

Client Sydney Water Corporation

Details Workplace and warehouse facility

Area 6,000sqm (Office building), 5,400sqm (Warehouse)

Completion December 2009

ESD Designed to achieve 5 star NABERS Energy and 5 star Green Star rating

Awards

- > Australian Timber Design Awards, National Winner, Geoffrey Sanderson Trophy 2010
- > NSW&ACT Timber Design Awards, Excellence in Timber Design (Interior) 2010

The Sydney Water facility at Potts Hill embraces the social change in contemporary workspaces more often associated with CBD office buildings. It takes operations and technical workers out of traditionally poor accommodation into a workplace designed to the same standard as traditional office buildings but conceived in response to the professional needs of Sydney Water field workers.

The facility includes 6,000 m² of workspace and 5,400 m² of warehouse space. Bates Smart's design is based on principles of efficiency, economy of means and sustainability focused on passive environmental design principles.

Two equally-sized floor plates are staggered in an east-west direction to define an entry forecourt to the south west and an outdoor recreation deck to the north east. The facility offers a wide range of workspace arrangements (hot desks, workstations, enclosed offices) on a large open floor plate designed to maximise flexibility and encourage interaction. The floor plates are separated by a 10m-wide naturally top-lit internal linear 'street' designed as the building's social hub and communal space.

Focusing on passive environmental strategies, the building is designed to achieve 5 star NABERS Energy and 5 star Green Star ratings. Extensive sun shading to the north/east on the main facade, mixed mode ventilation throughout the building, daylight penetration, rainwater harvesting and recycled timber cladding are some of the strategies adopted to achieve those environmental targets.

The expression of materiality, both externally and internally clearly references the semi-industrial nature of the facility through the use of polished concrete floors, perforated plywood panels, an expressed steel frame and timber cladding.

Pictured Office building

