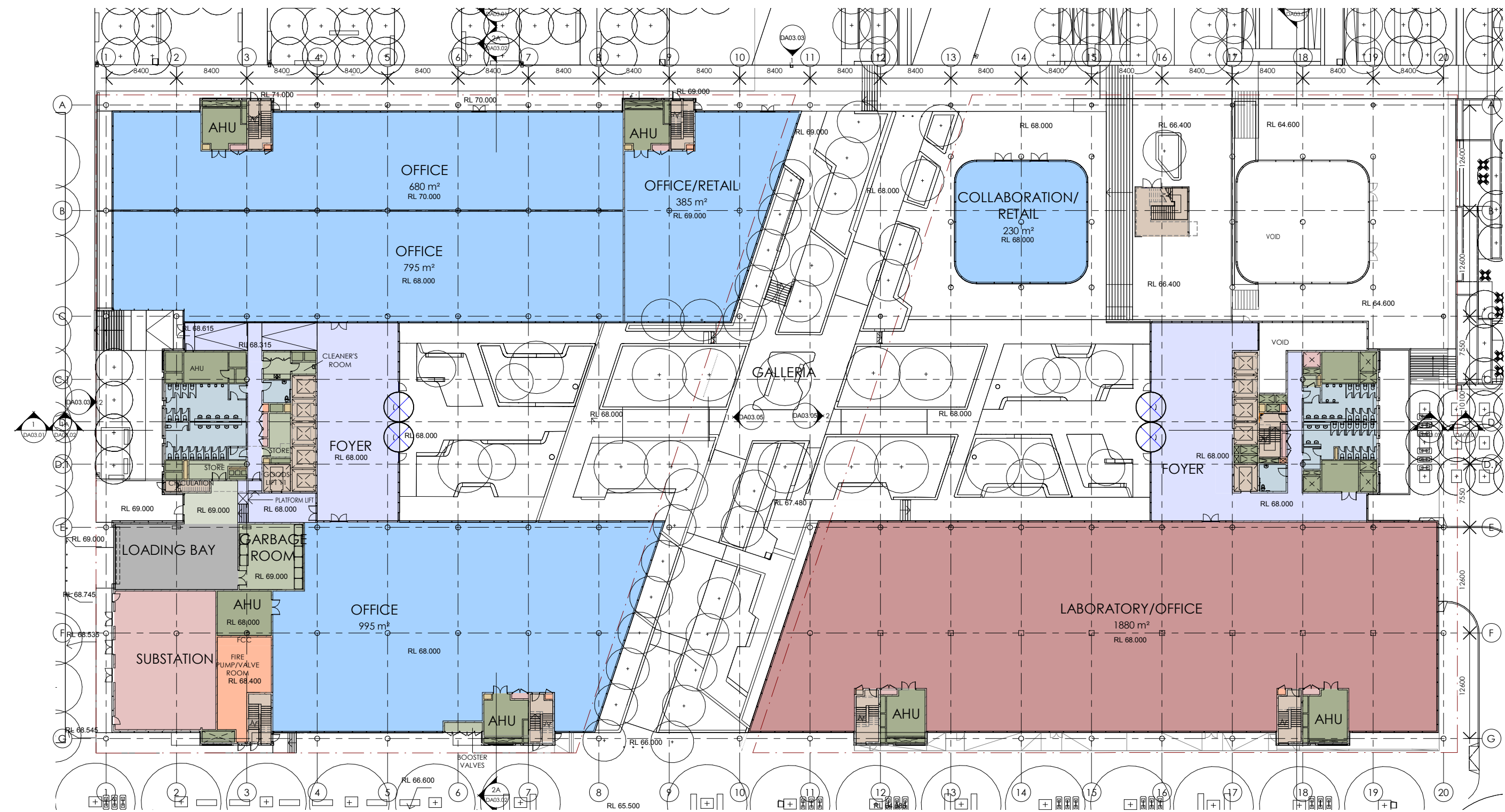
The ground floor of Site E2 houses a mixture of retail, office and open plan foyer space. The North and South wings of the building create street definition as prescribed in the masterplan.

Retail along Macquarie Walk and the corner of Diagonal Avenue will create active edges and give retailers the opportunity to spill out and interact with the adjacent

pedestrian areas. The main entrance to the office space is through the central atrium which directly faces the Diagonal Walk Galleria Space. The proposal is to create a reflection of this ground floor plan on site E3, forming a central courtyard/forecourt and a new 'heart' for the combined sites.

All cores / services are consolidated to the West of the floor plates. The loading dock for Site E2 is located at ground level

adjacent to the core and the basement carpark entry point and loading dock for Site E3 is located at the lower ground level. This maximises the opportunity of clear efficient floor plates and facades throughout the building.



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GROUND PLAN

The perimeter condition surrounding 8-12 University Avenue has to address discreet changes in levels brought about by the sloping topography generally falling from west to east along the site.

In response the proposed building design address the existing topography with a series and step platforms that follows the slope of both Macquarie Walk and University Avenue enabling a great degree of permeability through and around the site.

A key factor in this strategy is the north south access that bisects the built form and link, The University Common and Macquarie walk to University Avenue to the south. This link also forms the primary entry to the forecourts of both buildings.

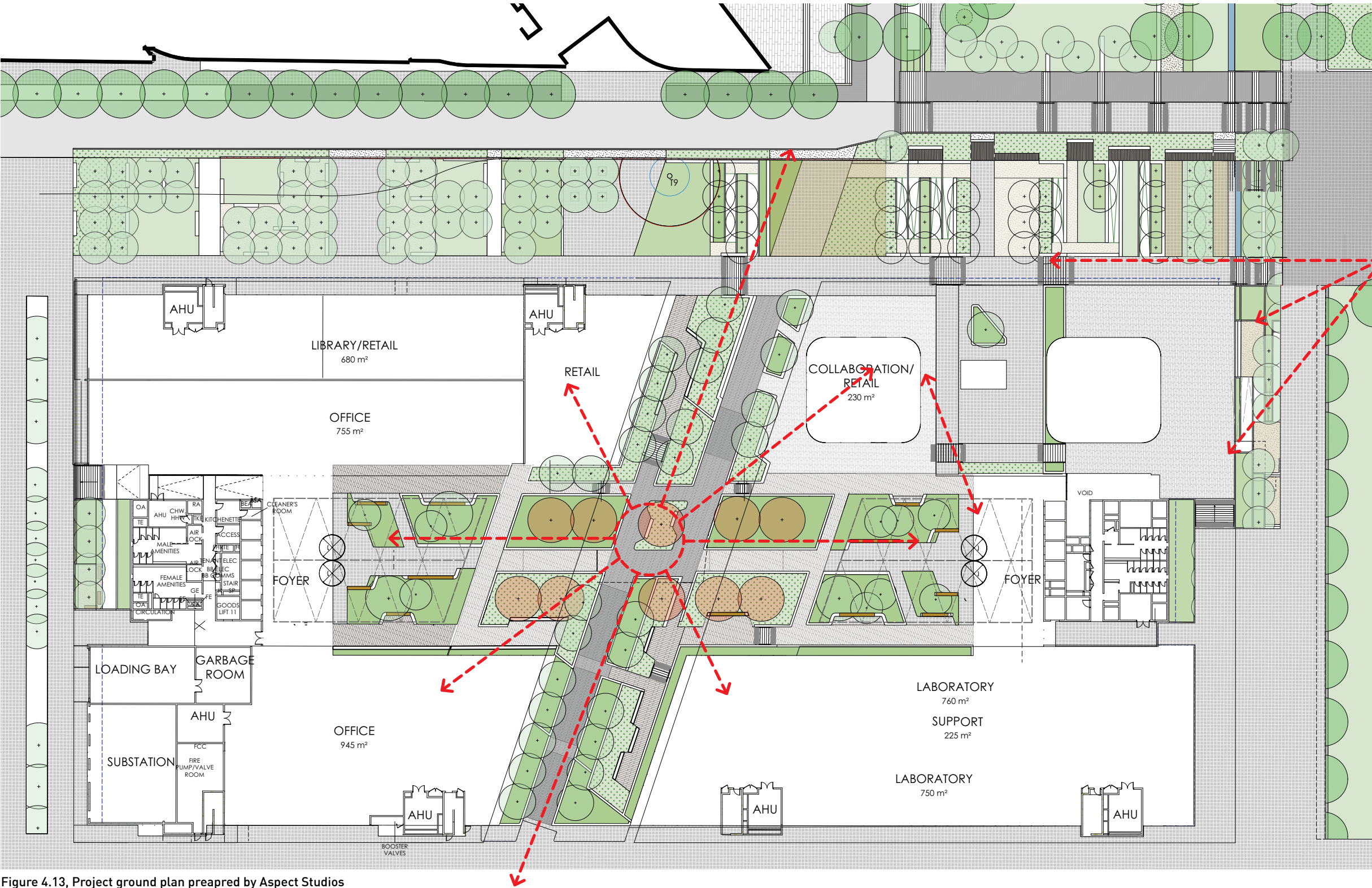


Figure 4.13, Project ground plan preapred by Aspect Studios

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THE COMMON

The north eastern corner of the project engages with the University Common via a series of stepped platforms that establish the ground plan below the 'Collaboration Drums'. These levels have been designed to integrate with proposed landscaping design within the University Common.

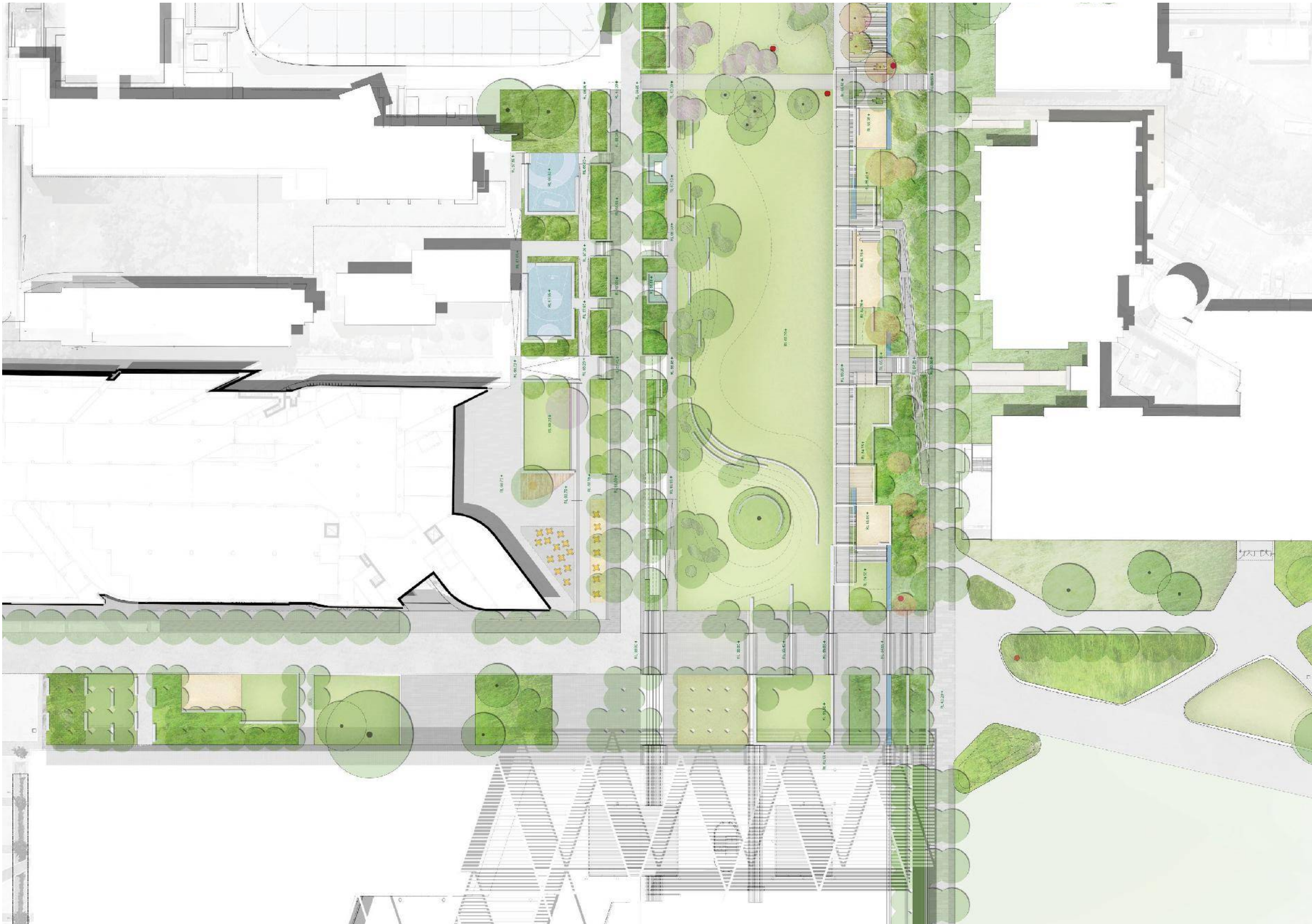


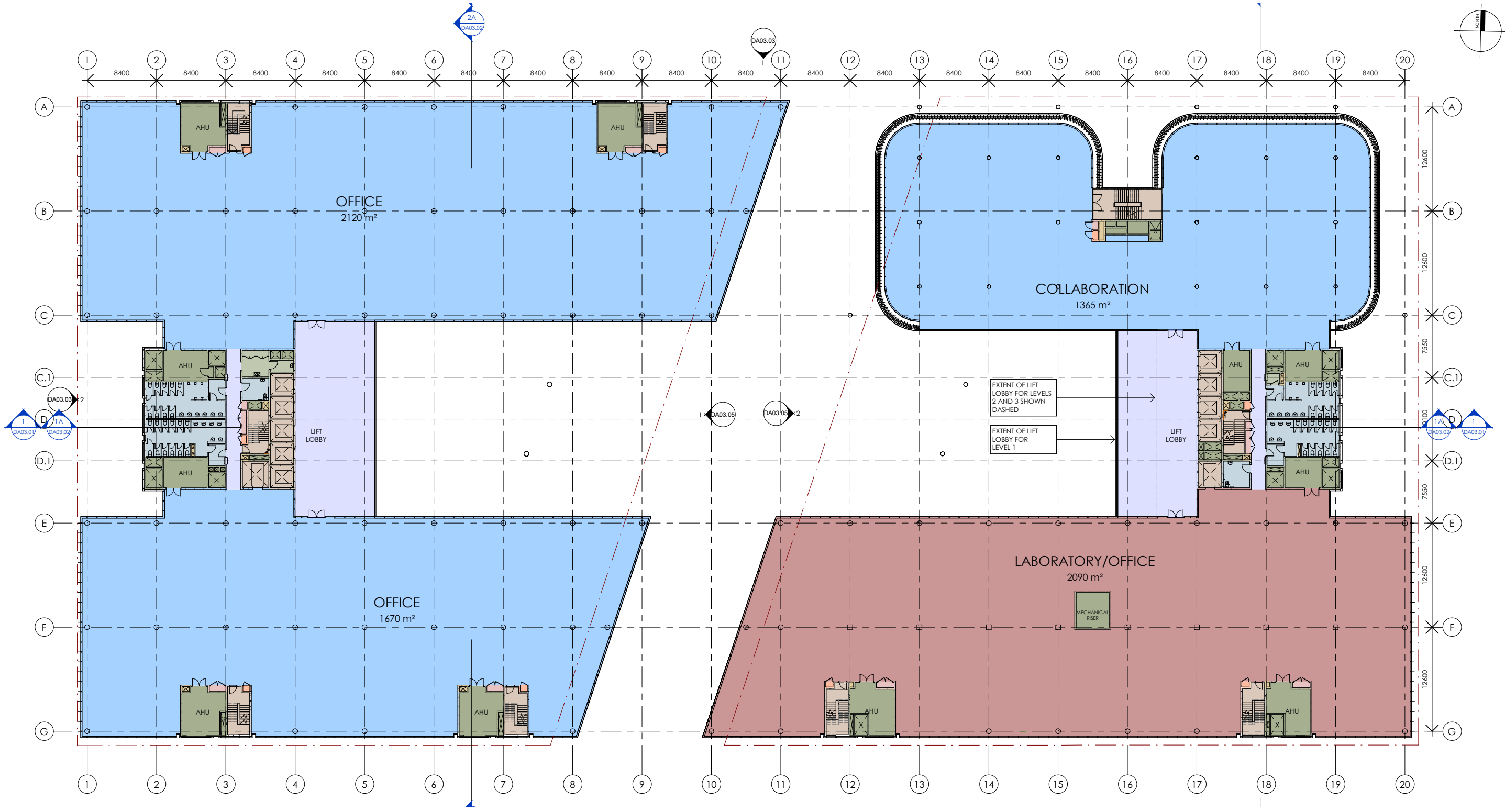
Figure 4.14, Excerpt plan of the landscape proposal for the the University common, prepared by Aspect Studios.
Figure 4.15 (following page) Photomontage view of University Common looking south toward 8-12 University Avenue.



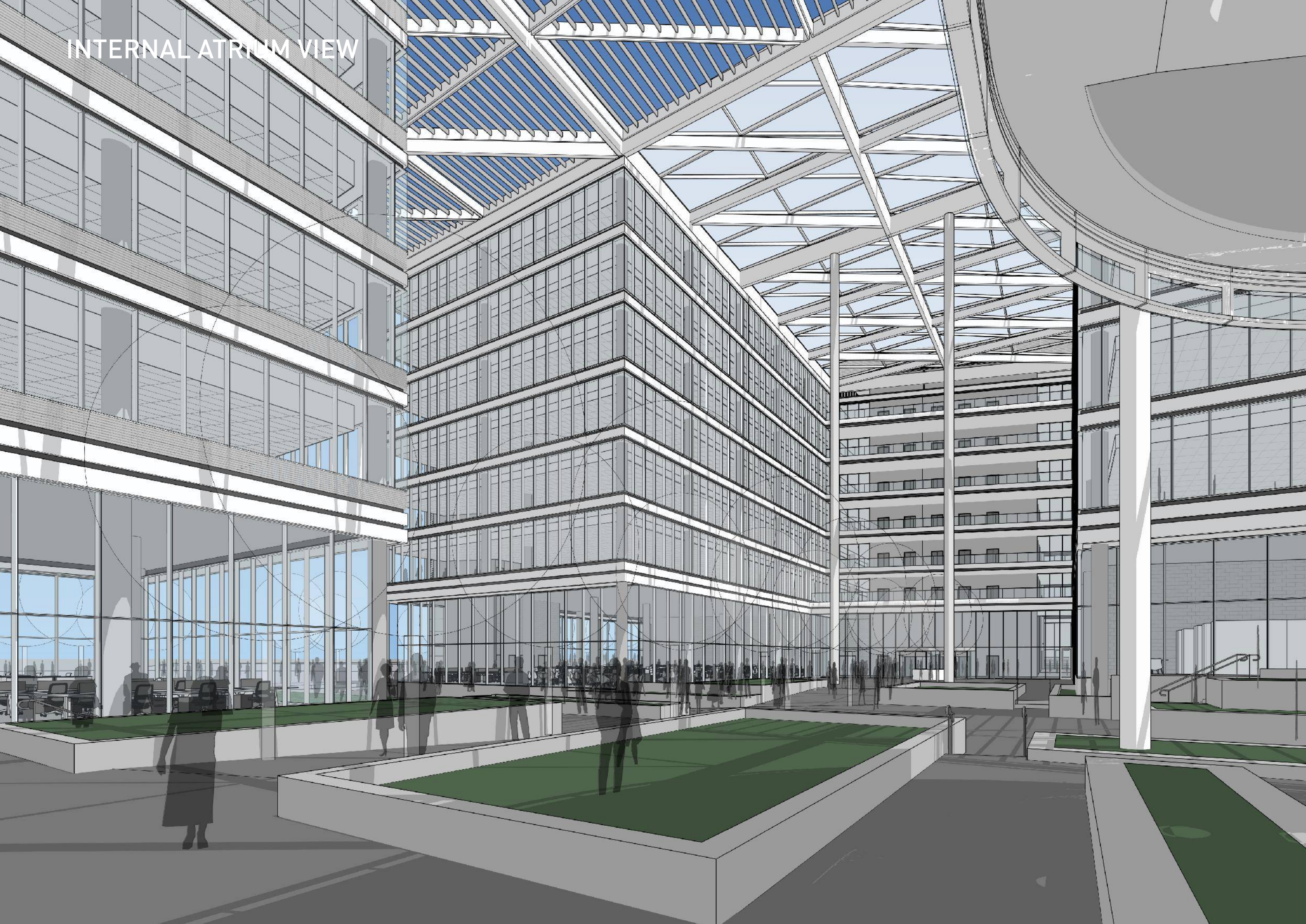
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OFFICE FLOOR PLATES

The typical office floor plate forms six levels of the proposed building on site E2. Each plate wraps around a central atrium which forms the heart of the building and directly addresses the adjacent building on site E3. A central core and four peripheral cores accommodate lift, escape and riser provision. The passenger lifts are located in the central core with the lift lobby addressing the entrance atrium. E2 is approximately 27,531 sq m and is arranged over seven levels.

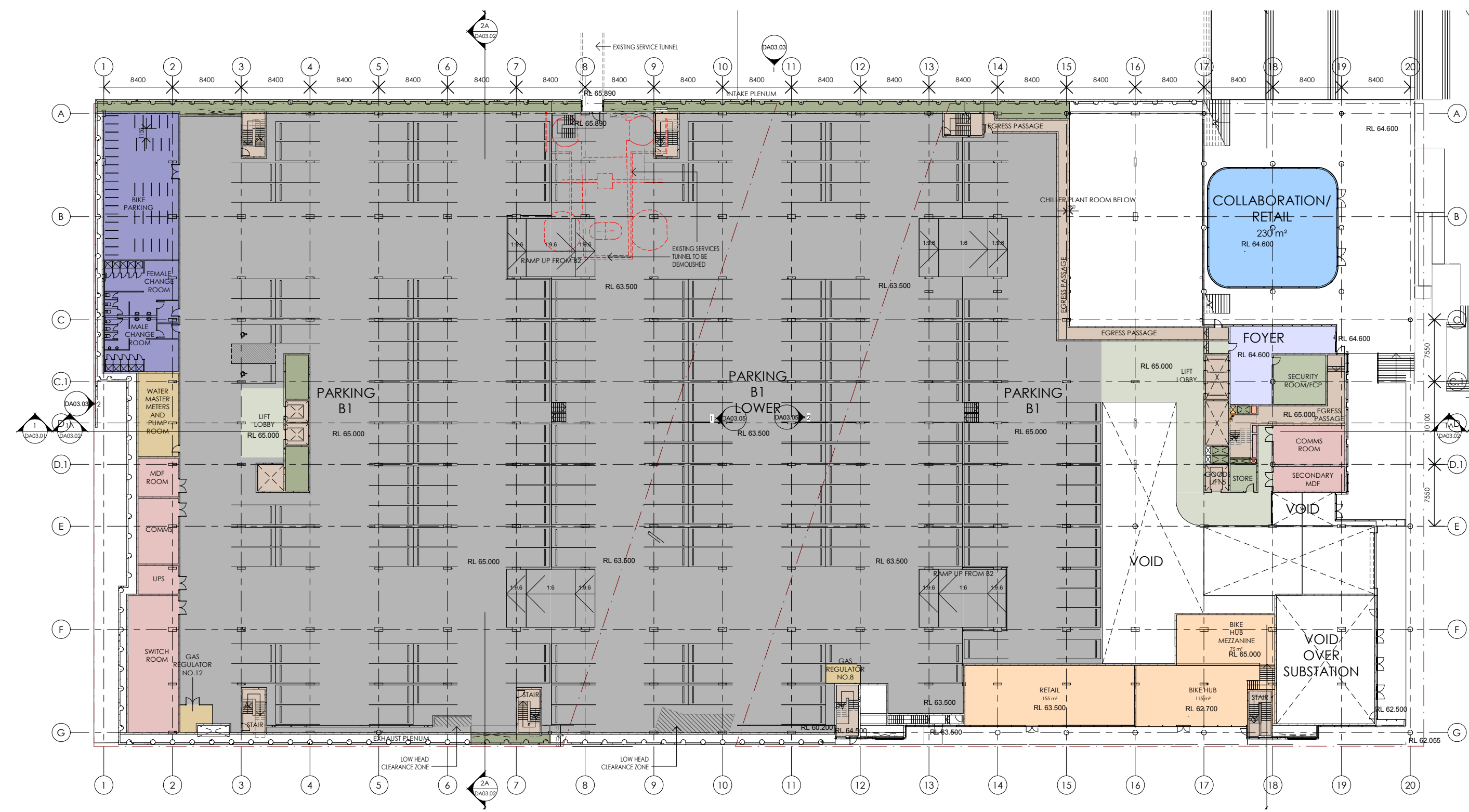


INTERNAL ATRIUM VIEW



4.0 DESIGN OVERVIEW

BASEMENT 1A & 1B PLAN

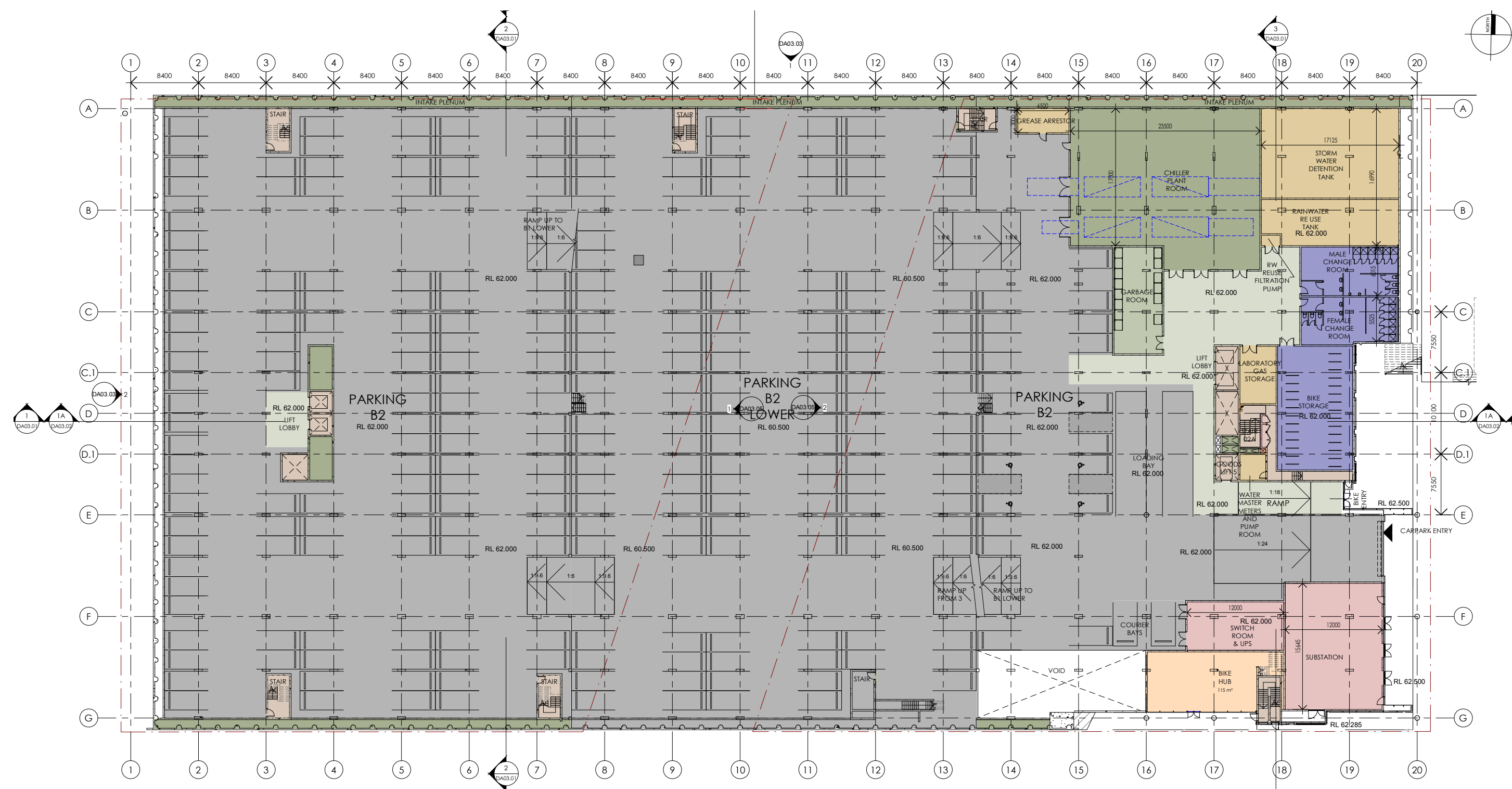


VIEW FROM THE SOUTH EAST



4.0 DESIGN OVERVIEW

BASEMENT 2A & 2B PLAN



4.0 DESIGN OVERVIEW

BASEMENT 3A & 3B PLAN

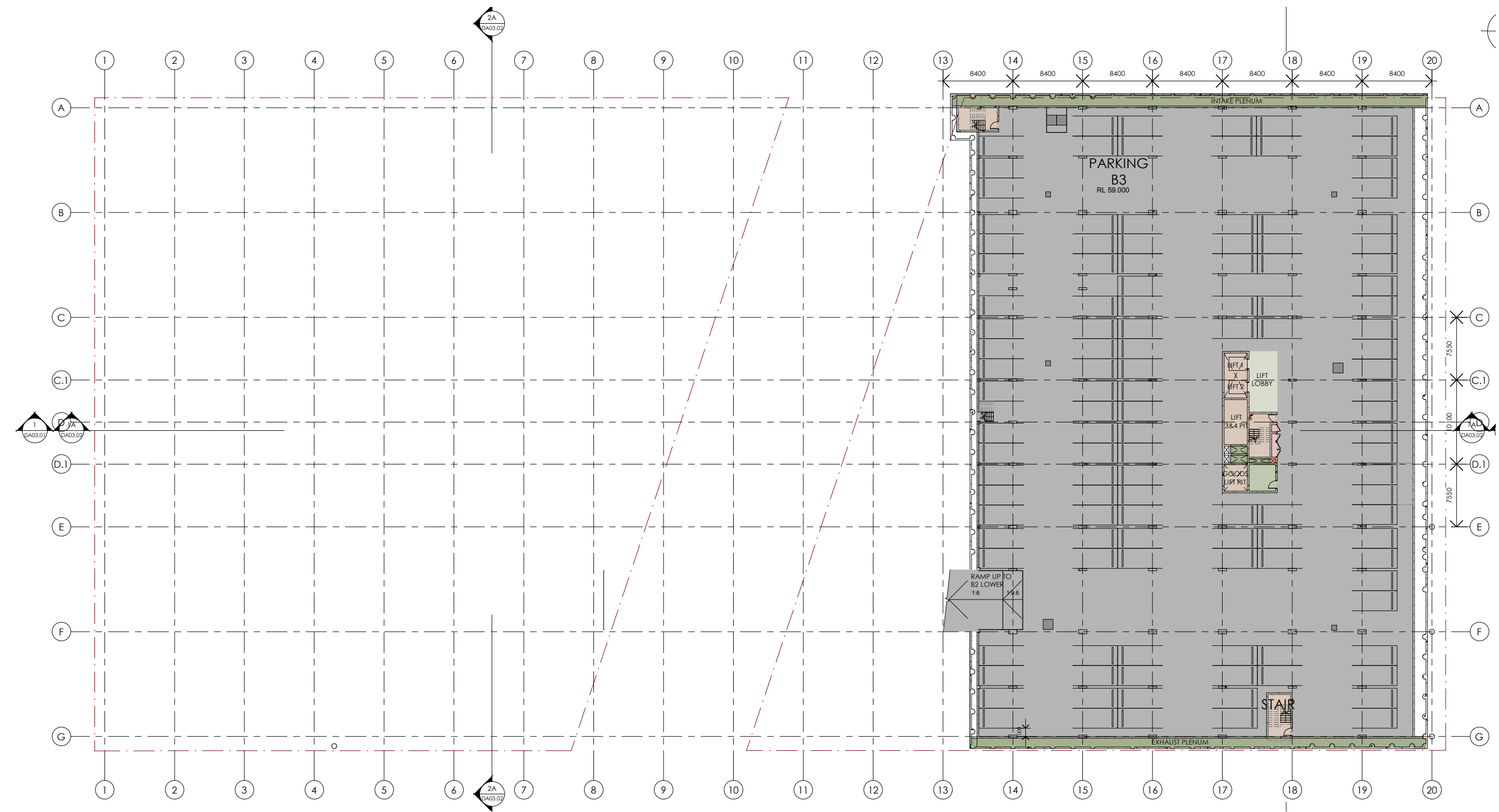
Based on an efficient parking grid of 8400 mm x 8400 mm, the basement provides both vehicle and bicycle parking along with end of trip facilities. Access to the existing service tunnel has been retained on all levels of the basement.

Carpark spaces on basement 1A and 1B = 305

Carpark spaces on basement 2A and 2B = 337

Carpark spaces on basement 3A and 3B = 118

Total carpark spaces = 760



VIEW ALONG SOUTHERN
FACADE

