



Figure 3.1.3_Asakusa Cultural Centre, Tokyo.

Kengo Kuma and Associates has designed a number of buildings with timber facades whereby the expressive nature and patina of wood is celebrated. Examples of these buildings include the Asakusa Cultural Centre in Asakusa, Tokyo and the SunnyHills building in Minami Aoyama. Refer to Figure 3.1.3 and 3.1.4

Accoya has recently been used on a number of Sydney projects which include the Ernest & Young Building (200 George St, Sydney), refer to Figure 3.1.5



Figure 3.1.4_SunnyHills Building, Minami Aoyama

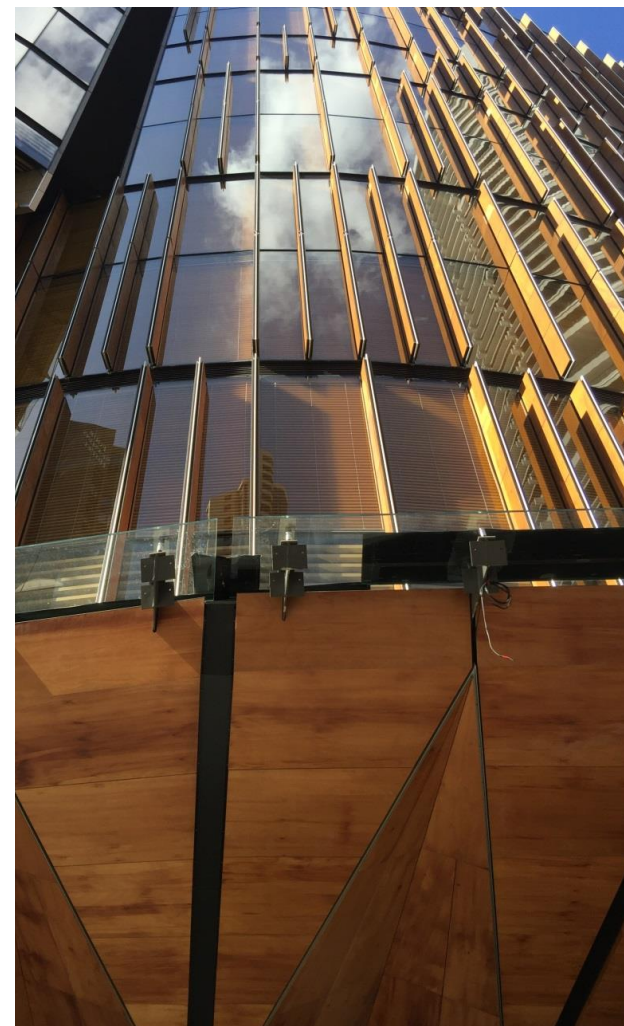


Figure 3.1.5_Ernest & Young Building, Sydney

3.2 SIGNAGE

The Department of Planning:

Provide the dimensions of the proposed signage zones, including confirmation of whether future signs will be illuminated. In addition, confirm what is the proposed difference between signage 'type A' and 'type B'.

Response

In addressing the Department of Planning and Environment's query the indicative signage types / zones have been further refined as below:

Signage Type A1: Market Hall Entry Signage (illuminated)

Signage zone above the awning. Maximum size 5,000mm(W) x 750mm(H). For an example Refer to Figure 3.2.1

Signage Type A2: Market Hall Signage (non-illuminated)

Signage fixed to the ground floor fixed glass or operable doors. Maximum size 1,200mm(W) x 1,800mm(H). For an example Refer to Figure 3.2.2

Signage Type B: Lobby Entry Signage (illuminated)

Signage zone above/below or on the awning. Maximum size 4,000mm(W) x 750mm(H) For an example Refer to Figure 3.2.1

Signage Type C: External Wayfinding

Signage inlay to be located at the bottom of the external stair to the mezzanine and library level and ground floor lift lobby. Refer to Figure 3.2.4



Figure 3.2.1_Example of signage Type A1 & B

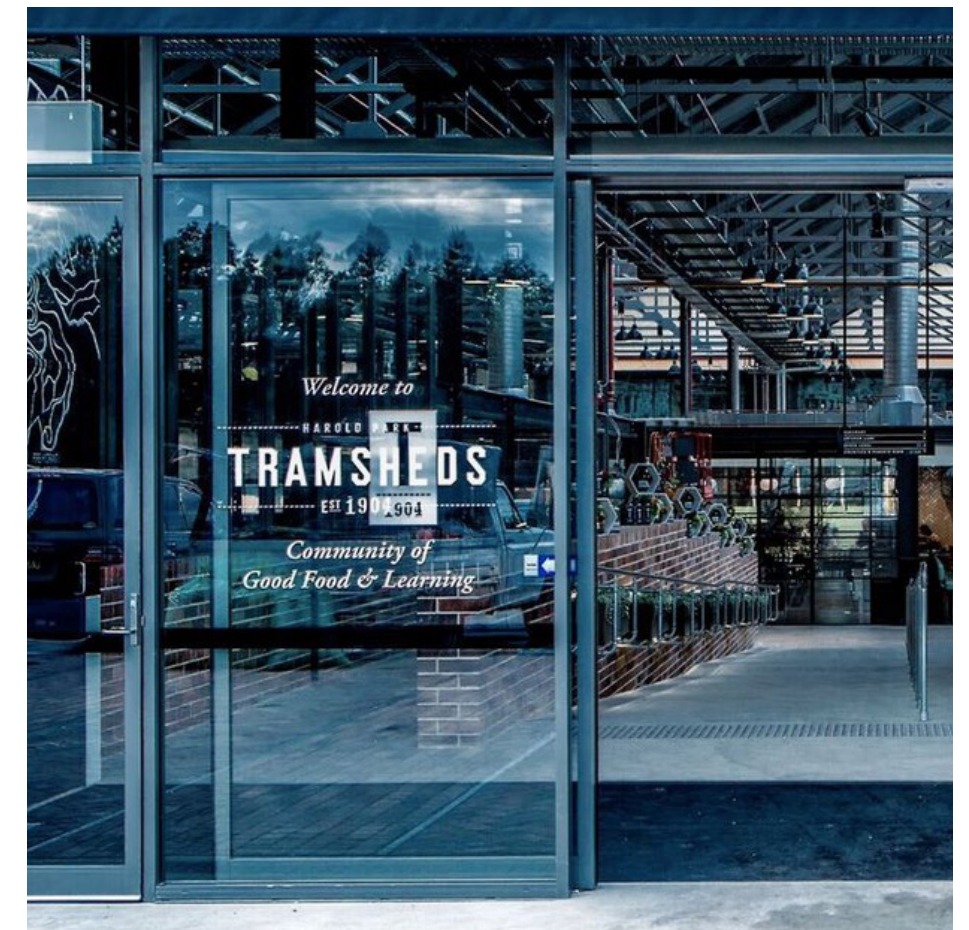


Figure 3.2.2_Example of signage Type A2

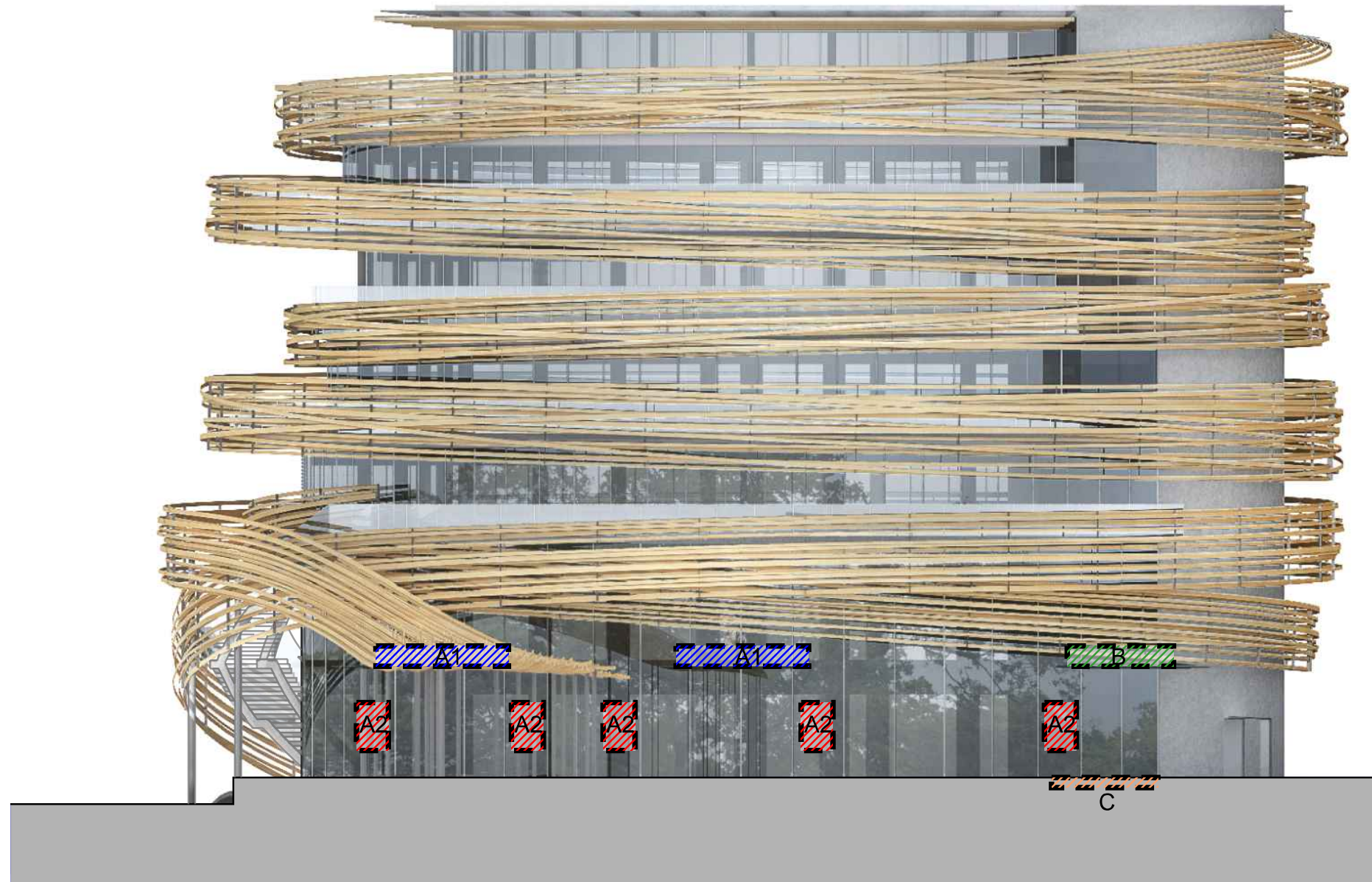


Figure 3.2.3_Indicative Signage Locations - For further signage locations refer to RTS Drawing N_AD_E05

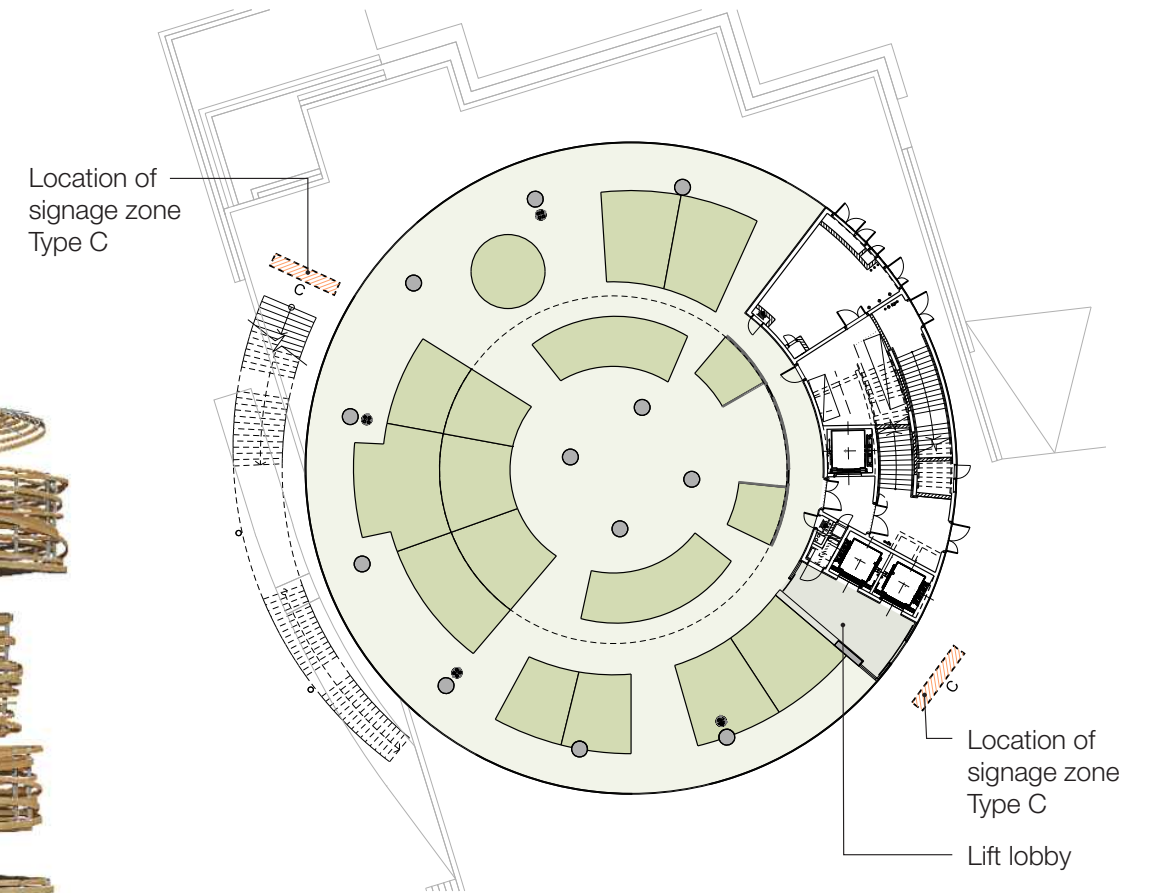


Figure 3.2.3_Ground floor plan with Indicative signage zone Type C

LEGEND

- A1** INDICATIVE SIGNAGE ZONE TYPE A1
5000mm(W) x 750mm(H)
MARKET HALL ENTRY SIGNAGE
- A2** INDICATIVE SIGNAGE ZONE TYPE A2
1200mm(W) x 1800mm(H)
MARKET HALL SIGNAGE
- B** INDICATIVE SIGNAGE ZONE TYPE B
4000mm(W) x 750mm(H)
LOBBY ENTRY SIGNAGE
- C** INDICATIVE SIGNAGE ZONE TYPE C
SIGNAGE INLAY IN GROUND
EXTERNAL WAYFINDING

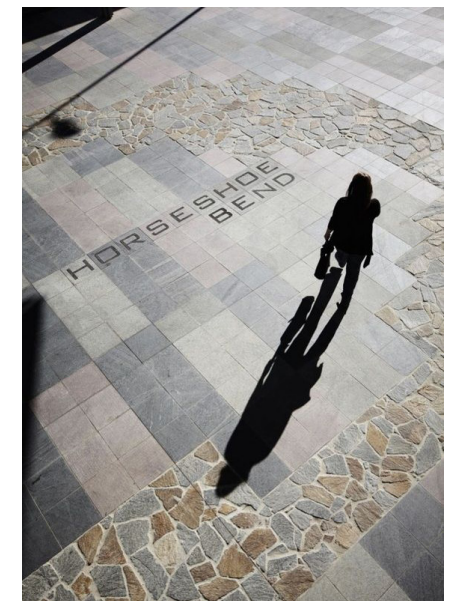


Figure 3.2.4_Example of signage Type C

3.3 WIND

The Department of Planning:

Suggest additional mitigation measures to improve the wind environment around the North Plot.

The City of Sydney:

The City requests that the Applicant confirm whether the findings and recommendations of the wind assessments for the North Plot and South-East Plot are capable of being incorporated. Significant wind effects are predicted at the outdoor space in the North Plot building. In the case of the North Plot, the wind assessment recommends enclosing the affected outdoor space.

Response

In response to the wind assessment carried out for the North Plot, a number of wind mitigation strategies have been integrated into the design. Ground floor awnings, wind screens on Level 5 and increased balustrade heights help to not only alleviate the impact of wind, but they have also been designed to enhance the building architectural expression.

Awnings

A number of awnings have been incorporated above the ground floor entries to provide greater public amenity in the form wind and rain protection. These awnings not only assist with reducing the impact of wind and rain but also provide greater identification of entry points.

Awnings have been added at the following locations:

1. Ground floor: 5 awnings have been located at each key entry / egress points. Awnings are designed as cantilevered metal elements in a charcoal colour which provides a subtle addition to the building. Refer to Figures 3.3.1 and 3.3.3.
2. Level 5: The Level 5 awning has been updated to provide weather protection and also assist with the wind conditions on the external terrace. The awning (timber, glass and steel) plays an important role in the overall architectural expression of the building. It will read as an extension of the timber facade wrap, seamlessly transitioning from a facade element into the Level 5 awning.

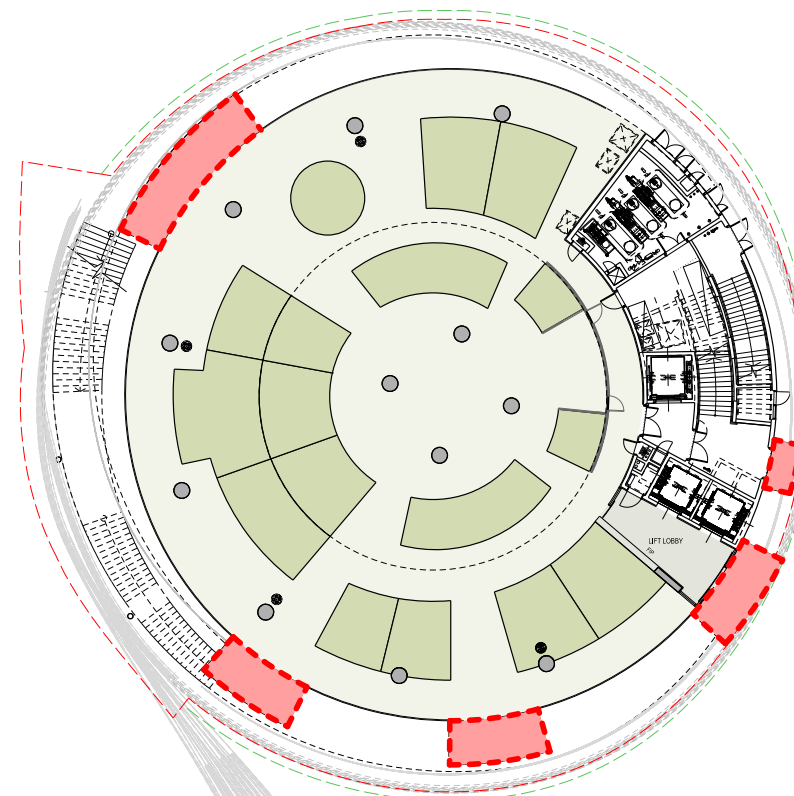


Figure 3.3.1_Proposed Ground Floor Plan - awnings above highlighted in red

Refer to Figure 3.3.4.

Vertical wind screen + increase balustrade height

In order to mitigate potential adverse wind conditions on the Level 5 Bar/Restaurant terrace two additional elements have been incorporated into the design.

1. A fixed screen has been added to the North East corner of Level 5 and an operable screen has been added to the western side of Level 5. Refer to Figure 3.3.2.
2. Balustrade heights have been raised from 1.5m to 1.8m on Level 5 for additional wind protection and acoustic mitigation.

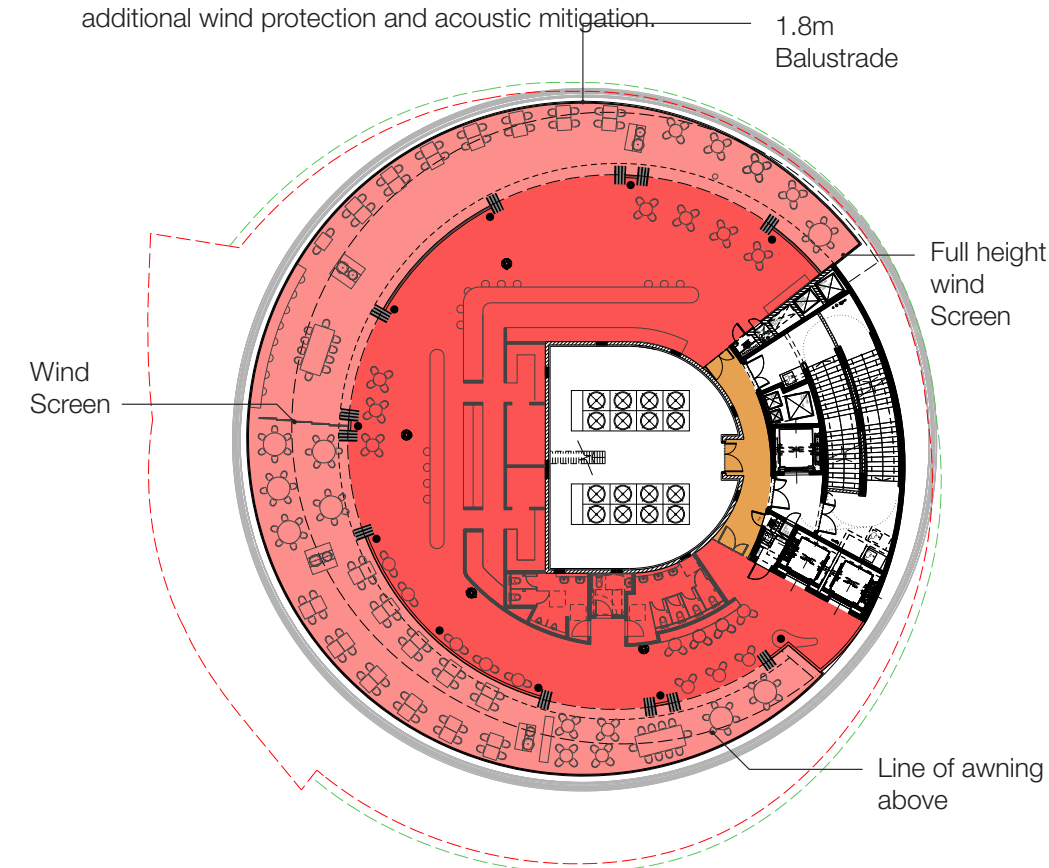


Figure 3.3.2_Proposed Ground Level 5 Plan - retractable wind screen + balustrade extent highlighted



Figure 3.3.3_Awning above ground floor entry



Figure 3.3.4_Awning above L5 Bar/Restaurant