

## Design Response to SOPA Issues

Project No: 11002  
Project: **3 Murray Rose Avenue**  
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### Design Response to SOPA Issues: Depth of Building Recesses & the Width of Public Pathways

In response to issues raised by SOPA regarding the building design - depth of building recesses and the width of public pathways - we provide supporting information confirming that the proposed design is appropriate and responds to the desired character of the site and precinct.

#### Recesses

No.3 and No.5 Murray Rose Avenue have been designed as family of buildings. Depending on the aspect or orientation, both buildings offer a variety of responses appropriate to their context.

The recesses as referred to in SOPA correspondence assist in defining the building(s) into 2 wings. Further to this statement there is a hierarchy in the type of recesses provided relative to context and 'function'. For instance the west elevation to No.5 is deeper (8.0m) given that this facade is viewed from the broader context of Sydney Olympic Park i.e Australia Avenue and provides a service zone for vehicles to load and unload goods clear of the public domain. Whilst the recesses associated with 'The Cutting' - the main entries to both buildings - are smaller (5.0 to 6.0m) given their relationship and function as the main arrival space to the building.

The east elevation of No.3 Murray Rose has been designed in response to both the existing and future context. This includes the relationship with 'The Chase' and future No.1 Murray Rose Avenue. Unlike the west elevation to No.5 Murray Rose Avenue or the recesses to 'The Cutting' the function or use of 'The Chase' is different.

As defined in the SOPA 2030 Masterplan 'The Chase' is a secondary access point to the Brick Pit Park. It provides separation and access between buildings. Both No.3 and the future No.1 Murray Rose Avenue buildings are viewed in this immediate context. When viewed broadly - Brick Pit Park, Murray Rose Avenue - the elevations facing 'The Chase' are viewed obliquely.

As per other building facades a recess has been provided to the east elevation to assist in defining the building into 2 wings. The depth of which is appropriate to the specific context - an oblique view and secondary access point to the Brick Pit Park.

Furthermore given the depth of the floor plate at the recess is no greater than 12.0m, the function of the recess is sufficient to provide adequate daylight to meet standards for worker amenity - consistent with SOPA Masterplan 2030 guidelines.

#### The Chase

'The Chase' has been designed with consideration to both the immediate and future context.

The immediate context, represents only half of 'The Chase', relying on the future development No.1 Murray Rose Avenue to complete this public domain space. Architectural drawings EA108 and EA109 show both immediate and ideas for the future design of 'The Chase'.

When consideration is given to the future design ideas, a publicly accessible pathway, well in excess of 2.0m can be achieved, not to mention significant landscaping and shared drop off / service area for both buildings. However, the immediate context - only half of 'The Chase' - limits the immediate realisation for all of these opportunities. With reference to SOPA correspondence -



the width of the publicly accessible pathway.

Despite this short term restriction the objectives for 'The Cutting' are still achieved avoiding a perfunctory response. The minor numerical variation in the width of the pathway is inconsequential when consideration is given to the overall development of 'The Chase' when complete.

As detailed above we strongly believe that the building recess and the width of public pathway is appropriate with consideration to both the immediate and future context for the site and precinct.