

comprises five storeys and was completed in April 2012. The 5 Murray Rose Avenue development is described in more detail in **Section 2.4.2**. Adjacent to this in the north is 3 Murray Rose Avenue which has approval for a commercial building; construction has commenced but is not yet completed.

Further to the north of the site is land managed by the Sydney Olympic Park Authority (SOPA); it is currently vacant but was previously used as a storage area. It is understood that this area will be converted into a public park and will be known as Brickpit Park. The Brickpit, a former quarry that is now rehabilitated as a conservation area for frogs and wading birds, is located beyond the future Brickpit Park, to the north west of the site. The Brickpit incorporates a number of walking trails and educational information displays to promote its ecological significance.

Wetlands associated with the Badu Mangroves are situated to the east of the site, across Bennelong Parkway. These wetlands are a key ecological component of Bicentennial Park. Bicentennial Park covers more than 100 hectares, and offers opportunities for recreation, environmental education and outdoor events. The park has picnic areas, playgrounds, pathways and cycleways, bird hides and access to the wetlands.

North west of the site is a large car park known as P6F. Accessed from Murray Rose Avenue it is used on major event days such as the Royal Easter Show for amusement rides and the like. Beyond the car park are various buildings associated with the Sydney Showground, including the Exhibition Halls and Dome.

To the south of the site, on the south-eastern side of Parkview Drive, are a number of three and four storey commercial buildings, collectively known as the Quad Business Park.

Photographs of the surrounding development are included at **Figure 7**.



Quad 4, Quad Business Park

Quad 1, Quad Business Park



5 Murray Rose Avenue



Construction of 3 Murray Rose Avenue



The Brickpit



The Badu Mangrove wetlands



Bicentennial Park



Car parking area P6F



Exhibition Halls and the Dome

Figure 7 – Photographs of surrounding development

2.4.1 1-5 Murray Rose Avenue

MP 2030 envisages a total of three commercial buildings and two residential buildings at 1-5 Murray Rose Avenue (formerly known as 7 Parkview Drive). It also classifies 1, 3 and 5 Murray Rose Avenue as being located within Site 60A and 2 and 4 Murray Rose Avenue within Site 60B as shown in **Figure 8**. **Table 1** provides a summary of the indicative details for each building.

Table 1 – Summary of indicative concept for 1-5 Murray Rose Avenue

Building	Use	Height (Storeys)	Approximate GFA (m ²)
1 Murray Rose Avenue	Residential	4-8	10,500
2 Murray Rose Avenue	Residential	4-8	8,500
3 Murray Rose Avenue	Commercial	6	13,675
4 Murray Rose Avenue	Commercial	5	15,280
5 Murray Rose Avenue	Commercial	5	13,268



Figure 8 – MP 2030 Parkview Precinct Site Boundaries plan

Source: MP 2030 and JBA

2.5 Day 1 and Future Site Layout

As the precinct will continue to develop and significant infrastructure such as the road layout will be extended, 4 Murray Rose has been designed to suit both the existing and future site conditions. These are known as 'Day 1', being the time that the development is completed but before any surrounding works are undertaken, and 'Future', relating to when the entire precinct has been redeveloped in accordance with the MP 2030. These conditions are shown in Figures 9 and 10. Particular consideration has been given to how the traffic arrangements for the site will be provided, and how the small triangle of land at the south east of the site will become the future rectangular 'Paddock Park'.

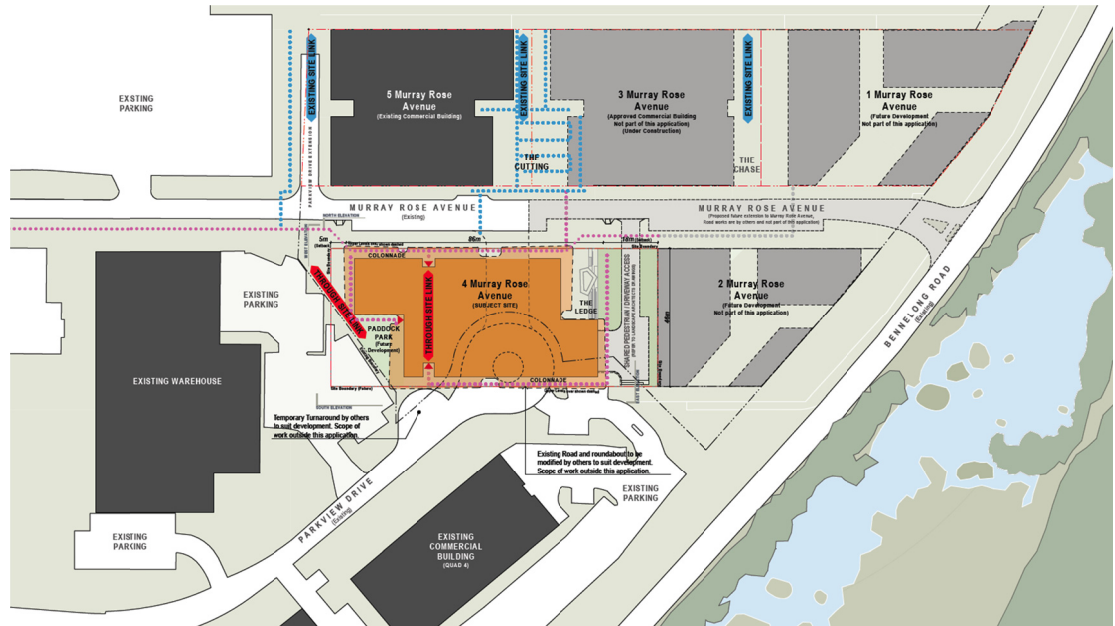


Figure 9 – 4 Murray Rose Avenue Master Plan – Day 1

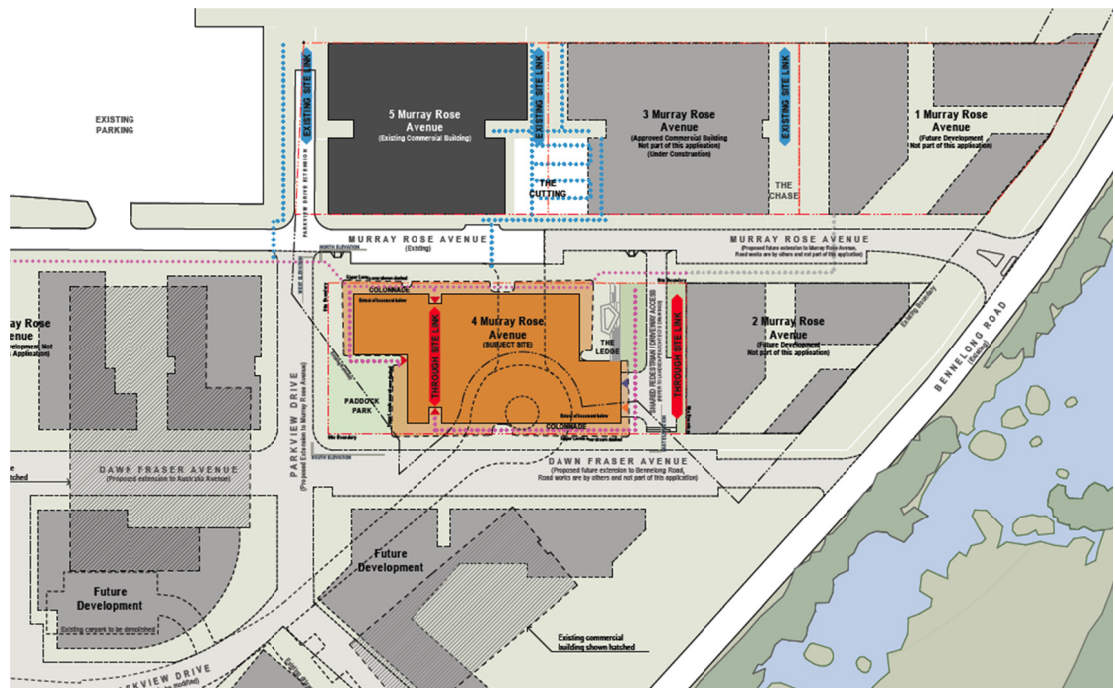


Figure 10 – 4 Murray Rose Avenue Master Plan – Future

2.6 Infrastructure

SOPA is responsible for the provision of infrastructure such as roads and utility services (i.e. electricity, gas, water, drainage, and telecommunications) to the 4 Murray Rose Avenue site. In conjunction with the construction of 5 Murray Rose Avenue, SOPA constructed a partial eastern extension to Murray Rose Avenue, a link to Parkview Drive and also the relevant utility service infrastructure.

The existing road network surrounding 4 Murray Rose Avenue will be reconfigured to better relate to the future development sites in the Parkview precinct. The existing roundabout on the site will be demolished. There will be an additional road linking Murray Rose Avenue and Parkview Drive running adjacent to 4 Murray Rose Avenue. Parkview Drive will be realigned to ensure consistency with the proposed development. The proposed road extension and infrastructure is shown on the Architectural Drawings at **Appendix D** and marked 'work by others'.

3.0 Description of Proposed Development

This Project Application seeks approval for the following:

- demolition of the remaining hardstand car parking area, associated roads and roundabout;
- construction of a six storey building comprising 15,713m² of gross floor area;
- construction of three levels of parking beneath the building with 284 car spaces;
- provision of 120 bicycle parking spaces; and
- associated landscaping and tree removal.

3.1 Numerical Overview

Table 2 provides a numerical overview of the proposed development.

Table 2 – Numerical overview

Element	Proposal
Total Gross floor area ¹	15,713 m ²
– Basement 03	-
– Basement 02	-
– Basement 01	-
– Ground Floor	1,149m ²
– Level 1	2,156m ²
– Level 2	3,102m ²
Level 3	3,102m ²
Level 4	3,102m ²
Level 5	3,102m ²
Maximum Building height	27.8m
Number of storeys	6 storeys
Building length	86m
Building depth	46m
Car parking spaces	284
– Basement 01	67
– Basement 02	107
– Basement 03	110
Motorcycle spaces	16
Bicycle spaces	120

¹ **Gross Floor Area** means the sum of the floor area of each storey of the building measured from the internal face of external walls, or from the internal face of the walls separating the building from any other building, measured at a height of 1.4m above the floor and includes a) the area of a mezzanine within the storey;

b) habitable rooms in a basement;

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;

e) any basement: storage and vehicular access, loading areas, garbage and services;

f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting;

g) car parking to meet any requirements of the Consent Authority (including access to that car parking);

h) any space used for the loading or unloading of goods (including access to it);

i) terraces and balconies with outer walls less than 1.4m high; and

j) voids above a floor at the level of a storey or storey above.

3.2 Architectural Design

The design has been the subject of extensive consultation with SOPA, and the architectural form and character of the building is an evolution of that adopted for 3 and 5 Murray Rose Avenue. Architectural Drawings prepared by Turner and Associates Architects are located in **Appendix D** and an Architectural Design Statement is included at **Appendix E**.

3.2.1 Design Excellence

As required by the MP 2030 'Design Excellence Controls' a design competition was undertaken by GPT RE Limited prior to the preparation of the concept for 1-5 Murray Rose Avenue. Four leading Australian architectural firms were invited to compete, with Turner winning the competition.

The key objectives of the competition was for the 1-5 Murray Rose Avenue site to contribute to the development of a higher density mixed use precinct with a vibrant and leafy street character, and to specifically deliver a strong architectural statement whilst harmoniously blending into the unique ecological surroundings of the Brickpit and neighbouring wetlands.

Turner and Associates Architects won the competition and then went on to develop their design in detail. The detailed design for 4 Murray Rose Avenue is based upon the SOPA approved design for 3 and 5 Murray Rose Avenue, and was presented to a Design Review Panel convened by SOPA, as discussed in **Section 4**.

3.2.2 Design Objectives

The design objectives that have guided the architectural development of the proposal are to:

- Provide a strong connection with the surrounding landscape and demonstrate current building technology in terms of detailed design and selection of materials.
- Assist with the development of the Parkview Precinct as a mixed use, compact urban neighbourhood with a vibrant and leafy street character.
- Provide street frontage to and, contribute to the definition of, the Murray Rose Avenue corridor as an extension of the open space spine that will link the Parkview Precinct to the Town Centre.
- Promote visual and pedestrian connections to the adjacent landscaped areas.
- Separate the operational elements by providing the following separate entries:
 - basement car park and loading dock entries from the new private road;
 - ground floor building entry from both Murray Rose and Dawn Fraser Avenues.

3.2.3 Description of Design

The proposed design of the development can be described as three separate but integrated components:

- The 4 Murray Rose Avenue commercial building;
- The 'Paddock Park' to the west; and
- 'The Ledge' public domain seating element to the east.

Section 3.4 provides a detailed description of the design for the Paddock Park and The Ledge.

As described in the Architectural Design Statement prepared by Turner (refer **Appendix E**), the proposed building seeks to respond to the environmental characteristics of the surrounding area by means of incorporating a 'fig tree' metaphor inspired by the previously existing fig trees on the Parkview Precinct site. The ground floor has been planned to incorporate a pedestrian connection between Murray Rose Avenue and Dawn Fraser Avenue and activation to Murray Rose Avenue through the ground floor commercial tenancies. The Ledge, a landscape seating element, will be provided to the north east. The three levels of basement car parking will be accessed via the private road along the eastern edge.

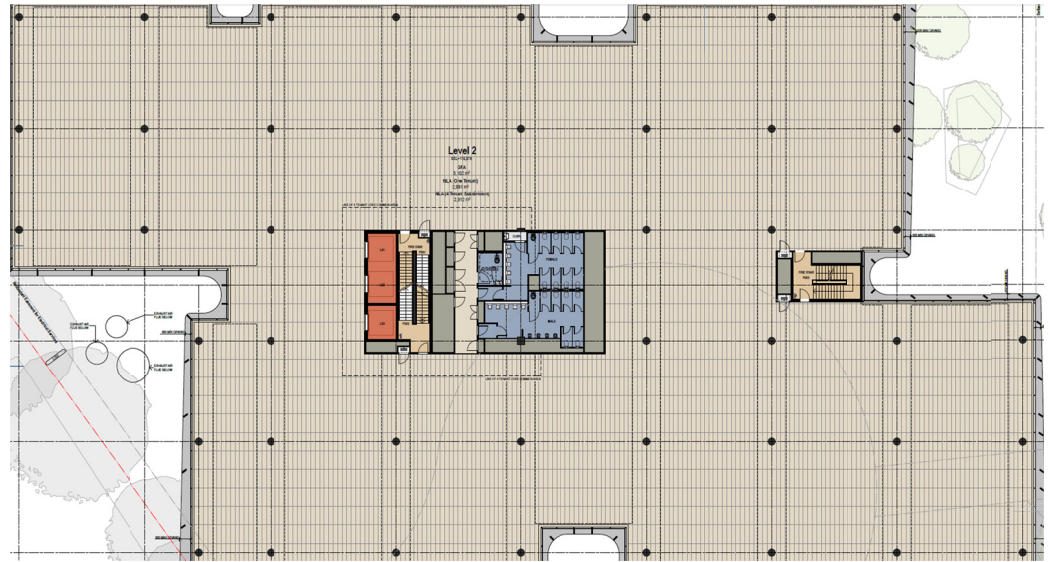


Figure 11 – Typical Floor Plan

Materials and Finishes

The proposed materials and finishes have been selected to be complementary to those used at 3 and 5 Murray Rose Avenue (refer to **Figure 13**). The proposed horizontal projections and façade inflections serve to break down the linear nature of the building and seek to utilise a vast array of colours reinforcing the tree canopy effect of the building form. The proposed cladding system will comprise metal panels integrated with louvres, aluminium fins and balustrading. Where cement rendering is used, the colour will match the remainder of the building finishes. Glazing will be light grey and green tinted, fitting in with the building façade. The proposed materials and finishes are illustrated on the Architectural Drawings and on the Materials and Finishes Board at **Appendix D**.

3.3 Proposed Use

The proposed development is to accommodate commercial uses (i.e. business, office and retail premises). It is anticipated to operate during normal business hours (8.00am to 6.00pm Monday to Friday); however future tenants may have a requirement for extended operating hours. The proposed development is expected to be able to accommodate approximately 1,500 employees.



Figure 12 – Perspective view as viewed from Murray Rose Avenue.