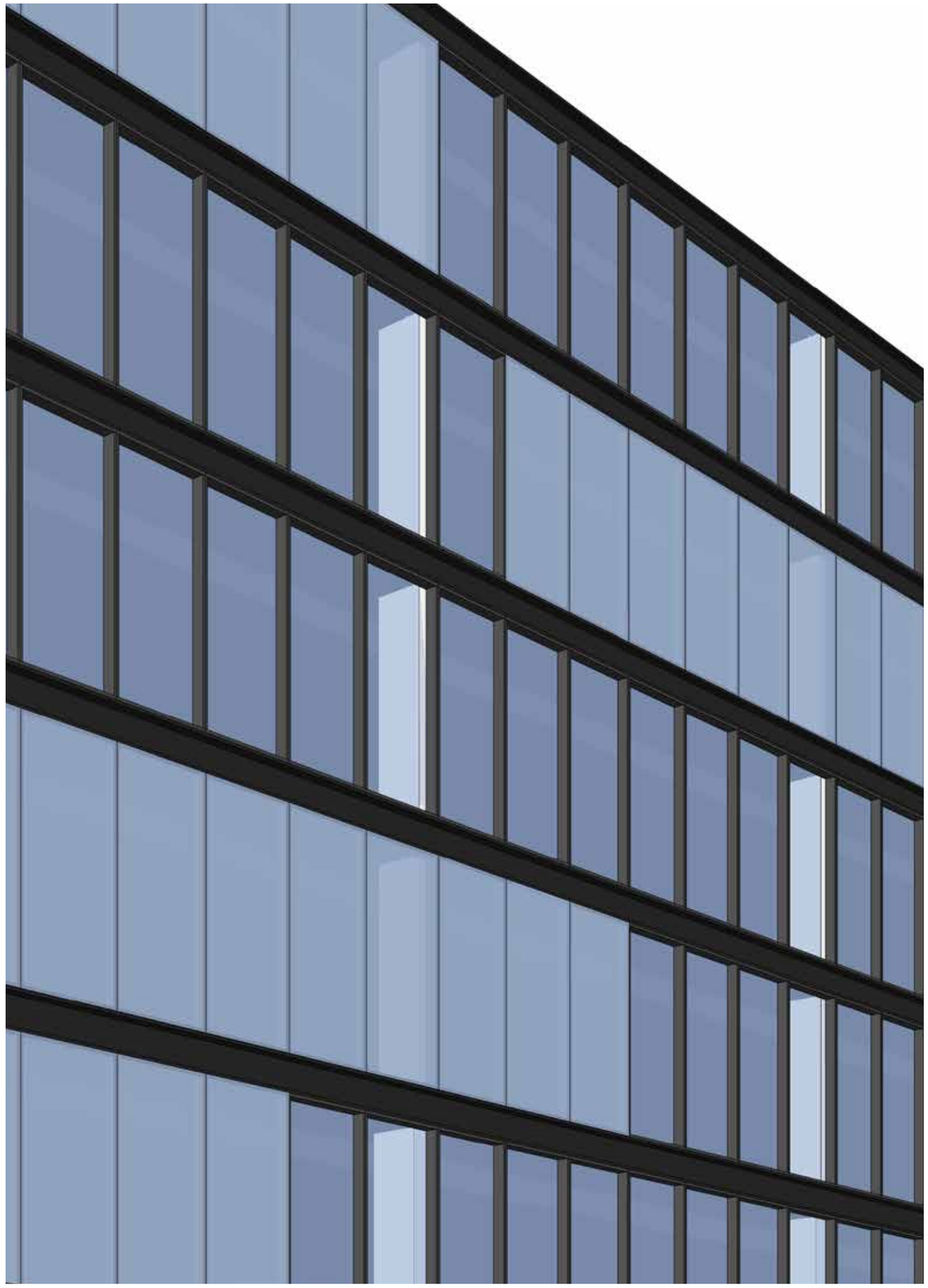
SITE 8C

COMMERCIAL BUILDING
SYDNEY OLYMPIC PARK

PRE DA REPORT

JUNE 2013

BATESSMART™



PROJECT NUMBER

S11610

INTRODUCTION

The following design report has been prepared by Bates Smart to form part of a submission to the NSW Department of Planning on behalf of FDC Construction & Fitout for the approval of a commercial building on Site 8B, Sydney Olympic Park.

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STRATEGY

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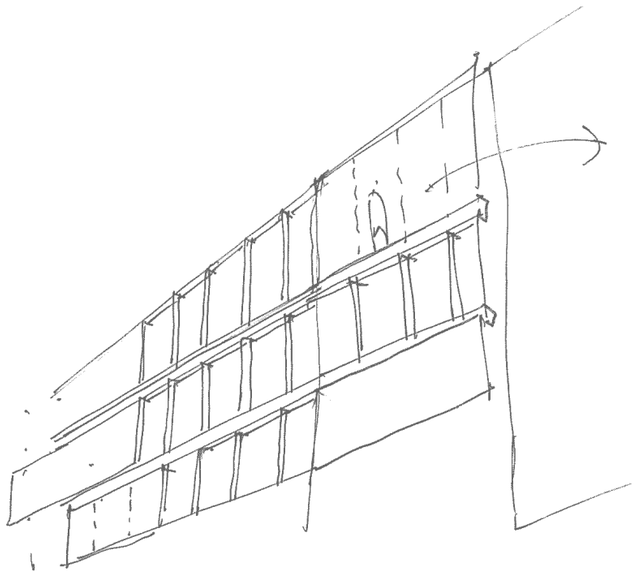
CONTENTS

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.



2.0
SITE ANALYSIS

SITE

The site is located to the north of the eastern entrance to the Olympic Park rail station at Sydney Olympic Park. The development will form the second building of a row of development site's on Murray Rose Avenue known as Site 8.

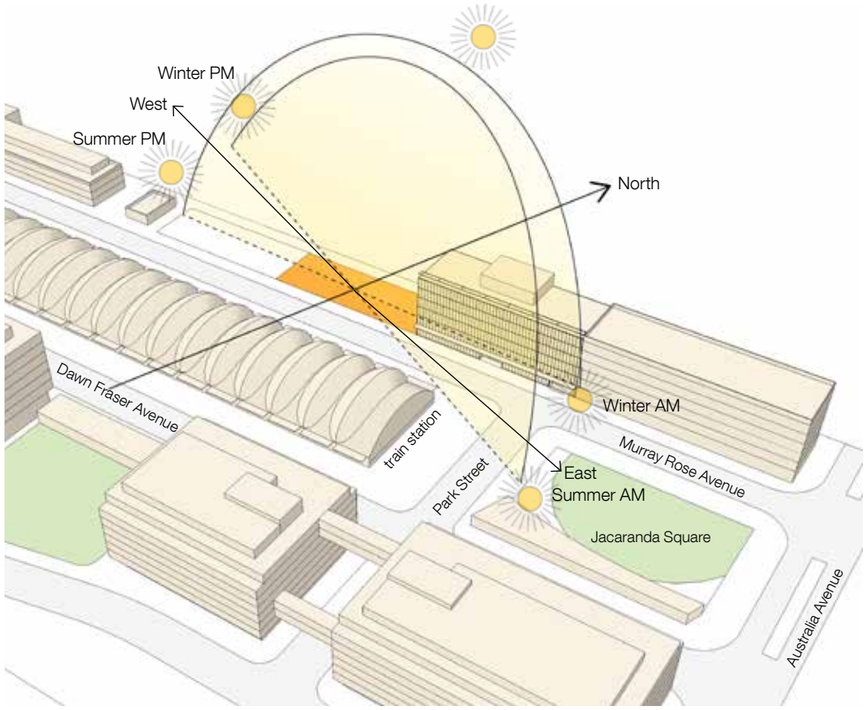
Site 8b is a strategic building for the precinct as it will complete the built edges to the plaza at Jacarada Square and the eastern entry forecourt of the station.

2.1 EXISTING SITE PHOTOS



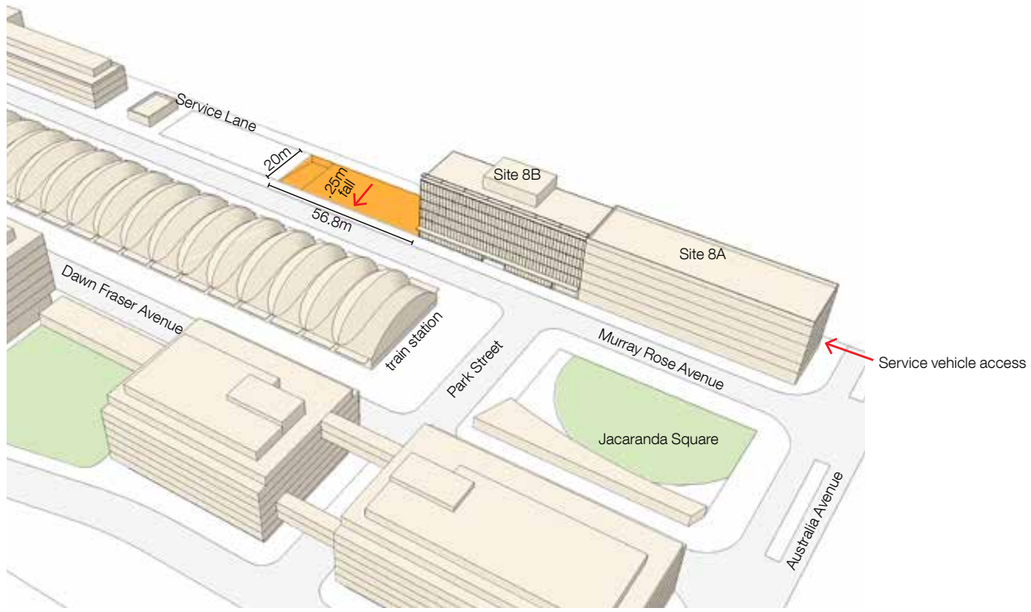




2.2 ENVIRONMENTAL CONSIDERATIONS

The site's predominantly east-west orientation allows for the large expanse of the northern facade to receive ample access to advantageous natural light throughout the year. The site's existing and future adjoining context will create a buffer to the east and west facades protecting the building from undesirable low angled sun in summer months. The orientation of the southern facade affords itself an opportunity to expansive views over the station canopy and across to Jacaranda Square with less onerous thermal performance requirements.



2.3 PHYSICAL PARAMETERS

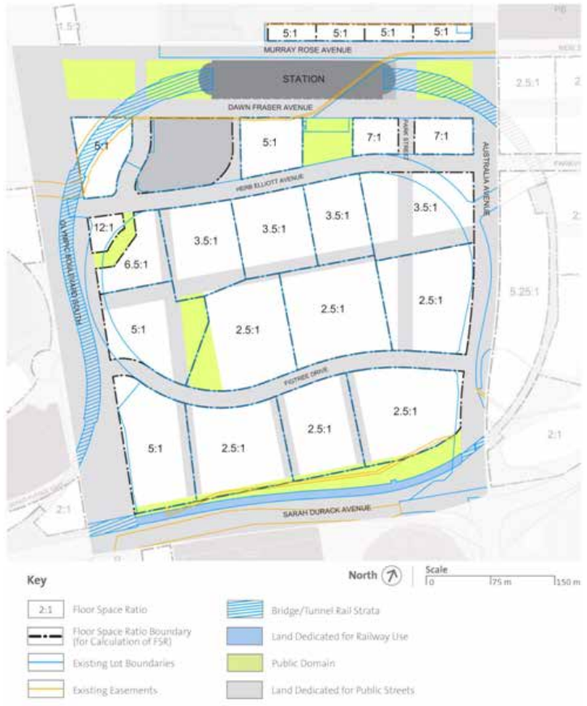
The site is 20m wide with a 56.8m long frontage to Murray Rose Avenue. There are some minor cross falls from the rear to the site along the service road to the front of the site of less than 0.25m.

The proposed building will abut the adjoining building, known as Site 8B and will introduce it's own carpark entry ramp accessible from Murray Rose Avenue.

The site's service access will be from an exisitng service lane to the rear of the building accessible from Australia Avenue.

LANDUSE

FLOOR SPACE RATIO



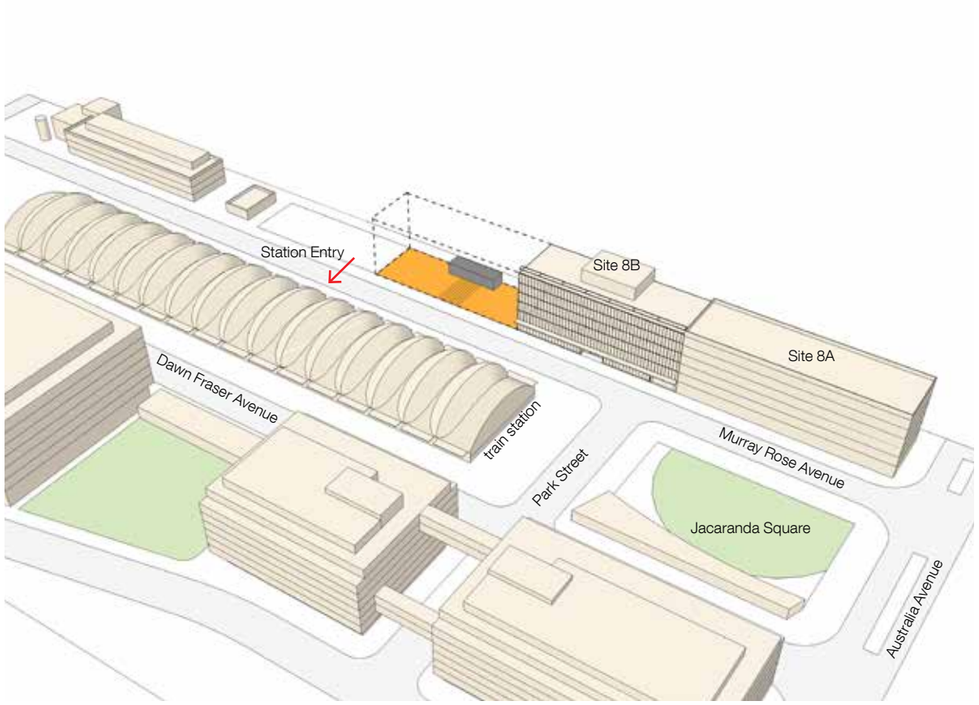
BUILDING STORY HEIGHT

SETBACKS

2.4 SOPA MASTERPLAN 2030 COMPLIANCE

The proposed building at Site 8C has been designed to meet the built form controls of the Sydney Olympic Park Authority Masterplan 2030. The building will comply with the prescribed landuse, floor space ratio, building storey height as well as setback and general urban design parameters.

3.0
DESIGN STRATEGY



3.1 GROUND PLANE CONNECTION

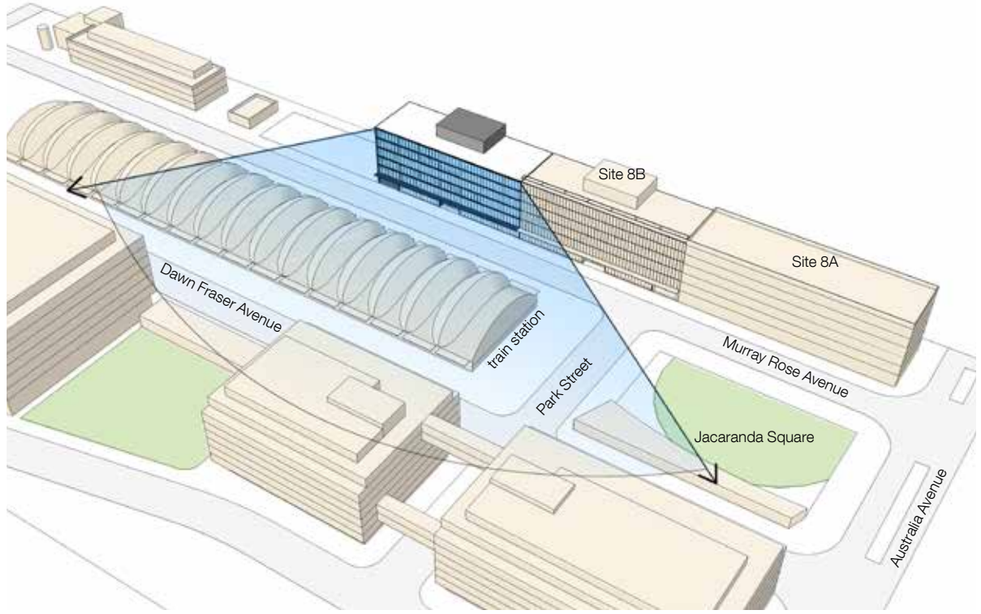
The proposed development at Site 8C forms an important part of the urban streetscape along Murray Rose Avenue and the Olympic Park Station precinct.

The building is located at one of the secondary entrances to Olympic Park Train Station and Jacaranda Square is located only 60m to the east.

The lobby location and identity will create a building entry legible from the station entrance to promote destination ground floor retail for visitors and regular occupants of the precinct.

Transparent glazing along the active street frontage maintains a strong visual connection along Murray Rose Avenue and affords glimpses out on to Jacaranda Square.

It continues and strengthens the urban streetscape along Murray Rose Aveue and reinforces the civic nature of the plaza.



3.2 BUILT FORM

The building is designed to compliment the presence and scale of the Station and to continue the urban streetscape along Murray Rose Avenue. The built form will be consistent with adjoining development through appropriate use of scale, setbacks and awning alignments that reinforce SOPA's urban design objectives.

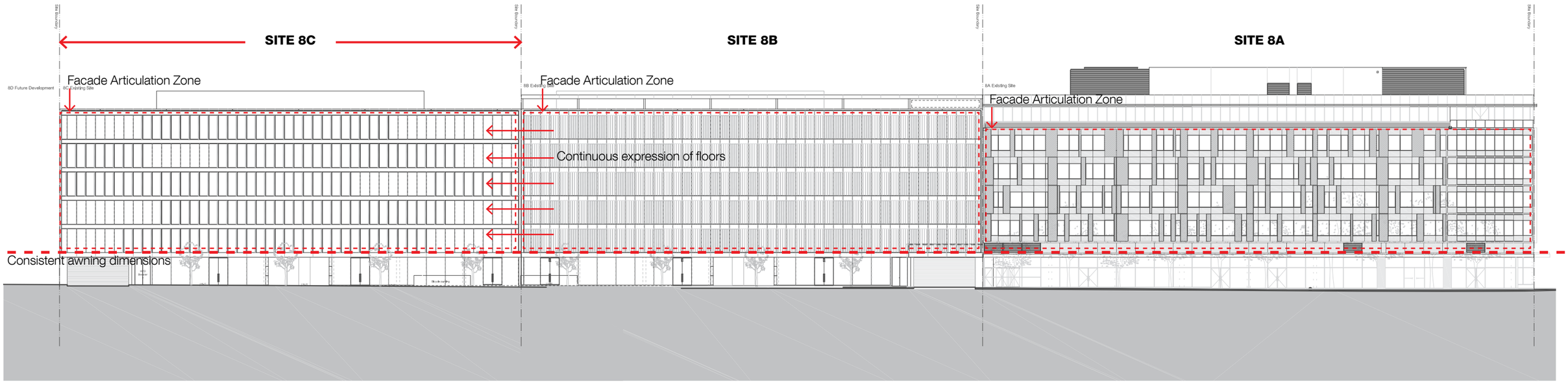
The prominent southern facade provides a unified elevation along Murray Rose Avenue as a continuation of development Site 8A and Site 8B

3.3 URBAN DESIGN RESPONSE

The proposed building, in response to SOPA's urban design principles. matches the bulk and scale of the adjoining Site 8B development to create a unified frontage along Murray Rose Avenue.

The proposed Site 8C building will have slightly differing floor levels to that of Site 8B due to the subtle inclination of the ground level along Murray rose Avenue.

The proposed awning is to be continuous and will match the proportion of the neighbouring Site 8B building. It will have similar in-fill glazed skylights to ensure consistency along the pedestrian footpath of Murray Rose Avenue.

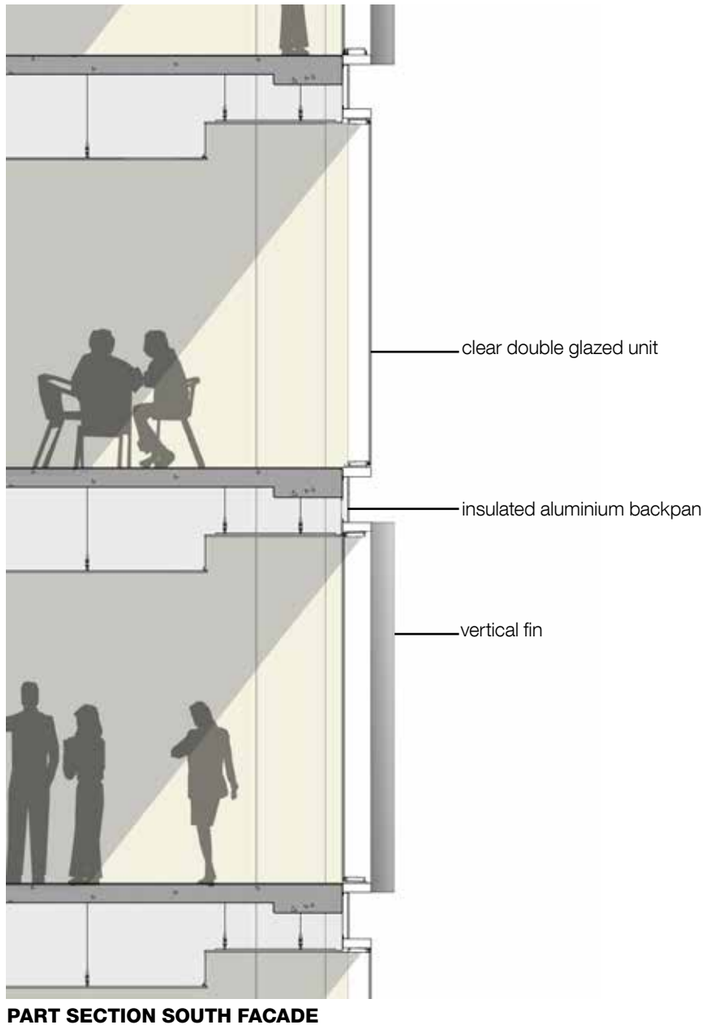


4.0
FACADE + MATERIALS

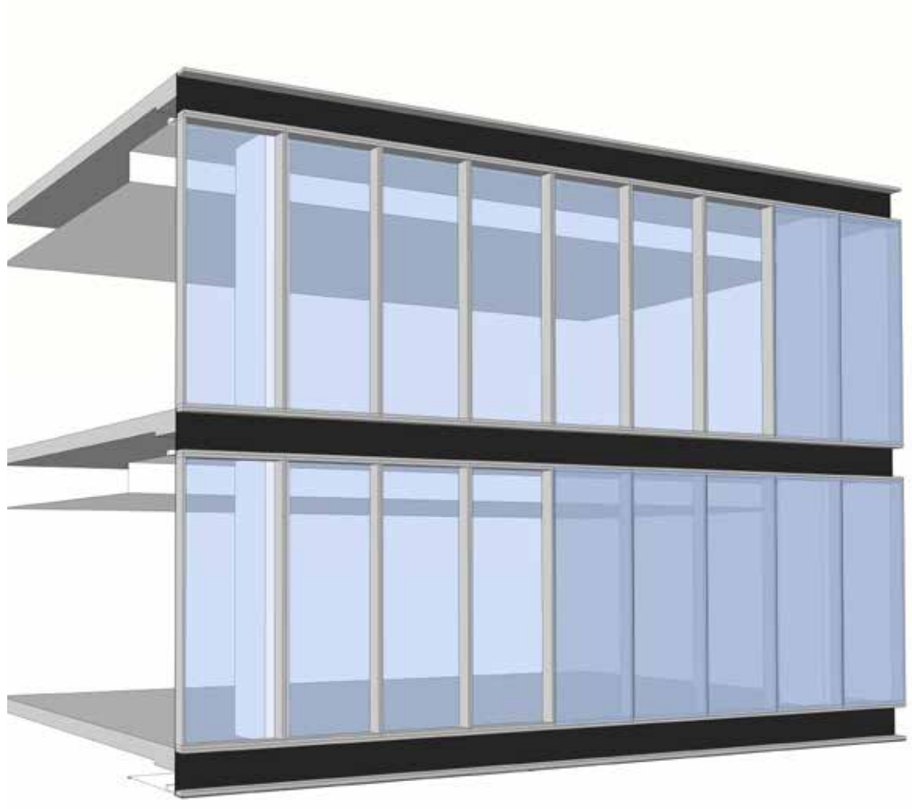
4.1 FACADE DESIGN - SOUTH FACADE

The architectural treatment of the building façade is designed to maximise the outlook over the canopy to Olympic Park station, extending across to the Plaza and park areas of Jacaranda Square. The southern facade with limited exposure to heat gain is proposed to be clear floor to ceiling glazing with a high visible light transmittance. The glazing's suppressed joints help to create a lightweight sheer facade aesthetic that continues the same language along the streetsacpe from Site 8B. The expressed mullions add a layer of texture and subtle variation and helps to create visual interest along Murray Rose Avenue. Together, these two types of glazing create a simple, yet elegant backdrop building to the expressive structural form of the Station canopy.

The transparent architectural treatment of the building facade encourages interaction and visually connects with the immediate public domain of the station entry and along Murray Rose Avenue and creates a lively, active and animated facade.



PART SECTION SOUTH FACADE



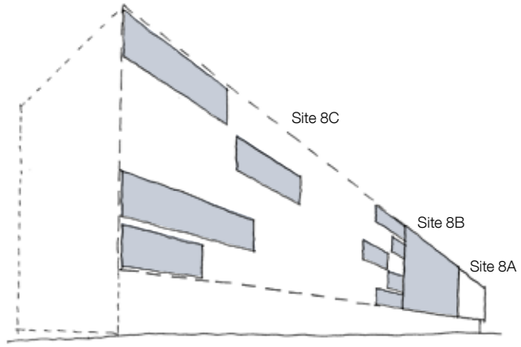
3D VIEW SOUTH FACADE

4.2 FACADE CONCEPT

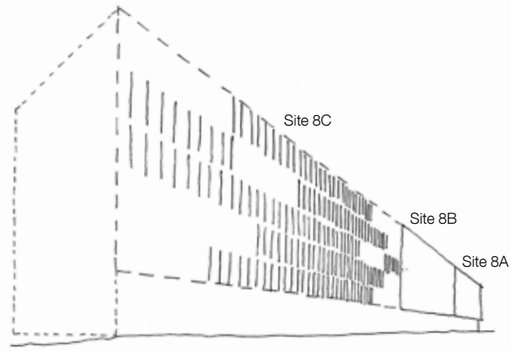
The clear glazed architectural treatment of the building's prominant southern facade provides a suitable backdrop building for the highly articulated form of the Station building.

The use of transparent floor to ceiling glazing to the upper commercial levels allows a strong sense of interaction between the pedestrians utilising the Plaza and along Murray Rose Avenue and the occupants of the building.

The portions of textured facade treatment create a point of difference from the neighbouring building of Site 8B, and add variation in the facade articulation along Murray Rose Avenue. The sheer glass panels allows for a smooth, subtle transition, whilst at the same time complimenting the neighbouring Site 8B building.



SHEER GLASS CURTAIN WALL



TEXTURED GLASS CURTAIN WALL

VIEW ALONG MURRAY ROSE AVENUE

4.3 PRECEDENTS





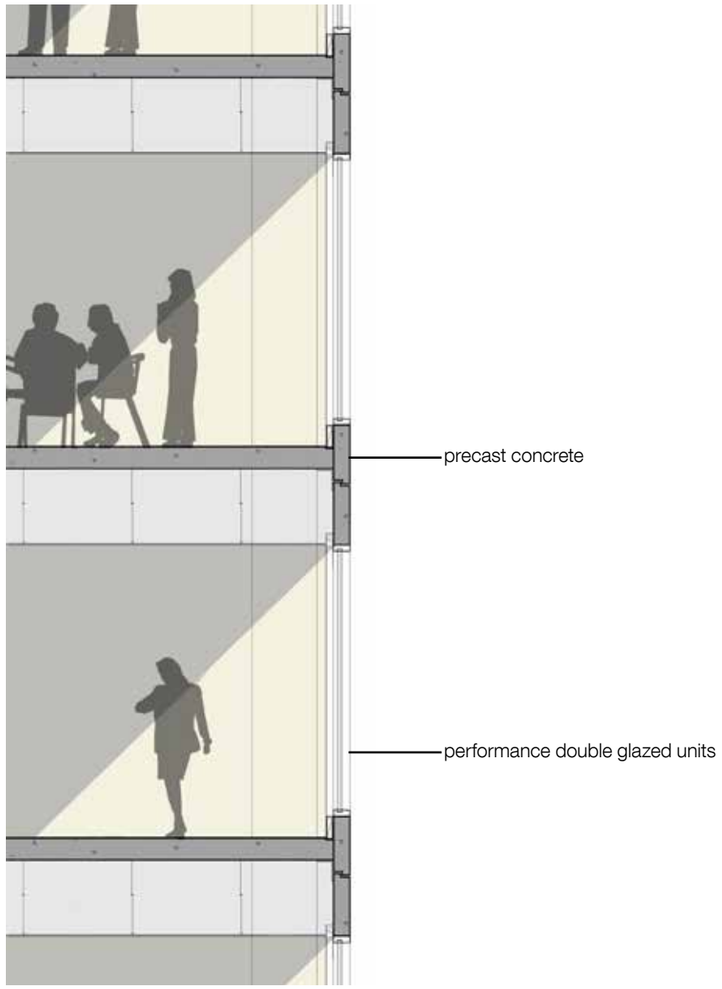


VIEW FROM JACARANDA SQUARE

4.4 FACADE DESIGN - NORTH FACADE

The building's northern façade will be constructed from precast concrete facade panels with large, floor to ceiling glass windows to ensure adequate daylight for the office floorplate. The glass will be a high performance double glazed unit to ensure it meets the targeted Green Star and NABERS rating set forth by the developer.

The precast material provides a facade system that is fully integrated with the masonry building core. The precast system ensures for a fast, economic construction technique to assist in reducing construction times to limit impact on neighbouring development.



PART SECTION NORTH FACADE

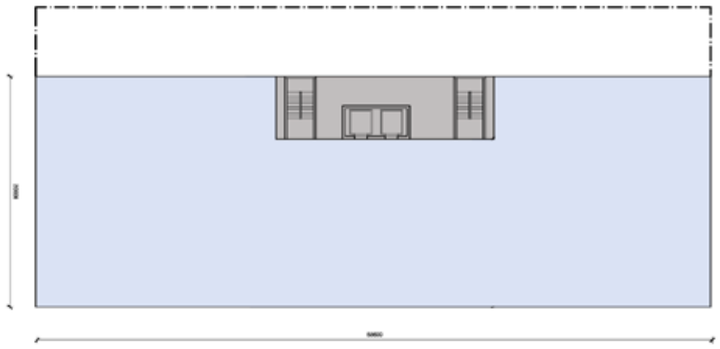
3D VIEW NORTH FACADE

5.0
FLOORPLATE ANALYSIS

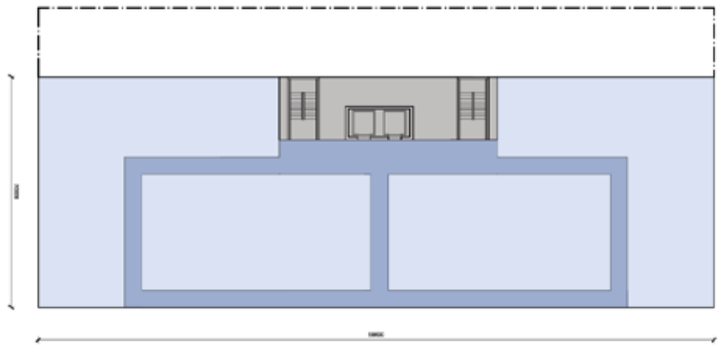
FLOORPLATE ANALYSIS

The building's flooplate has been tested to assess the quality of leasable space in regards to size, access to natural daylight, circulation efficiency and potential for subdivisibility.

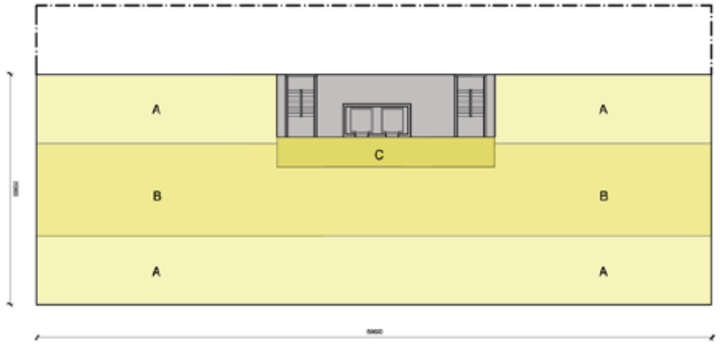
The central location and size of the core is such that it provides for large, contiguous floorplates ideal for a single tenant user to promote viewing both across open workstations internally and to out across the station canopy. The floorplate can also be readily subdivided into various sizes for multi-tenant use.



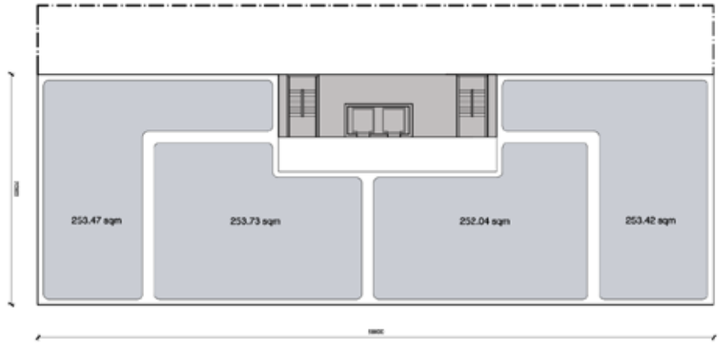
1. Floorplate GBA: 1172.00sqm
NLA: 1054.27sqm



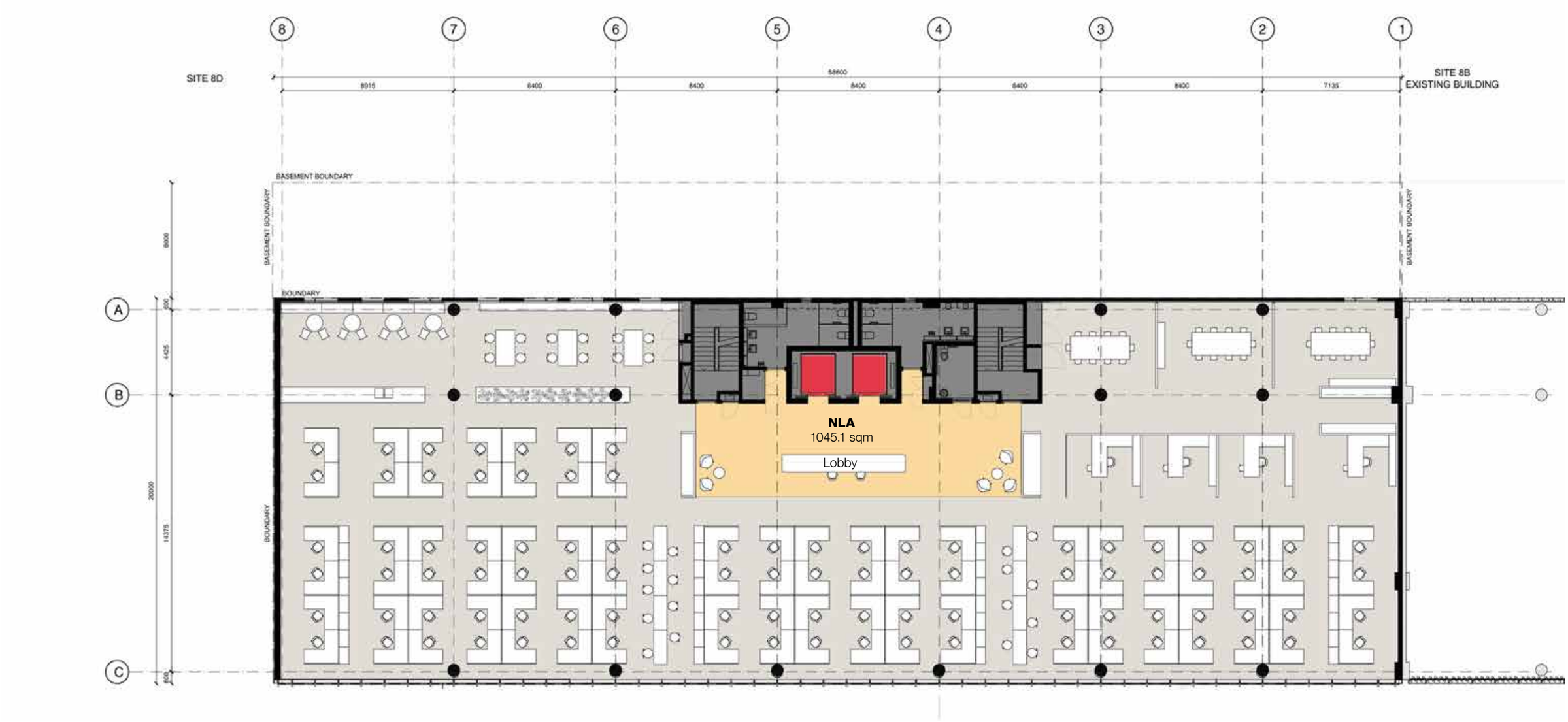
3. Circulation



2. Daylight Type A: 589.74 sqm
Type B: 430.98 sqm
Type C: 48.69 sqm



4.Subdiviisibility (4 tenancies)



TENANT

NLA:	1045.1 sqm
Worksatations:	94
Offices:	4
Workspace Ratio:	1:11

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TENANT 1

NLA:	500.3sqm
Worksatations:	44
Offices:	2
Workspace Ratio:	1:10.8

TENANT 2

NLA:	503.8 sqm
Worksatations:	44
Offices:	3
Workspace Ratio:	1:10.7

TENANT 1

NLA:	345sqm
Worksatations:	30
Offices:	2
Workspace Ratio:	1:10.7

TENANT 3

NLA:	334.4 sqm
Worksatations:	33
Offices:	2
Workspace Ratio:	1:9.5

TENANT 2

NLA:	320.9sqm
Worksatations:	30
Offices:	2
Workspace Ratio:	1:10

TENANT 1

NLA:	258sqm
Worksatations:	20
Offices:	2
Workspace Ratio:	1:11.7

TENANT 2

NLA:	252sqm
Worksatations:	24
Offices:	2
Workspace Ratio:	1:9.7

TENANT 3

NLA:	252sqm
Worksatations:	24
Offices:	2
Workspace Ratio:	1:9.7

TENANT 4

NLA:	237sqm
Worksatations:	15
Offices:	2
Workspace Ratio:	1:13.9

APPENDICES

APPENDIX A

ARCHITECTURAL DRAWINGS

APPENDIX B

SCHEDULE OF AREAS

Site 8C Sydney Olympic Park

S11610

Area Schedule

Development Summary	
Total Site Area (m2)	**1172.0**
Total Gross Floor Area (GFA)	**6235.3**
Total Net Lettable Area (m2)	**5921.2**
Total Commercial GFA (m2)	**5533.4**
Total Floor Space Ratio	**4.72 : 1**

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 (m2)	Comments
Basement Level 002	Parking	Basement	2.85	110.25	38		0.0	0.0	1477.0	0.0	
Basement Level 001	Parking + Change Rooms	Basement	3.00	113.10	21	39	0.0	0.0	1477.0	0.0	
Level 00 Ground	Retail + Lobby	Ground Floor	4.20	116.10			829.4	127.6	1037.2	697.4	NLA excludes the Lobby
Level 01	Office	Typical level	3.60	120.30			1079.5	1079.4	1170.5	1043.4	
Level 02	Office	Typical level	3.60	123.90			1081.6	1081.6	1170.5	1045.1	
Level 03	Office	Typical level	3.60	127.50			1081.6	1081.6	1170.5	1045.1	
Level 04	Office	Typical level	3.60	131.10			1081.6	1081.6	1170.5	1045.1	
Level 05	Office	Typical level	3.60	134.70			1081.6	1081.6	1170.5	1045.1	
Level 06 Plant	Plant	Plant	2.50	138.30			0.0	0.0	234.3	0.0	
Total					**59**	**39**	**6235.3**	**5533.4**	**7124.0**	**5921.2**	

	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
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;