

3.6 EXTERNAL STAIR & CORE ROTATION

The external stair lodged within the Development Application extended to the mezzanine level only and was 3m wide at the base.

At the request of the City of Sydney (the library tenant), the external stair has been redesigned to extend to the first level of the library and widened slightly at the base to 3.2m wide. It has been carefully considered so as to not reduce the floor area of the Library.

This request was made to ensure a civic and public address is provided to the library with access previously via the lifts only. The flaring out of the stair at the base addresses The Boulevard, the primary pedestrian link to Darling Harbour and the foreshore.

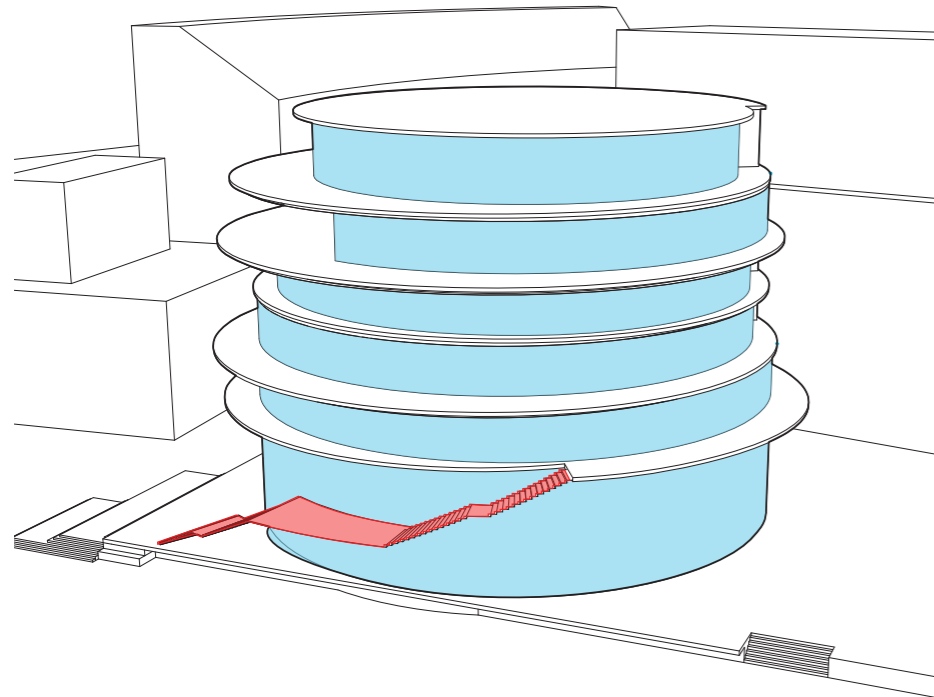


Figure 3.5.1_The external stair has been redesigned to extend to the first level of the library.



Figure 3.5.2_External stair access address to the Boulevard

In discussions with the City of Sydney regarding a greater lobby presence facing The Square the location of the core has been adjusted.

The core has been rotated/pivoted 22.5 degrees in a clockwise direction to improve how the building is perceived from a number of key vantage points including:

1. Little Pier St/Factory Lane: A more active facade is now apparent from Little Pier St/Factory Lane. Refer to Figure 3.5.4 and 3.5.5.
2. The Square: A more prominent/visible lobby entry has been created from The Square. Refer to Figure 3.5.3.

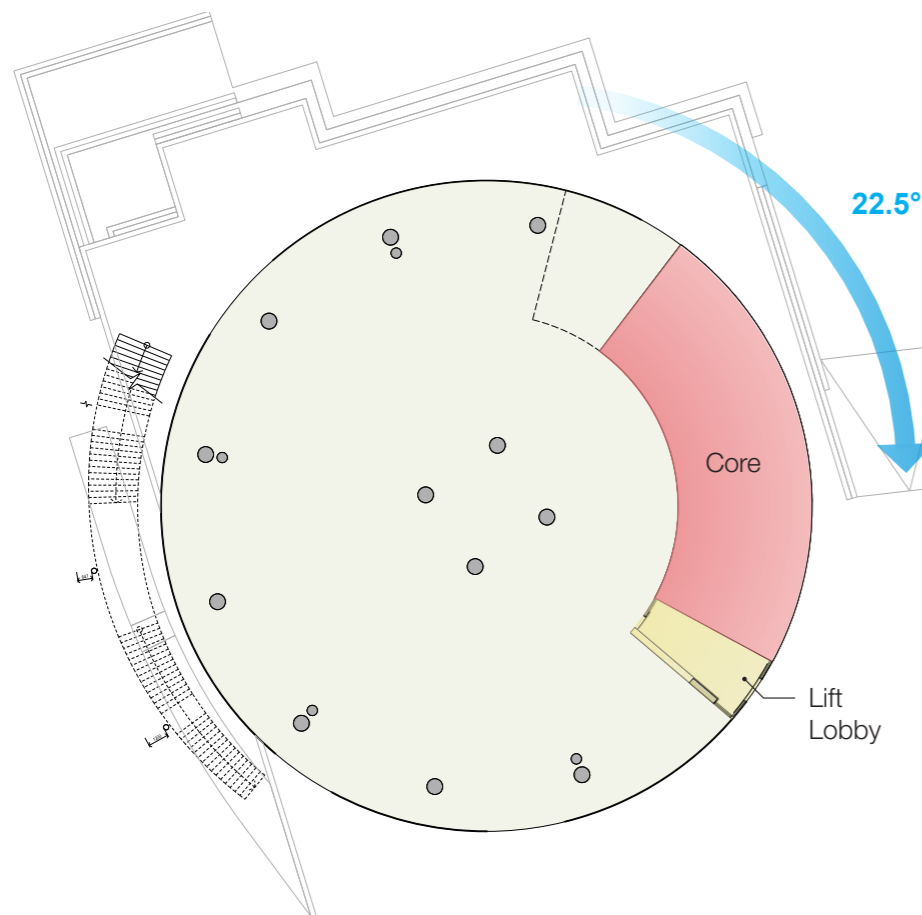


Figure 3.5.3_The core is rotated 22.5 degrees from original position to the south

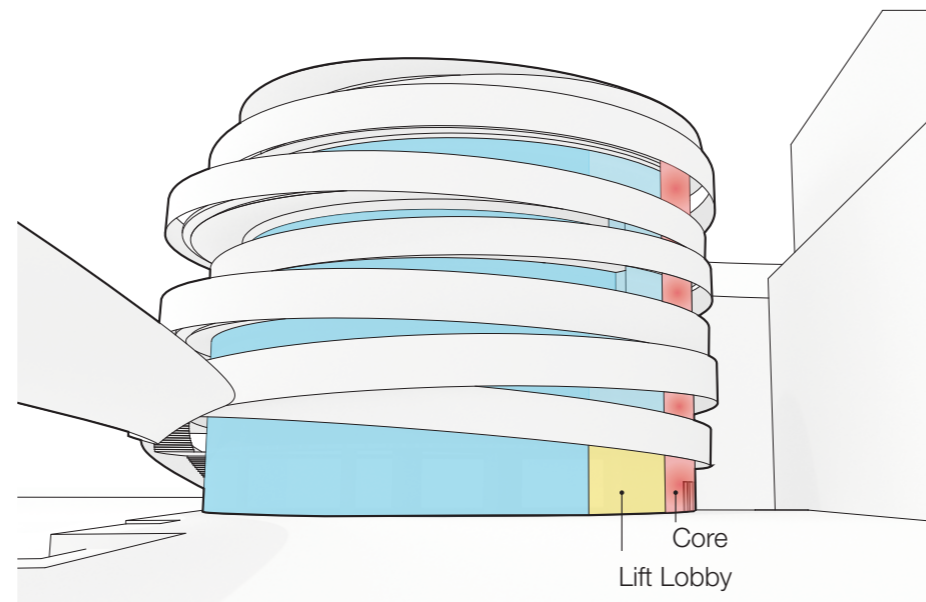


Figure 3.5.4_The lobby will be more visible from the Square

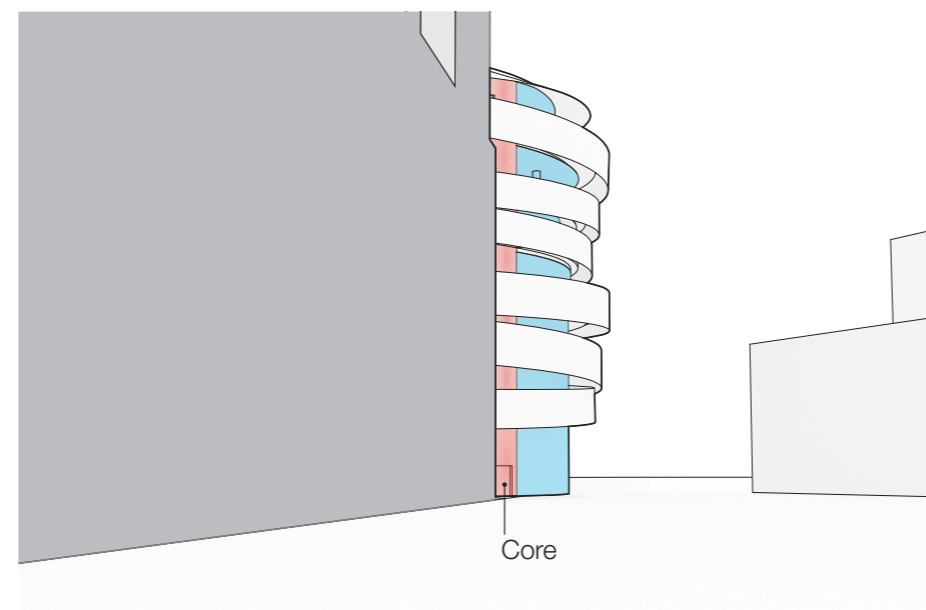


Figure 3.5.5_Core hidden from north east aligned with NE plot

3.7 LEVEL 5

The City of Sydney:

“..... The BCA Report lodged indicates the roof level restaurant and bar could be occupied by up to 689 patrons and the child care centre, with 90 spaces, would be operating until 7.00pm.”

Sydney Harbour Foreshore Authority (now Place Management NSW):

It is noted that the proposal includes a rooftop restaurant and bar in addition to community facilities and markets. This appears to be inconsistent with the original purpose of the building on the North Plot and inappropriate to the location given

Response

A reconsideration of the patron numbers for Level 5 has been undertaken having regard to:

- Centralised plant relocation to Level 5.
- Lifting rearrangements.

Level 5 has been replanned to accommodate a revised mechanical servicing strategy. The DA lodged provided mechanical plant rooms at each level of the building with louvres to the façade. A more efficient strategy has since been developed which replaces the level by level plant with a single open air plant room. This plant room is centrally located on Level 5.

The advantages of this amendment include:

- Reduced patron numbers of Level 5.
- Reducing the extent of louvres to the façade and therefore improving the façade of the building.
- A more sustainable design outcome assisting with Green Star targets.
- A better operational system for tenants.
- Improved lifting waiting times.

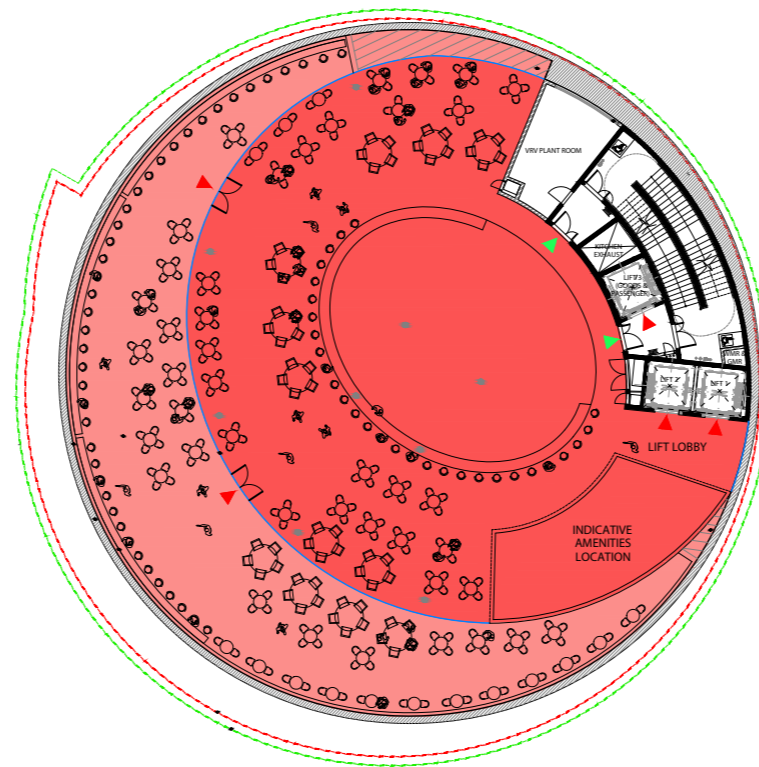


Figure 4.5.1_DA Level 5 Plan (with indicative fit out)

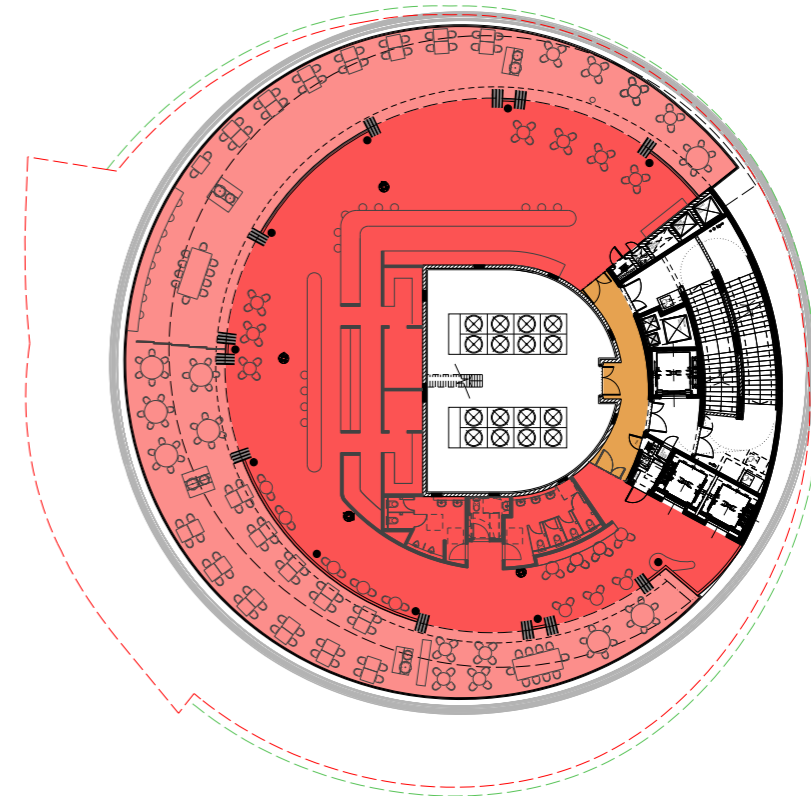


Figure 4.5.2_Proposed Level 5 Bar/Restaurant plan (with indicative fit out)

ADDITIONAL DESIGN IMPROVEMENTS

4

4.1 SHIFTING FLOOR PLATES

The DA submitted in March 2016 expressed a iconic building with some movement in the floor plates. Since DA lodgement the floor plates have been further exaggerated to enhance tectonic shifts in the built form.

This exaggeration delivers a more cohesive and conceptually strong design statement whilst benefitting the functional uses of the building.

The opportunity to further exaggerate the floor plates came from a deeper understanding of how the concrete structure could better respond to the timber ribbons enveloping the spaces. Rationalisation and refinement of the shifting plates has yielded an enhanced architectural solution and reinforced the initial concept.



Figure 3.4_ DA North Plot artist's impression from The North



Figure 3.5_ Current North Plot artist's impression from The North

4.2 MARKET HALL INDICATIVE FIT OUT + ACCESS

The layout of the market hall has developed since the DA that was submitted in March 2016. There has been a reduction of the number of tenancies from 32 tenancies to 18 tenancies to respond to loading and traffic requirements. The access spine has been maintained from the north to the south and has shifted with the rotation of the core.

The main entry to the north has shifted to align with the landing of the external stair and public domain terraces. As a result of the benefit of rotating the core a secondary entry has been created to the north west to capture people walking from Little Pier St.

To the south an entry has been created at the top of the public domain ramp to capture people at this node which reinforces pedestrian connectivity.

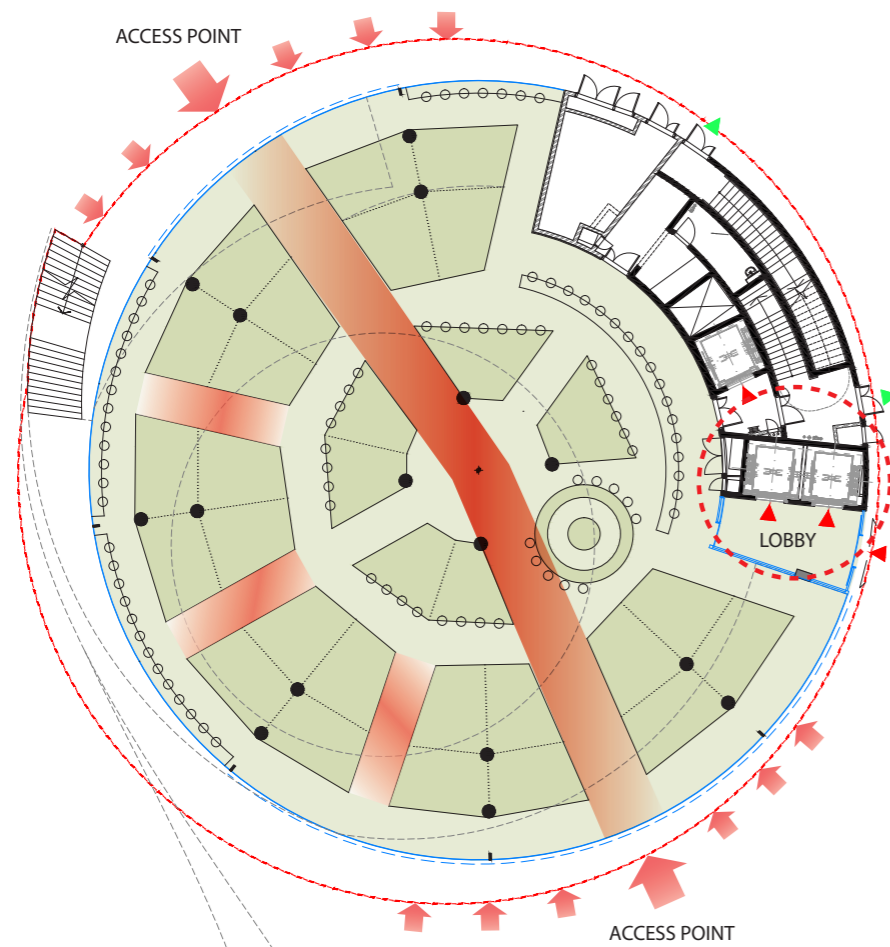


Figure 4.2.1_DA Ground Floor Plan - Indicative Market Hall Fit Out

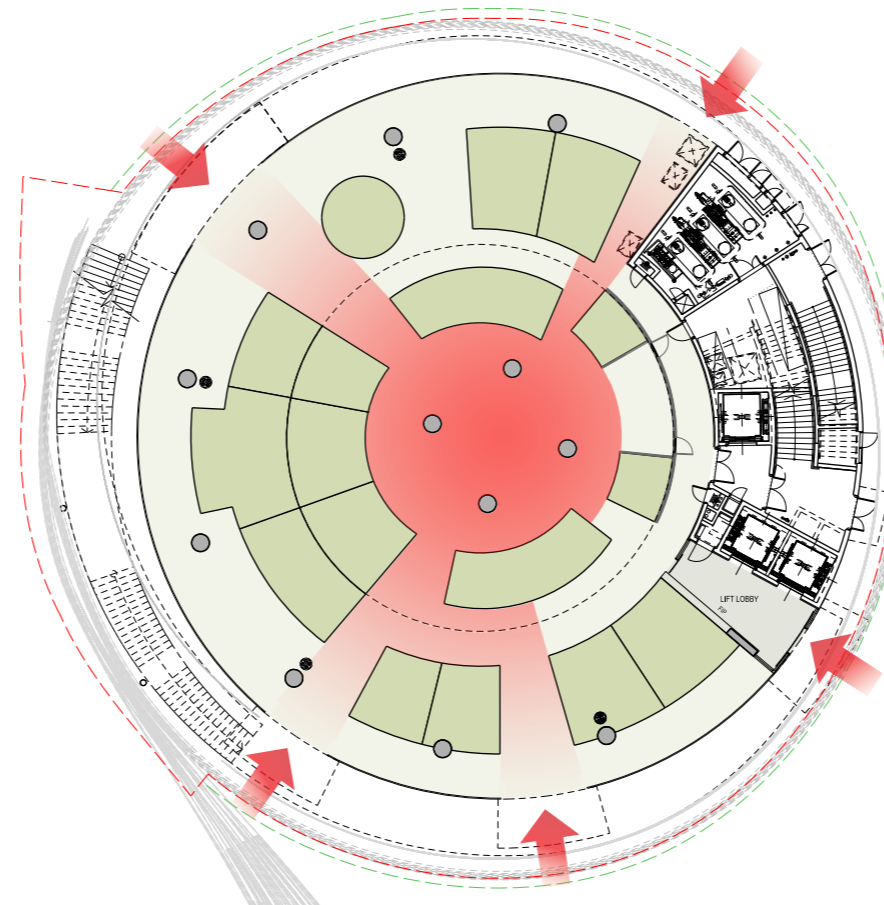


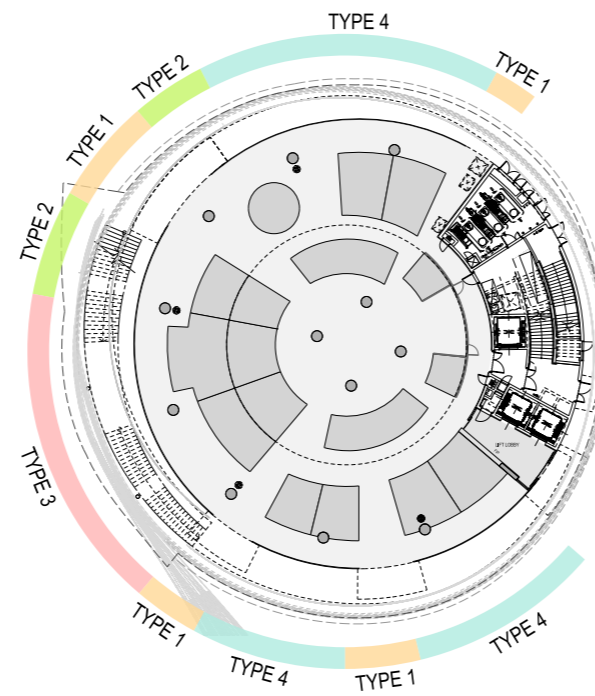
Figure 4.2.1_Proposed Ground Floor Plan - Indicative Market Hall Fit Out

4.3 MARKET HALL

The market hall is proposed to be enclosed by an operable facade enabling a high percentage of active uses and clear site lines into and through the market.

Façade operability options have been developed since the DA was lodged in March 2016. Four façade typologies have been included within the RTS to provide further detail in respect to operability options across the facade.

The exact extent of each facade type will be confirmed in detail with future tenants and/or market operators.



LEGEND



Figure 4.3.1_Indicative Market Hall South Elevation

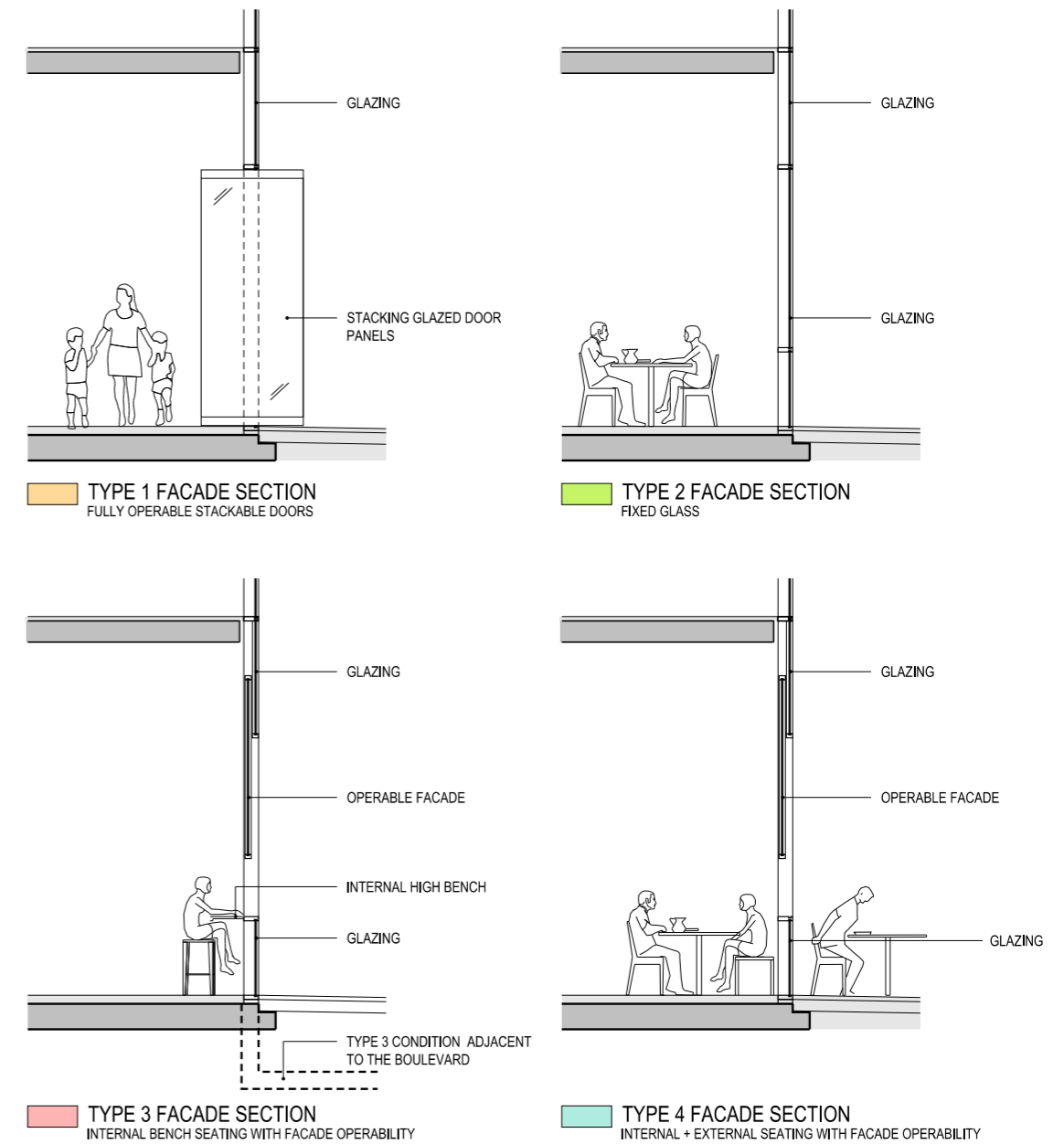


Figure 4.3.2_Indicative Ground Floor Façade Types

4.4 MEZZANINE

Since the lodgment of the DA, the Mezzanine level has been replanned to improve the future functional layout to the food and beverage offering. The three separate voids have been consolidated into one central atria which not only enhances the Mezzanine design but also improves the relationship to the Ground Floor Market Hall.

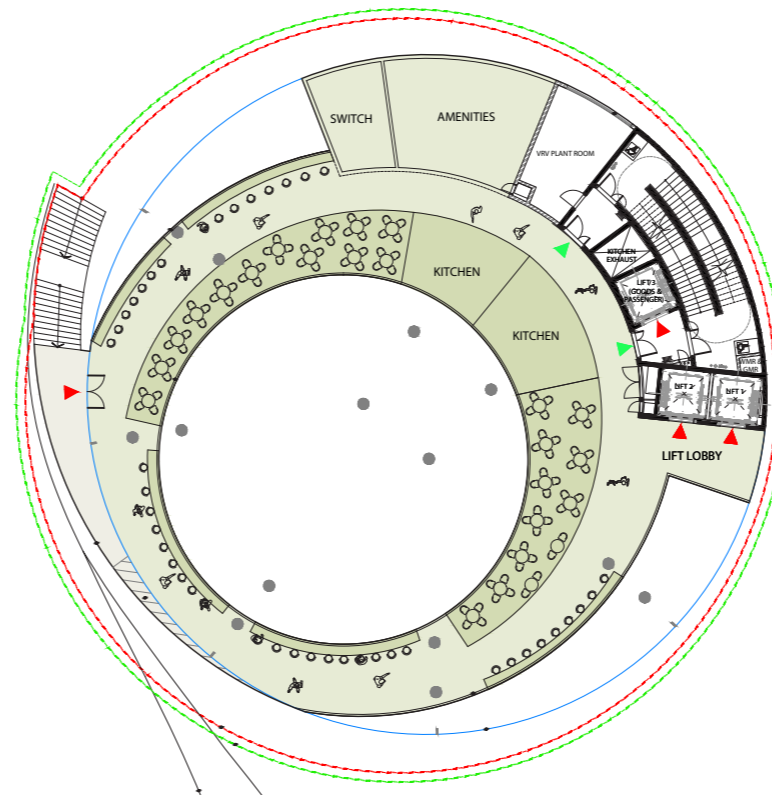


Figure 4.4.1_DA Mezzanine Plan (with indicative fit out)

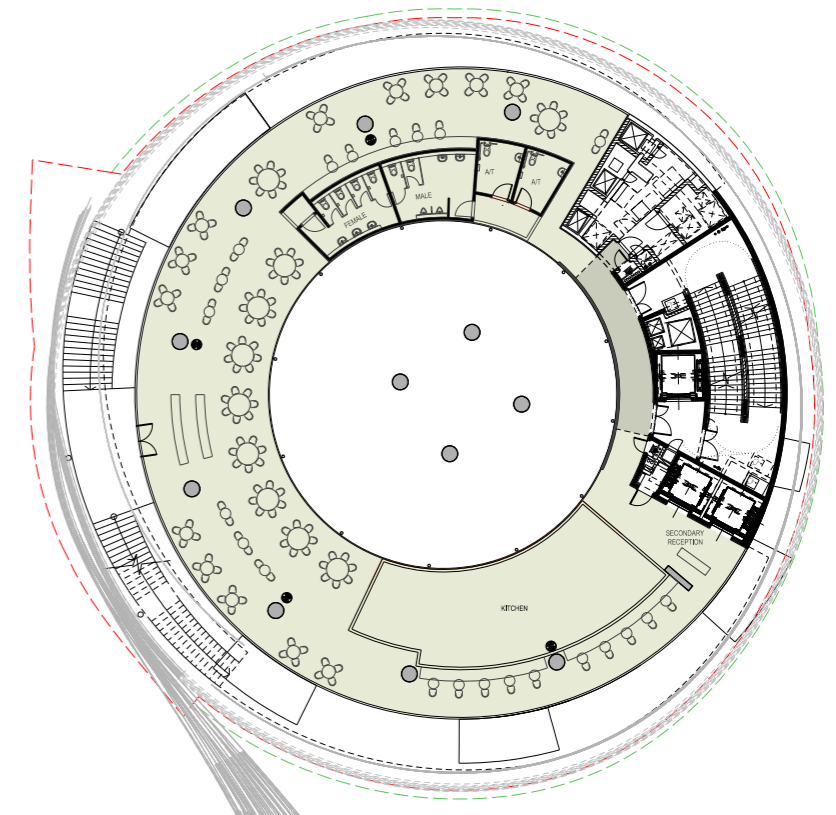


Figure 4.4.2_Proposed Mezzanine (with indicative fit out)