

Figure 1.1.1_The Darling Exchange view north from the Square



1.2 GROSS FLOOR AREA

The GFA has decreased by 31m² from the original DA lodgement in March 2016.
This is due to:

- Change to core configuration
- Change to mechanical servicing

Refer to Figure 1.2.1 for new GFA numbers

DEVELOPMENT SUMMARY

Uses (GFA)	Market Hall (F&B Premises)	1,500 m ²
	Library	2,225 m ²
	Child Care Centre	2,013 m ²
	Bar/Restaurant	866 m ²

Total **6,604 m²**

Uses by Level	Level	Internal GFA	External GFA	Total
Market Hall (F&B Premises)	G	910 m ²	-	910 m ²
Market Mezzanine (F&B Premises)	Mezzanine	590 m ²	-	590 m ²
Library	1	940 m ²	163 m ²	1,103m ²
Library	2	880 m ²	242 m ²	1,122 m ²
Child Care Centre	3	643 m ²	274 m ²	917 m ²
Child Care Centre	4	663 m ²	433 m ²	1,096 m ²
Bar / Restaurant (F&B Premises)	5	493 m ²	373 m ²	866 m ²
Total		5,119 m²	1,485 m²	6,604 m²

Figure 1.2.1_New GFA Figures



Figure 1.2.2_View From Dickson's Lane

Figure 1.2.3_View East From Dickson's Lane



STAGE 1 CONSENT CONDITION B4A

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In response to Condition B4A and A6A from the Stage 1 Concept Proposal development consent which states:

Minor encroachments of the North Plot into the 'uninterrupted minimum 19 metre building separation' may be considered where it has been demonstrated that:

The encroachment does not restrict pedestrian sightlines looking north and south along the boulevard at the western extent of the North Building

Maintaining pedestrian sightlines looking north and south along the boulevard has been a priority when considering the encroachment into the 19m building separation zone. As demonstrated in Figure 2.1, the protrusion into The Boulevard has been kept to a minimum. A small section of the stair as well as 2 stair-supporting columns encroach into The Boulevard. These elements have been carefully designed so that they remain as lightweight and visually permeable possible to ensure minimal impact.

The external stair has been designed as a lightweight steel stair with perforated risers, timber ribbons and a glazed balustrade which allows a high level of visual permeability thus maintaining north/south pedestrian sightlines.

The stair in its entirety is integrated with the terraces to the north and the canopy that extends out into the public domain to the south.

- From the north, these two gestures read together to form an entry marker to the precinct from The Boulevard and emphasise the foreground and prominence of The North Plot building whilst maintaining sightlines beyond. Refer to Figure 2.2
- From the south, these gestures read together to form a coherent aesthetic connecting the square / canopy element to the building and external stair thus reinforcing the civic 'gesture' of the building. Refer to Figure 2.5

The timber wrap commences at the base of the external stair and wraps around the north plot building to then extend out into the public domain. The western edge of the north plot and public domain therefore become intrinsically linked to form a dynamic edge to The Boulevard. These elements work harmoniously together to enhance the visual experience of The Boulevard whilst maintaining key pedestrian sightlines looking north and south along The Boulevard. Refer to Figure 2.4

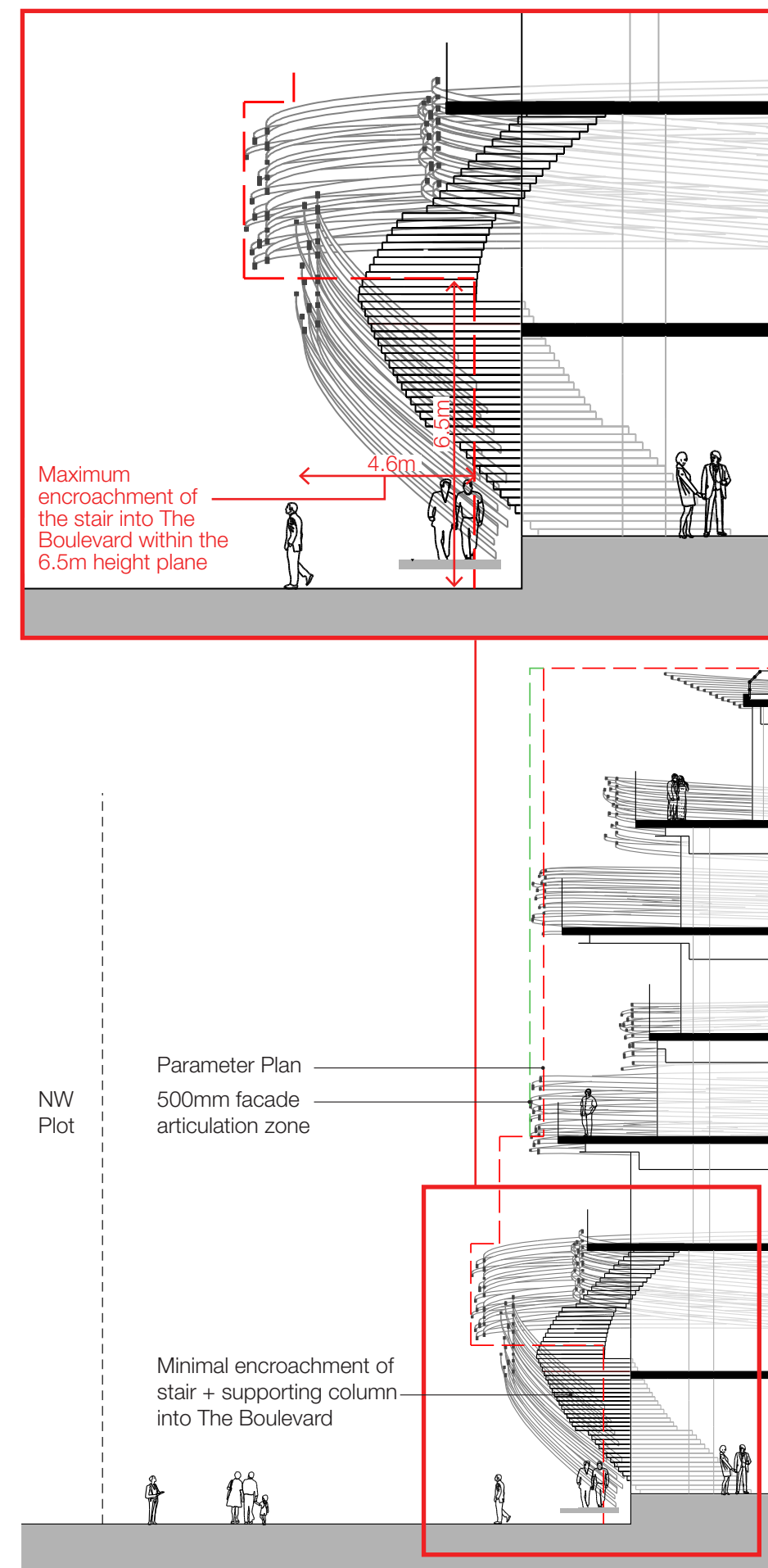


Figure 2.1_East/west section through The Boulevard and the North Plot