

Summary of Design Modifications – Revised S96 Application

Project No: 12022
Project: 4 Murray Rose Avenue
Date: 30 January 2017

SUMMARY OF REVISED S96 AMENDMENTS DESIGN MODIFICATIONS TO DEVELOPMENT CONSENT SSD 6076 MOD 1 4 MURRAY ROSE AVENUE, SYDNEY OLYMPIC PARK 2127

On behalf of our client, The GPT Group, we have amended the previous S96 MOD1 SSD Submission following the confirmation of a tenant to occupy a significant portion of the proposed commercial building.

Since the November S96 submission, there has been further tenant request variations and detailed design development which is encompassed in this revised S96 Application.

The original design was prepared with consideration to nonspecific future tenant options, offering flexibility for either single tenant or multi-tenant integration. The strategy built in a 'Day 1' scenario and 'Future' scenario, allowing for a variety of potential tenant arrangements on ground level.

Since securing a tenant to occupy a single tenancy on ground level, and commercial levels 3-5, there is an opportunity to work with the tenant to integrate the building design with their specific brief requirements.

The proposed modifications to the building design are detailed below. Modifications that have occurred since the November submission are indicated in **Orange**.

1. Refinement of core and addition of three lifts

- 1.1 Three additional lifts have been incorporated to provide a secure and dedicated service to the tenancies on Level 3-5. Lift 4 has been nominated as a secure goods lift which serves Basement 01, Basement 02, Basement 03, Level 3, 4, 5 and the roof. Lifts 2 and 3 serve the basement, and the remaining tenancies on level 1 and 2 only. A shuttle lift has been maintained linking the basement levels and ground level.
- 1.2 The arrangement of the core and fire stairs has been modified to address the functionality of the commercial levels as well as to provide an efficient basement parking strategy. Consequently, the eastern basement circulation ramp has been relocated to suit the modified core location.
- 1.3 Additional male and female bathroom facilities have been provided on the commercial levels to suit tenant requirements
- 1.4 Mechanical services have been refined to suit the revised core design. The car park exhaust fan has been relocated to minimize the impact on Level 1 tenancy.
- 1.5 The location of the Eastern core has been modified to satisfy tenant requirements

2. Relocation of bicycle parking and male/female change rooms

- 2.1 Building services including switch room, gas regulator, hydrant sprinkler room and substation have been consolidated and relocated to an amalgamated location on ground level.
- 2.2 Following specific tenant requests, two substations have been provided in this area
- 2.3 Bike store and associated change rooms have been relocated to Basement 1 to accommodate the increased size of the service area required at ground level. The bicycle store maintains direct secure access from Dawn Fraser Avenue, via the landscaped Lawn Terrace. A separate entry for the bicycle users has been maintained to ensure adequate pedestrian, vehicle and cyclist separation is achieved.
- 2.4 105 bicycles are proposed which meets green star requirements



2.5 Following the modifications described in 1.6 above, the bike store, change rooms, service waste areas and adjacent parking have been further refined to accommodate the new location.

3. Modification to waste rooms

3.1 A separate recycling waste room has been incorporated in Basement 01 to provide a secure option for the dedicated tenant. The total area of waste storage maintains compliance with Green Star requirements.

3.2 Following the modifications described in 1.6 above, the service waste areas adjacent the loading dock have been reconfigured to accommodate the new eastern core location.

4. Modification to ground level tenancies

4.1 The tenancy breakup at ground level has been amended to suit tenant requirements and the relationship with the modified core arrangement.

4.2 A separate secure entry off Murray Rose Avenue has been incorporated to serve the dedicated tenancy accessing the central lift core.

4.3 The Eastern portion of Tenancy 1 has been modified to suit increased clearance requirements to the basement below whilst still maintaining a direct relationship to the Ledge outdoor space.

4.4 A secure lift lobby has been provided to serve tenants accessing level 1 and 2 only.

4.5 Staff amenities have been split to suit tenant requirements at ground level, offering an increased level of flexibility.

4.6 The location of the staff amenities has been relocated to provide a consolidate approach to Back of House facilities

4.7 Tenancy 3 has been reduced in size to suit the modified core arrangement and to allow a distinct entry point from the Paddock Park to be maintained.

5. Façade refinement

5.1 Due to the refinement of the building core, the façade has been adjusted reflecting the revised layout.

5.2 The Eastern façade has been modified to incorporate the revised location of the Eastern fire stair into the façade alignment.

5.3 The Western Façade at ground level and level 1 has been adjusted to allow for an adequate width to the dedicated level 1 and 2 lift lobby

6. Modification to Level 5 and roof design to incorporate a roof opening and void over level 4

6.1 A void with an area of approximately 465sqm has been introduced to the commercial tenancy on Level 5 to level 4 below.

6.2 An associated architectural roof element has been added directly above the void. A raised portion of roof with side light windows provides a natural light source into the center of the level 4 and 5 floor plates and has minimal impact to the external facades.

6.3 The position of the Level 5 void has been refined to suit tenant requirements. As a result, the location of the roof light has shifted east to align with the void below.

6.4 The orientation of the roof has been rotated 90° to reflect the internal use of the space. The side light windows have maintained their position to the North and South sides of the roof light.

7. Modification to extent of plant area on roof level

7.1 The addition of the roof opening and void described in point 6 above enhances the overall amenity for the commercial tenancies below by allowing access to natural light. As a result, the centralized plant zone has been separated, and positioned either side of the centralized roof light. A minimum setback of 3m has been maintained complying with Sydney Olympic Park Masterplan 2030, Section 4.6.5 Rooftop Services zone controls.

7.2 The amendments to the roof light position described in item 6.4 above, have resulted in a minor modification to the extent of plant, to suit the revised location.

8. Modification to the number and location of car and motorbike spaces

8.1 The allocation of car spaces has been modified to suit tenant requirements. Secure parking areas are provided on Basement 03 and 02, separated from the remaining area of car park by a roller shutter. 4WD car spaces with additional head clearance of 2.4m have been provided.

8.2 Summary of parking numbers:

	SSD 6076 MOD1 Submission	Proposed S96	Change
Basement 01	71	68	- 3
Basement 02	94	80	-14
Basement 03	97	90	-7
Total Cars	262	238	-24
Total Motorbikes	16	21	+5

9. Modification to GFA

9.1 The opportunity to integrate the building design with the specific tenant requirements, has resulted in a minor proposed increase to the overall GFA

Summary of change in Area:

	SSD 6076 MOD1 Submission	Proposed S96	Change
GFA	16,235m²	16,355 m²	+ 120m²

10. Modification to Murray Rose Avenue colonnade interface with existing street levels

10.1 The amendments to the ground level tenancies as described in item 4 above led to the refinement of the interface between the existing road levels along Murray Rose Avenue.

10.2 To allow greater flexibility for future retail tenancies the colonnade has been designed to ensure a variety of level transitions are provided along the retail street frontage.

10.3 The integral footpath seating along the colonnade edge, to address the level difference between colonnade and existing footpath, has been extended further East in response to the revised internal levels of the tenancies.

10.4 Following receipt of final As built levels along Murray Rose Avenue, the transition between The Ledge, The Lawn Terrace and the existing footpath has been revised, to ensure an accessible pathway is maintained

11. Relocation of Grease Arrestor

11.1 The grease arrestor has been relocated external to the building to achieve an integrated services solution that minimizes disruption to the basement car spaces.

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12. Revised Landscape Design

12.1 The landscape design at The Ledge, Lawn Terrace and the transition down to Dawn Fraser Avenue has been revised to ensure an integrated approach to the modified building design, including the mechanical supply air and the Eastern Stair relocation

13. Addition of Diesel Tank

13.1 A diesel tank has been incorporated into Basement 03 following a specific tenant request. This resulted in the loss of two car spaces.

14. Modifications to Mezzanine Plant Area

14.1 Following detailed services coordination, the mezzanine plant area has been reconfigured, and the extent of store has been deleted.

15. Mechanical Fan Room

15.1 Refinement of the mechanical services design has resulted in the deletion of the fan room over the car park entry driveway. A supply air fan room has been relocated to Basement 01 adjacent the bike store, and integrated with the overall landscape design

The above summary of design modifications are documented in the revised S96 drawing package dated ~~November 2016~~ **January 2017**.

A record of architectural documents issued as part of this S96 submission is provided as Attachment A.

Yours sincerely,

TURNER

Claire Mallin
Associate
Registered Architect 9449

Attachment

ATTACHMENT A: Summary of Information / Documentation Issued as part of the S96 Submission

1. ARCHITECTURAL DRAWINGS

Prepared by Turner

EA 000	Cover Page – Drawing List	rev. U	dated 30.01.17
EA 001	Site Analysis	rev. J	dated 27.01.17
EA 002	Masterplan – Day 1	rev. J	dated 27.01.17
EA 003	Masterplan – Future	rev. J	dated 27.01.17
EA 004	Demolition Plan	rev. G	dated 21.11.16
EA 005	Context Elevations	rev. G	dated 27.01.17
EA 006	Context Elevations	rev. G	dated 27.01.17
EA 007	Photomontages	rev. D	dated 17.10.16
EA 008	Infrastructure Diagram	rev. G	dated 21.11.16
EA 100	Site / Roof Plan	rev. J	dated 30.01.17
EA 101	Basement 03	rev. V	dated 27.01.17
EA 102	Basement 02	rev. V	dated 27.01.17
EA 103.a	Basement 01	rev. AB	dated 30.01.17
EA 103.b	Basement Plant Mezzanine	rev. J	dated 27.01.17
EA 104	Ground Level	rev. AH	dated 30.01.17
EA 105	Level 01	rev. R	dated 30.01.17
EA 106	Level 02	rev. L	dated 27.01.17
EA 107	Level 03	rev. L	dated 27.01.17
EA 108	Level 04	rev. R	dated 27.01.17
EA 109	Level 05	rev. L	dated 27.01.17
EA 110	Plant Level	rev. N	dated 27.01.17
EA 114	Area Schedule	rev. K	dated 27.01.17
EA 300	North Elevation	rev. L	dated 30.01.17
EA 301	East Elevation	rev. P	dated 30.01.17
EA 302	South Elevation	rev. R	dated 30.01.17
EA 303	West Elevation	rev. K	dated 27.01.17
EA 400	Section A	rev. M	dated 30.01.17
EA 401	Section B	rev. K	dated 30.01.17
EA 403	Section D	rev. H	dated 27.01.17
EA 500	Shadow Analysis	rev. E	dated 17.10.16
EA 501	Solar Analysis (Unchanged)	rev. C	dated 16.05.14
<i>EA 700 (Not Used)</i>			
EA 701	Perspective View 02 (Unchanged)	rev. C	dated 16.05.14
EA 800	Materials & Finishes (Unchanged)	rev. C	dated 02.12.14
EA 810	Appendix: Ground Level	rev. N	dated 30.01.17
EA 811	Appendix: South Elevation	rev. P	dated 30.01.17

End.