

24 January 2022

Walsh Bay Arts Precinct – SSD8671 Modification 7

S4.55 Design Report

Introduction

This report outlines the design changes proposed as part of the current modification for the Walsh Bay Arts Precinct, SSD8671 Mod 7.

The changes proposed are a result of design development and have been discussed with the project's Heritage Consultant, Tropman & Tropman Architects.

Proposed Design Changes

1. High level louvres added to Level 1 on the western façade of Sydney Theatre Company's tenancy in Wharf 4/5.

- *Explain what is proposed.*

10 fixed open, two stage, aluminium louvres are proposed along the western façade of Wharf 4/5 at high level. They will be located where fibre cement sheets are currently fitted to existing window frames. The louvres will be sized to fit within the existing frames and will be painted to match the colour of the fibre cement panels they are replacing.

- *Explain why the change has been undertaken.*

The proposed louvres are required for the smoke exhaust strategy for Sydney Theatre Company's performance space. The current louvres are allowing rain into the space due to the exposed nature of the building. The proposed two stage louvres will provide a weatherproof solution for the smoke exhaust strategy but offer less free area, hence more (10) louvres are necessary to achieve the smoke make-up area requirement.

- *Explain how the design is sympathetic to heritage fabric.*

The existing western façade of Wharf 4/5 comprises repeating bays of 6 window frames at high level. Within each bay the second and fifth frames are fitted with fibre cement sheets in lieu of glazing. The proposed louvres have been designed to fit within the existing second and fifth window frames and colour match the fibre cement sheets to maintain the aesthetic articulation of the existing façade.

2. High level louvres added to Ground Floor on the western façade of Sydney Dance Company's tenancy in Wharf 4/5.

- *Explain what is proposed.*

22 operable, aluminium louvres are proposed along the western façade of Wharf 4/5 at high level on the ground floor. The louvres will be located where fibre cement sheets are currently fitted to the upper sash of every second and fifth window frame. The proposed operable louvres will be painted to match the colour of the fibre cement sheets they are replacing.

- *Explain why the change has been undertaken.*

The proposed additional louvres are required to provide natural ventilation to the Sydney Dance Company's studios on ground floor. Dancers use these spaces for rehearsing and require ample ventilation for comfort.

- *Explain how the design is sympathetic to heritage fabric.*

The existing western façade of Wharf 4/5 comprises repeating bays of 6 window frames at high level on the ground floor. Within each bay the second and fifth frames are fitted with fibre cement sheets in upper sash. The proposed louvres have been designed to fit within the upper sash of the second and fifth window frame in each bay. The louvres will colour match the existing fibre cement sheets to maintain the aesthetic articulation of the existing façade.

3. Updated fit-out to Commercial 2, 3 and 4 within the Shore Sheds.

- *Explain what is proposed.*

The proposed updated fit-out to Commercial 2 involves the following:

- Level the existing floor and providing a new vinyl floor finish.
- Provide a new lightweight wall with insulation, plasterboard lining and paint finish to the north wall. The new wall will sit hard up against the existing wall and maintain openings where existing glazing is present.
- Repair and seal existing façade weatherboards.

The proposed updated fit-out to Commercial 3 involves the following:

- Provide a new timber batten floor build up with a plywood tongue board floor and a painted Weathertex finish.
- Provide new lightweight walls with insulation, plasterboard lining and paint finish to the north and west walls. The new walls will sit hard up against existing walls and maintain openings where existing glazing is present. The new wall will achieve an acoustic rating of Rw45.
- Provide kitchenette joinery along the western wall of the space.
- Provide new lightweight wall with plasterboard lining and paint finish to the southern wall. New wall to sit hard up against existing wall and to terminate 3 brick courses below the existing windowsill. Make good brickwork above new wall and re-paint areas with existing paint finish.

The proposed updated fit-out to Commercial 4 involves the following:

- Provide a new sprung floor with vinyl finish.
- Provide a new lightweight wall with insulation, plasterboard lining and a paint finish to the north wall. The new wall will sit hard up against the existing wall and maintain openings where existing glazing is present.
- Provide kitchenette joinery along the western wall of the space.

- Provide new lightweight wall with plasterboard lining and paint finish to the southern wall. New wall to sit hard up against existing wall and to terminate 3 brick courses below the existing windowsill. Make good brickwork above new wall and re-paint areas with existing paint finish.

- *Explain why the change has been undertaken.*

The Commercial spaces were initially intended to be let for retail or office use but are now intended to be let for cultural uses such as singing and dancing. The proposed alterations are a result of this change of use. Performers require a controlled thermal environment which will be better maintained in a sealed space – the proposed perimeter walls will achieve this. Dancers require a specific floor surface for comfort and optimal performance which is captured in the proposal. Kitchenettes are proposed to two of the spaces for convenience and amenity.

- *Explain how the design is sympathetic to heritage fabric.*

The proposal involves a change of use of the Commercial spaces with minimal intervention. New internal walls will sit hard up against the existing walls and will not be visible from the wharf apron or breezeway. The proposal involves the removal of previously proposed stairs and a mezzanine level to both Commercial 3 and Commercial 4, this reduced scope of construction will have a positive heritage impact.

Conclusion

The proposed modifications to the external façade are to address waterproofing and maintain essential life safety systems along with ensure building occupants have adequate amenity and thermal comfort. The proposed modifications to the Commercial spaces in the Shore Sheds are the result of the change in intended use of these spaces and to ensure they will be fit for purpose. It is our belief that the modifications do not change the original design intent of the proposal and have been designed to minimise impacts on the heritage significance of Wharf 4/5 and the associated Shore Sheds.