

11.15 Communal Open Space, BBQ and Pool Terrace

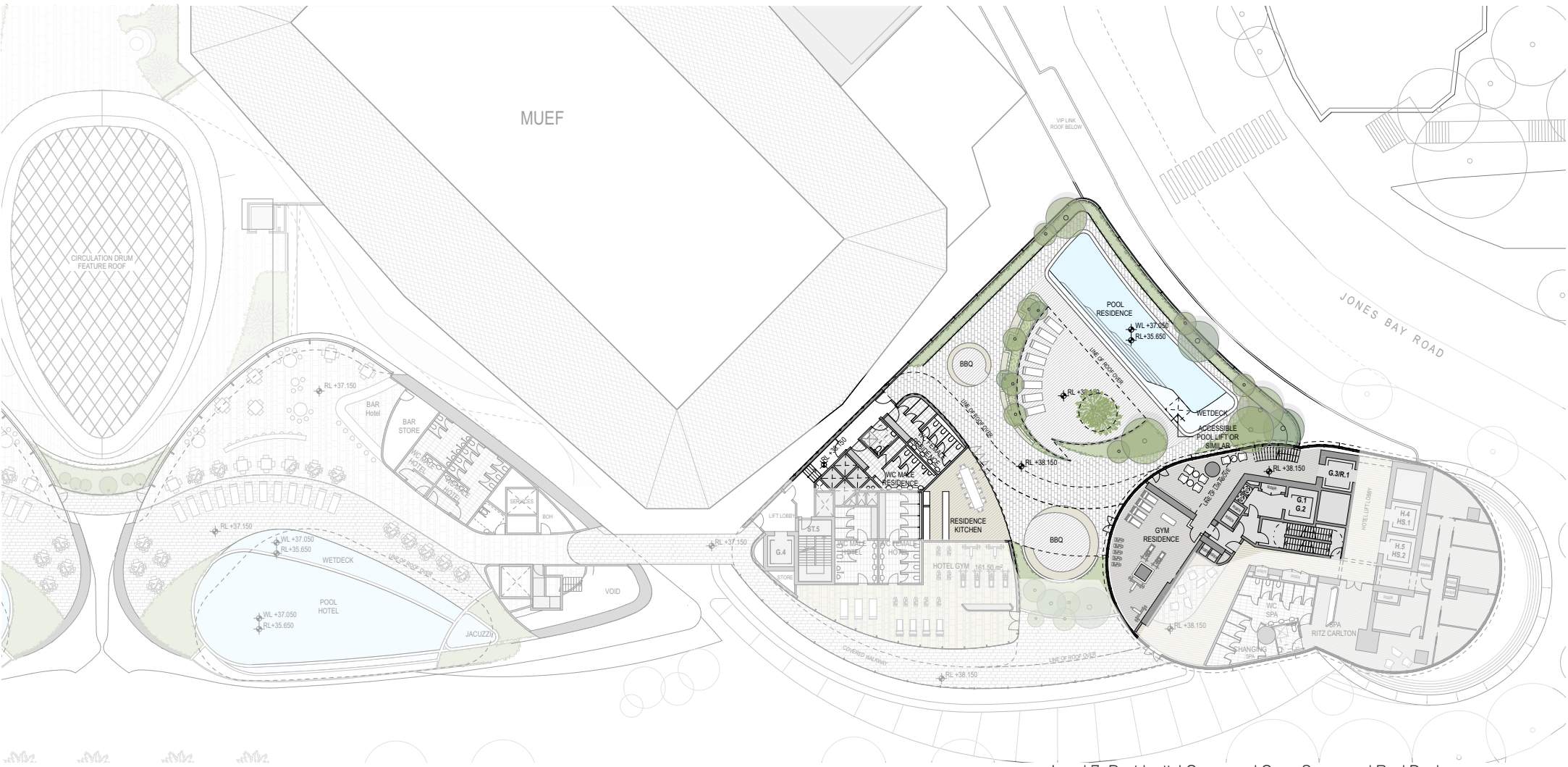
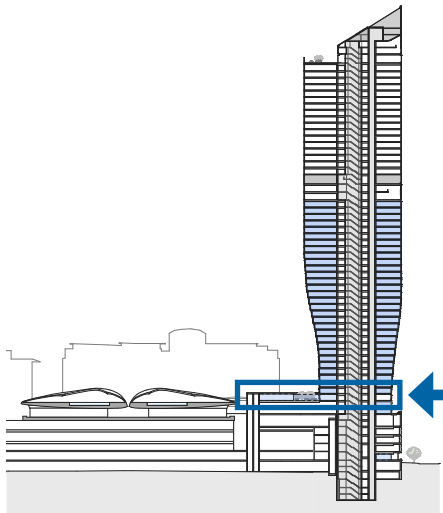
Level 7 Ribbon

A generous communal open space area has been located on level 7, with great access to sunlight far in excess of the regulatory requirements and views north into the Pymont community. Access to the terrace is restricted to residents only and via a dedicated lobby space on level 8 overlooking the pool deck area.

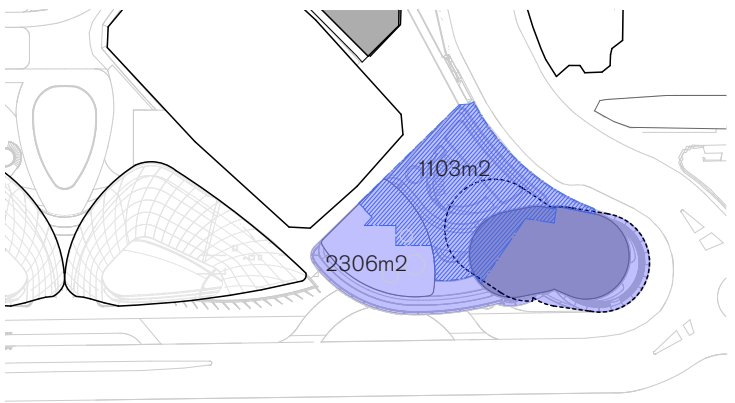
Facilities included are a 25m pool, gym, change and shower facilities, a show kitchen suite seating 12, and a landscaped BBQ deck.

Access to the residential communal open space, gym and pool amenities is provided through Level 7 or Level 8. Residents who wish to travel by lift access to level 7 will be directed to use lift

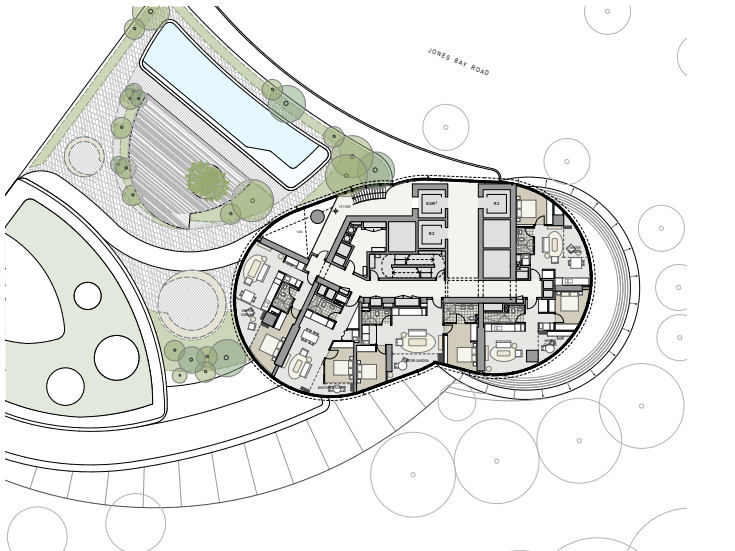
R.1/G.3 (shaft 2, bottom cart) through destination control. Residents can alternatively use any residential lift to disembark at level 8 and walk down the western staircase to level 7 facilities.



Level 7 Residential Communal Open Space and Pool Deck

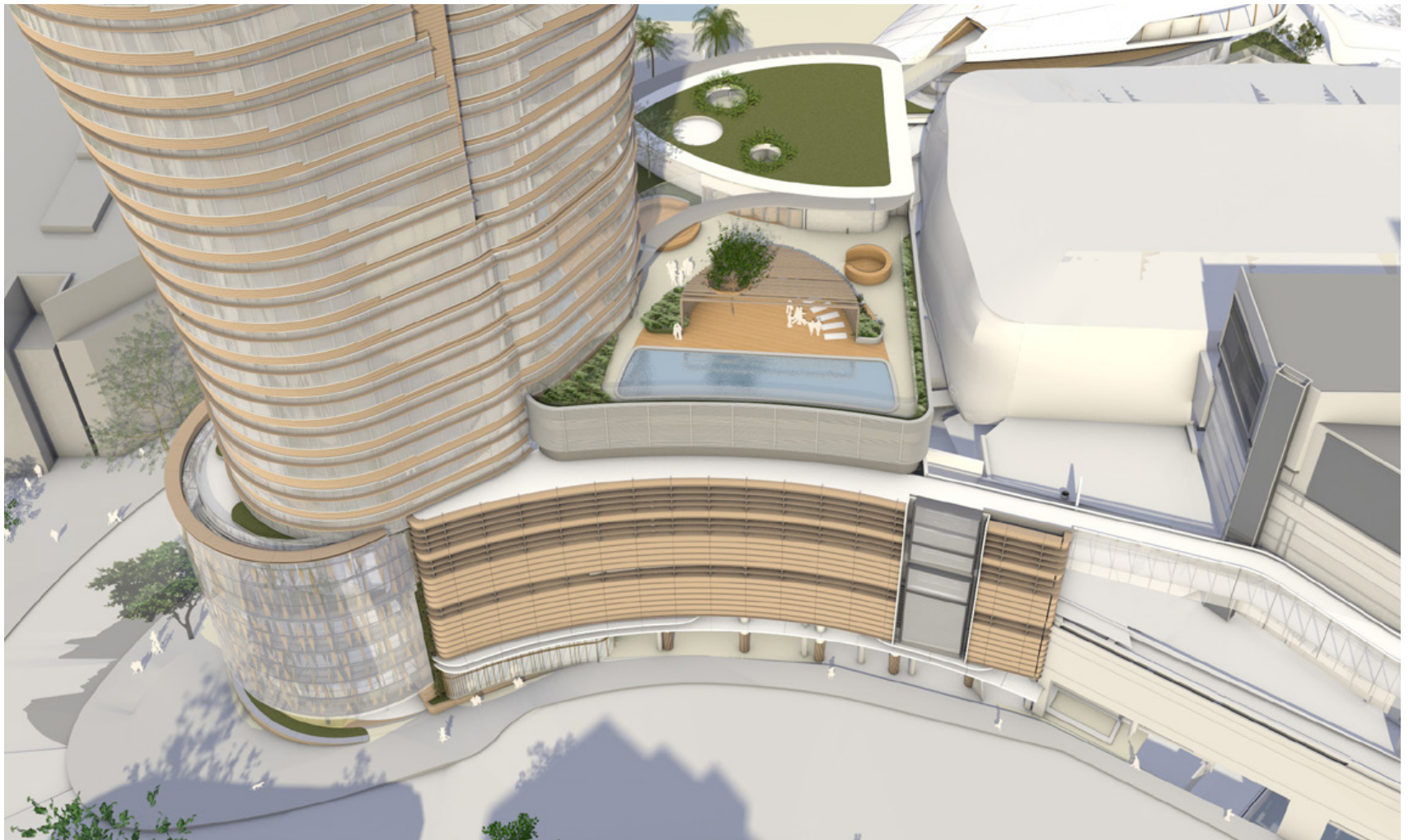


Communal open space equates to over 40% of the tower-related site area

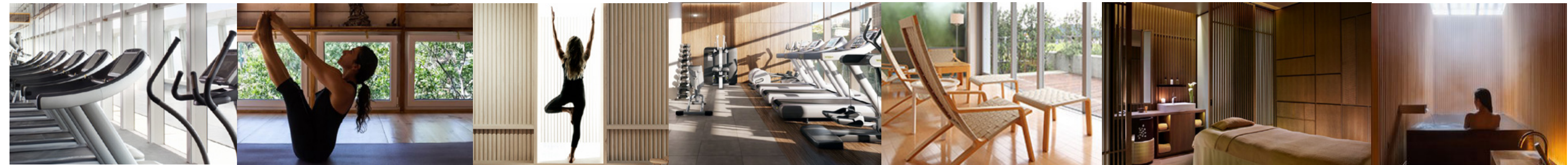


Level 8 Lobby





Northern aerial perspective of level 7 communal open terrace



12.0 Neighbourhood Centre

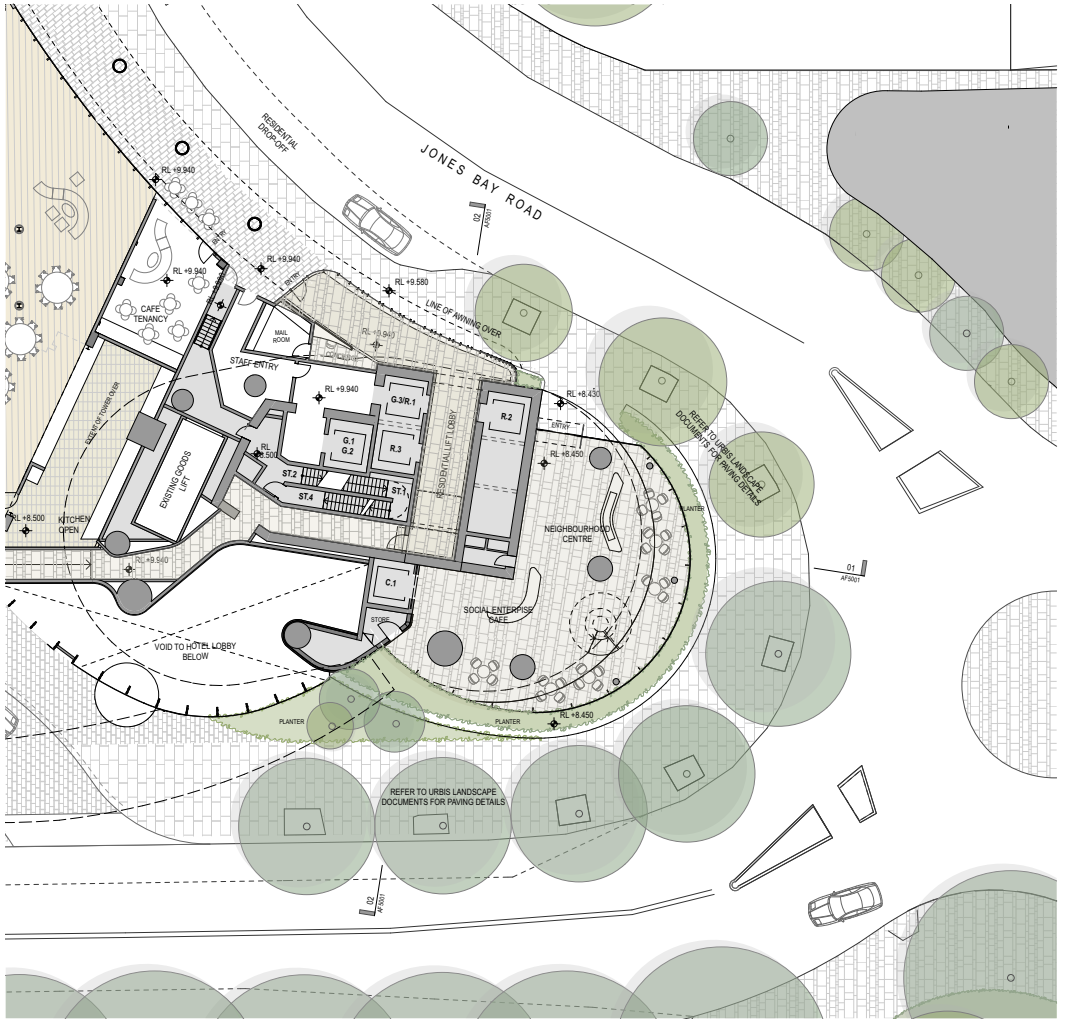
New Pyrmont neighbourhood centre and resource centre

Located at the prime northern end of the site, with views to parklands, REVEY site and easy access to Darling Harbour, Pyrmont's new Neighbourhood Lounge and Resource centre will provide the amenity and resources needed for a continuously growing high density city suburb. Pyrmont's dramatic rate of growth has slowed in the last few years, but is likely to increase once more with the completion of a number of large masterplan projects. The scale of community facilities has not increased at the same rate and is limited to the Pyrmont Community centre and Ultimo based facilities further to the south. The Pyrmont Community Centre provides indoor and outdoor areas for classes, community hire and a link to CoS library services.

The proposed Neighbourhood Lounge and Resource Centre will provide contemporary learning centre resources, lounge space to escape the pressure of high density living plus a range of spaces for community hire. This space will be highly flexible and can be adjusted to meet the City of Sydney's needs assessment.

The proposal offers a diverse range of spaces. At ground level, a street aligned lounge and technology hub is proposed with breakout to a sun drenched terrace. This space is envisaged as a vibrant and transparent community space which will invite the Pyrmont community to enter the facility by offering comfortable lounge areas, space for small exhibitions and public access computers supported by a maker space. Direct access is provided to the library annex above via stair and lift. The level 1 annex will offer a limited library collection (the rest can be ordered by link as currently offered by Pyrmont Link) plus lounge and reading space. The upper two levels offer space for community and private Pyrmont resident hire. There are open plan spaces for casual groups (knit and natter, casual computer training, youth / children's programs etc) as well as a series of more cellular spaces which can be used for smaller group work and consultations. The upper level is a dramatic double height function space which can offer space for larger classes, community parties and community ceremonies. A kitchen / banquette will provide similar amenity to the highly popular Surry Hills neighbourhood centre where people from diverse backgrounds are brought together by food and cooking classes. Other options for space usage (for Level 2 or 3) may include CoS sponsored co-working space or Business and IP centre to assist business startups, which would suit the 30 something professional demographic.

In total the proposal will offer 1333sqm of high quality, centrally located community space over 4 levels enhanced by a new civic space, northern orientation and wonderful aspect.

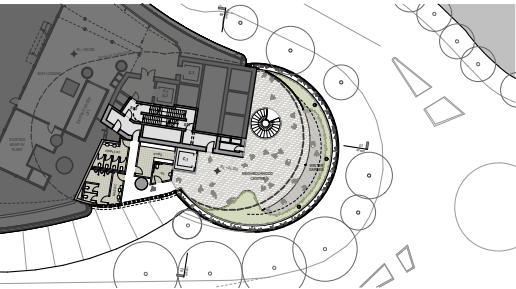


Neighbourhood Centre Ground Level Lobby

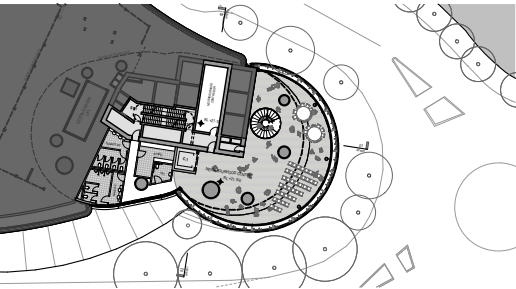




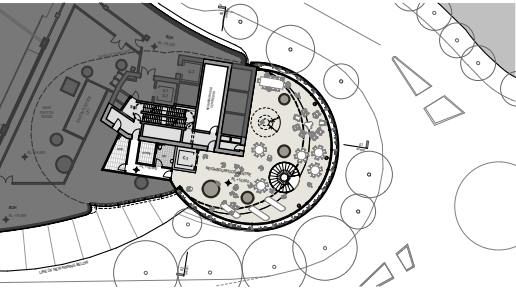
12.1 Pyrmont Neighbourhood Centre options



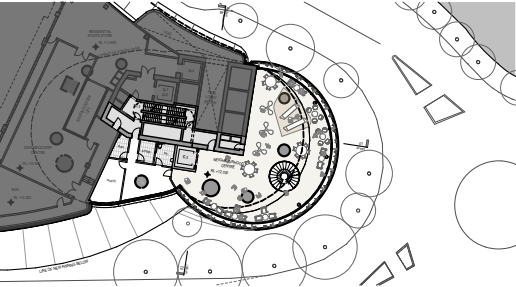
- Level 4 **Harbour Roof Terrace**
- 'Neighbourhood Terrace in an iconic location'
 - Elevated expansive roof terrace with harbour views Green space and seating settings
 - Prime frontage given to community events
 - Private and community functions



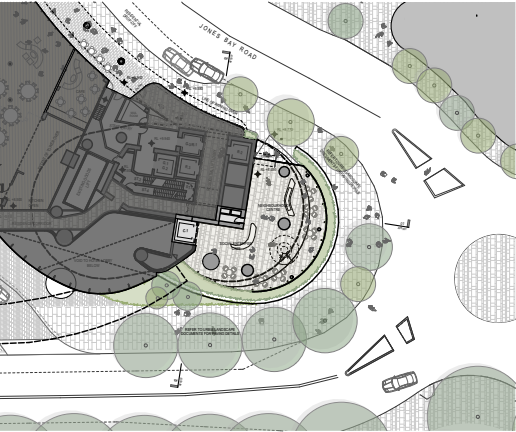
- Level 3 **Pyrmont Forum**
- 'Elegant civic function space in prime location'
 - Elevated harbour views and grand ceiling height
 - Dual purpose catering and neighbourhood kitchen
 - Access to Harbour Roof Terrace
 - Private and community functions Jewel of Pyrmont Community



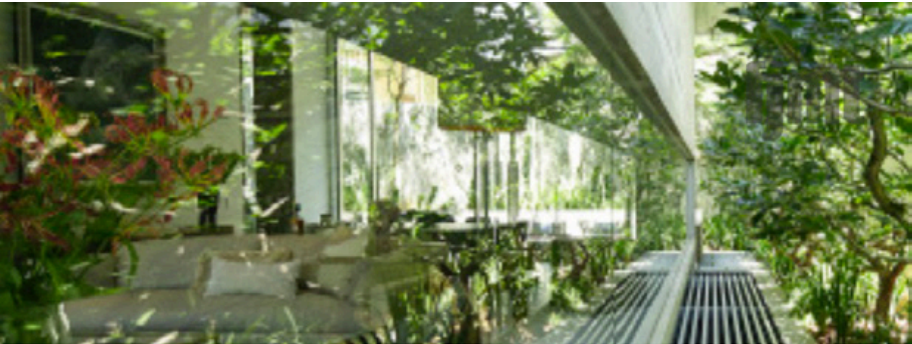
- Level 2 **Darling Collaborative Hub**
- 'Multiple settings to learn, connect and create'
 - Open plan training & class settings
 - Casual group lounge settings
 - Small consultation and tutoring settings
 - Various sized meeting rooms and conferencing
 - IT enabled, digital literacy as well as community classes



- Level 1 **Pirrama Reading Room**
- 'Stay-a-while and library space for all generations' Elevated lounge areas for individual reading and lounging Children and family space
 - Space for limited collection, periodicals
 - Study space and group settings



- Level 0 **Jones Bay Terrace**
Social enterprise cafe
- Enterprise Cafe
 - Technology Bar
 - Makers space - multimedia (analogue and digital)





13.0 Materiality and Facade

We are seeking to develop a material and character that is uniquely Pymont and Sydney: that relates to the natural landform, topography, heritage and sandstone foundation of Pymont; and also relates to the gentle flowing, organic forms of the Harbour.

WHITE ORGANIC SCULPTURAL FORMS OF GLASS AND LOUVRES

This pair of gently adjusting tower-forms will appear like a white and uniform series of layers articulated at each floor with a sandstone-like recessed edge or strata. The external low-iron sheet of glass of the facade system will provide clear vision to the layer of white automated sheer curtains that will give a veil-like delicacy to the sculptural surface.



GREEN SEAM

Natural landscaped bio-filtration gardens form a series of 'green-belts', clearly articulate in the architecture and acting as 'lungs' through which the building breaths, naturally filtering the air.



COMMUNITY CENTRE

The gentle curved facade of the community building matches the height of the adjacent sandstone escarpment, and is clearly independent and articulated as a welcoming public building. A double-skin facade encapsulating operable timber louvres, create a warmth and inviting community architecture.



PODIUM FORMS

The material of the ground-plane, street-frontage built forms, pavilions and tower podiums is to be Sydney Sandstone, detailed and rendered with depth and solidity. Deep louvre screens in sandstone and finely profiled precast provide a balance of transparency and solidity, shade and view, while the curvilinear lifting of the stone opens large areas of transparent glazing to activate streets and squares.

