

12022  
4 Murray Rose Avenue  
Sydney Olympic Park  
Design Statement  
EA Submission  
26 November 2013

## DESIGN STATEMENT

4 Murray Rose is a proposed new six-storey commercial building (with 3 levels of basement carpark) in the Parkview Precinct of Sydney Olympic Park. The project was borne out of a design excellence competition held by the GPT group in 2012. It is the third in a family of commercial and residential buildings at the eastern edge of Murray Rose Avenue. The project has been designed in response to the site - and the broader context of Sydney Olympic Park - in a cohesive and considered way. It provides a flexible design solution, that responds to the challenging market with optimised efficiency and yield.

## SITE CONCEPT

The building is located south of the proposed extension of Murray Rose Avenue, and this is its primary address. The 2030 SOPA Masterplan shows the future addition of two roads - Parkview Place and Dawn Fraser Avenue - which will bound the site to the west and south respectively. The proposed building has been designed to respond and operate in both the 'Day One' and the eventual 'Future' precinct conditions. A through site link is maintained through the ground floor of the scheme, as per the Building Zones and Setbacks Plan precinct control. To the north a double storey colonnade provides an activated street frontage, with the commercial (and potential future retail) edge facing Murray Rose Avenue. Service and infrastructure elements and Back Of House are located to the south. Bicycle parking is displayed at the ground level lift lobby and through site link, encouraging alternate means of transport. A private road to the east provides access to the loading dock and basement carpark entry. Landscaping opportunities are explored through a 'Paddock Park' to the west, and a public domain seating element 'The Ledge' to the east.

## BUILDING FORM AND CHARACTER

3 Murray Rose Avenue and 5 Murray Rose Avenue were designed as a pair, and overlook the adjacent Brick Pit Park. The nearby soil stratification patterns informed the façade treatment language of these two projects, with clay and brick inspiring the

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colour palette. In a similar way 4 Murray Rose Avenue takes cues for building form and characterisation from its surrounding environment, but it draws on a different inspiration. We have used a fig tree metaphor, and the idea came from the 24 fig trees which once sat on the Parkview Precinct site. These fig trees were planted as focal points, and were centrally placed within neighbouring paddocks. In a similar way 4MR is centrally sited - between Murray Road Avenue, Parkview Place and Dawn Fraser Avenue. We drew on the fig tree idea to develop the building form and character. The metaphor extends to the building's canopy and trunk: the facade characterisation of the office levels (the 'canopy') uses horizontal projections with an array of random and varying shading fins to emulate the conceptual effect of a shade tree. The fins will use Australian greens with an occasional berry colour to reinforce the idea of an abstracted tree. The office level floors are treated as a wrapped form, in a language which is expressed quite differently to its neighbours. At the lower levels the 'trunk' is represented by vertical lines (which vary in frequency depending on the spatial use they enclose) and enable a marriage of the building form to the ground plane.

#### **FACADE TREATMENT**

At the office levels inflections in the facade are provided to break down the linear nature of the building form. Horizontal projections protrude at slab level here, and in plan these curve around the corners, reinforcing the tree canopy effect of the building form. Consistent with ESD advice the vertical louvre fins have been optimized (in terms of both their quantity and angle) depending on which direction they face. There are additional fins on the north and west sides, for example, where a higher level of shading is needed. The primary office facade features a glazing system with a consistent body tint glass, with all variance introduced in the horizontal projections and louvre fins. The fins are randomized in colour and setout to express the canopy tree concept.

#### **GROUND FLOOR PLANNING**

The ground floor has been planned to provide a legible pedestrian connection between Murray Rose and Dawn Fraser Avenues, and the design responds to both the 'Day One' levels and Future roadwork levels. The Bicycle Store is on display on the western edge, with direct access to the Paddock Park. Commercial (with provision for potential future retail) tenancies face Murray Rose Avenue. These are serviced from the rear, and are designed to be flexible and divisible. Our accessible strategy uses the Murray Rose colonnade as a pedestrian path, providing an activated frontage to the north of the site. Services and plant are minimized with only essential services occupying the Dawn Fraser street frontage. At the north east edge of the building is The Ledge, a landscape seating element in the forecourt area. Access to the carpark entry and loading dock takes place via a private road along the eastern edge. This is designed to read as a



pedestrian zone, as per the DRP recommendation. The façade treatment along the ground and first floors incorporates vertical aluminium elements to represent the trunk of a metaphorical tree. The frequency of these is increased (at the loading dock and BOH) to conceal the more perfunctory nature of these spaces.

## RESPONSE TO DRP CONCERNS

Issue raised by DRP:	Design response:
The ground level treatment could be unappealing as it appears the façade and columns are dark in colour. Further detail of materials and finishes are required to understand the coloration and treatment of the ground floor	This façade treatment features vertical aluminium elements to add scale and represent the trunk of a metaphorical tree. The frequency of these varies, and the material and colour managed to ensure the ground interface is light and inviting
Double height colonnade could present solar access issues, particularly for outdoor dining associated with ground floor tenancies. Solar analysis is to be carried out for the double height colonnade to ensure that the colonnade will be a usable space for its intended final function, as well as pedestrians.	Solar and shadow analysis studies submitted as part of the SSD application, demonstrate that the extent of building projection to the upper levels over the colonnade provides adequate shading during the summer months
Breakout space should be included within the building, outside decks/ balconies or winter gardens can easily be added with no impact to FSR. The design should be further refined to include outside decks/balconies or winter gardens.	The design team reviewed and tested balcony options to improve occupant amenity and access to the outdoors. In our final solution we felt that this would add limited value to a building with five star Green Star amenity, sited directly adjacent to extensive parklands
Further development is to be given to maximizing environmental initiatives, consider utilizing the roof for a solar farm or roof garden.	Our five star Green Star rating target includes the provision of possible future solar panels. We propose to use a similar planning approach to the other two projects, and have made provision for the possible future installation of solar panels on the roof
The vehicular access to the basement parking is by a private road, but is to be designed to read as a pedestrian zone. The private road is to be a pedestrian zone. Finishes, levels and the design are to be further refined to ensure this area is pedestrian friendly.	The private road is being detailed as a space to be shared by vehicles and pedestrians. Trihex paving will be used to seamlessly blend into the surrounding footpath (with no change in colour, material or level) to reinforce the pedestrian nature of the space



## **CORE PLANNING**

The core has been planned with the lift bank and scissor stairs near the western edge of the floor plate, and a satellite fire stair on the eastern façade. This arrangement provides for a legible street level entry and planning flexibility for possible tenant configurations. 4 Murray Rose has a GFA of 15713sqm, which is the residual precinct amount following 3MR and 4MR. The proposed core plan provides maximized efficiency of NLA to GFA (95%) on the commercial tenancy floor plates. The proposed design is targeting a 5 Star Green Star target rating which is consistent with a very high benchmark level of interior environmental air quality and access to natural daylighting.

## **LANDSCAPE DESIGN**

The proposed landscape design reinforces the existing street tree pattern. The building will be skirted with its own paving type, and this interfaced with the existing Trihex street paving. The new private road will be treated as a shared space between vehicles and pedestrians. Adjacent to this is a soft landscape zone along the eastern edge of the site. In the forecourt area we propose The Ledge – a landscape element in the same family as The Cutting and The Chase at 5MR next door. The concept refers to the ledges in the brick strata of the adjacent Brick Pit Park, and the element provides a focal point to the forecourt with public seating under a shade tree. In the interim (Day One) condition along the Dawn Fraser Avenue frontage an embankment will gently drop down to connect with the line of the existing ground level. The Paddock Park to the west provides a temporary connection path around the site in the Day One solution. The Future condition here allows for the potential planting of a significant landmark tree.

## **ENVIRONMENTAL STRATEGY**

The project aims to achieve a 5 Star Green Star rating and so several environmental, services and amenity initiatives are in place within the early architectural design. The office level façade treatment has been designed to control solar heat gain, while maximizing views out and natural daylight. The vertical louvre fin elements are set out and configured, following ESD advice, to optimize shading. The shading fins in combination with the performance glazing system maintain a high level of amenity to occupants and contribute to reducing energy consumption. Internally the building has been designed to maintain a high level of comfort to occupants and to minimise energy use.

To encourage occupants to cycle, walk and use public transport to work, bike storage and change room facilities are provided at ground level adjacent to the main entry. To assist in reducing the impact of vehicles being used for transport to and from work, a significant number of small car and motorbike spaces have been provided.



Furthermore, spatial allowances in the building envelopes have been developed to ensure that the opportunity for a considered approach to the detailed services design, especially cooling and heating systems, can be explored during the detailed development of the design.

## **SUMMARY**

The proposed building creates an innovative urban design solution that is robust in both design and environmental initiatives. As the third stage of the Murray Rose Business Park development, 4 Murray Rose Avenue will underpin the objectives of the SOPA refined Masterplan and ensure that both the interim and future stages provide a development appropriate to place and function.