

make

B A R

WEBBER
INTELLIGENT CONSTRUCTION.

ASPECT Studios™

URBIS


Pontiac Land
GROUP

essence

ETHOS
URBAN

The Sandstone Precinct: MOD 7 Design Report

Date
December 2019

Revision Number
00

Document Number
SP-RPT-E-MAKE-0005



The Project Team

Client:
Pontiac Land Group



Design Architect:
Make



Executive Architect:
Webber



Interior Designer & Specialist Lighting:
Bar Studio



Project Manager:
Essence



Heritage Consultant:
Urbis



Planning Consultant:
Ethos Urban



Main Contractor:
Built.



Services Engineer:
WGE



Structural Engineer:
TTW



Landscape Architect:
Aspect



Cost Consultant:
Slattery



Fire Engineering:
Core



BCA Consultant:
McKenzie Group



Exterior Lighting:
Point of View



Accessibility Consultant:
MGAC



Design Review Panel

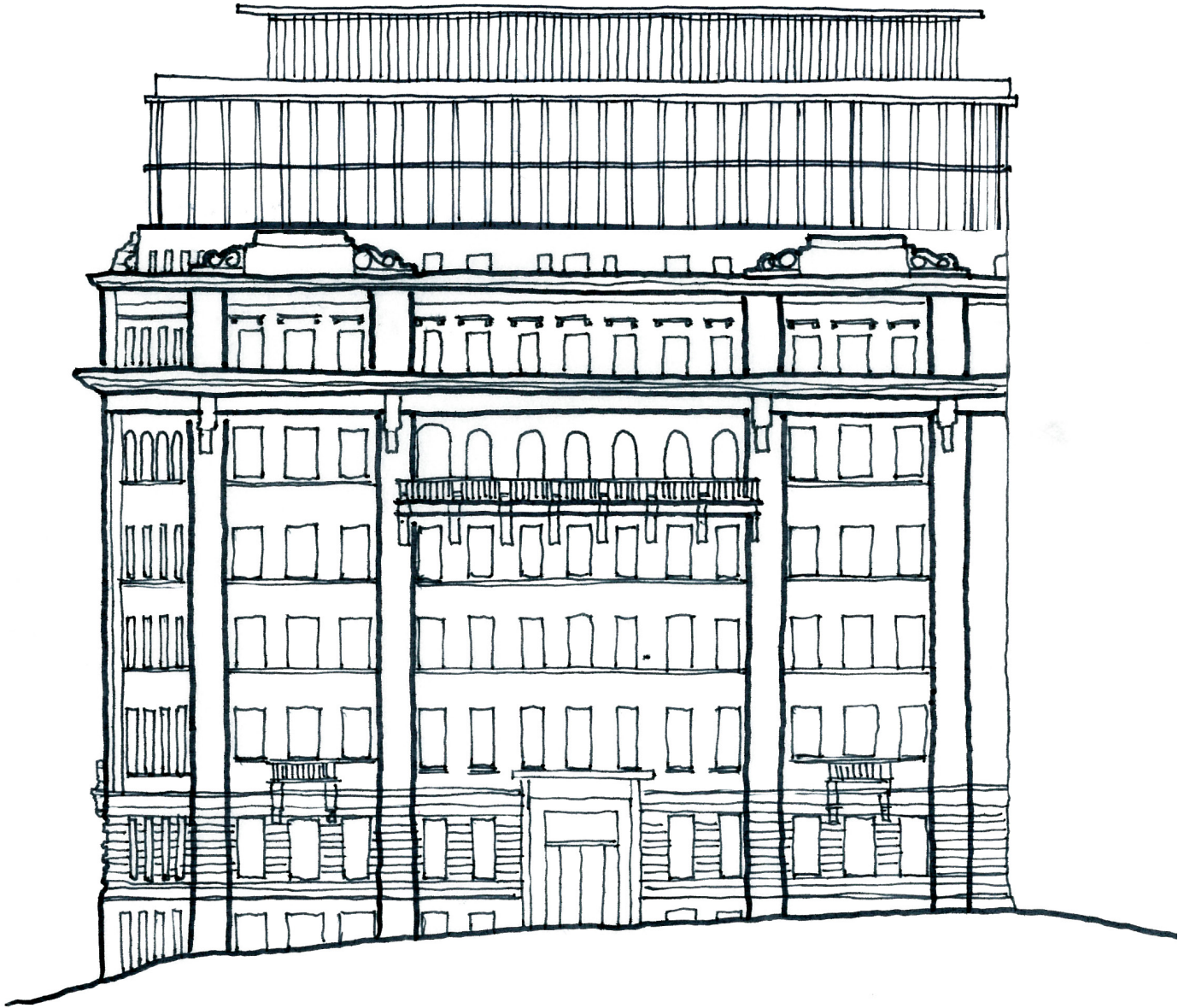
Kerry Clare
Director, Clare Design, Sydney, Gold Coast
Professor, School of Architecture + Built Environment,
UoN
Visiting Professor, Abedian School of Architecture, Bond
University



Peter Mould
Adjunct Professor FBE UNSW
City of Sydney Design Advisory Panel
Chair of the Built Environment Advisory Committee,
UNSW



Brian Zulaikha
Director, Tonkin Zulaikha Greer Architects
Adjunct Professor, UTS



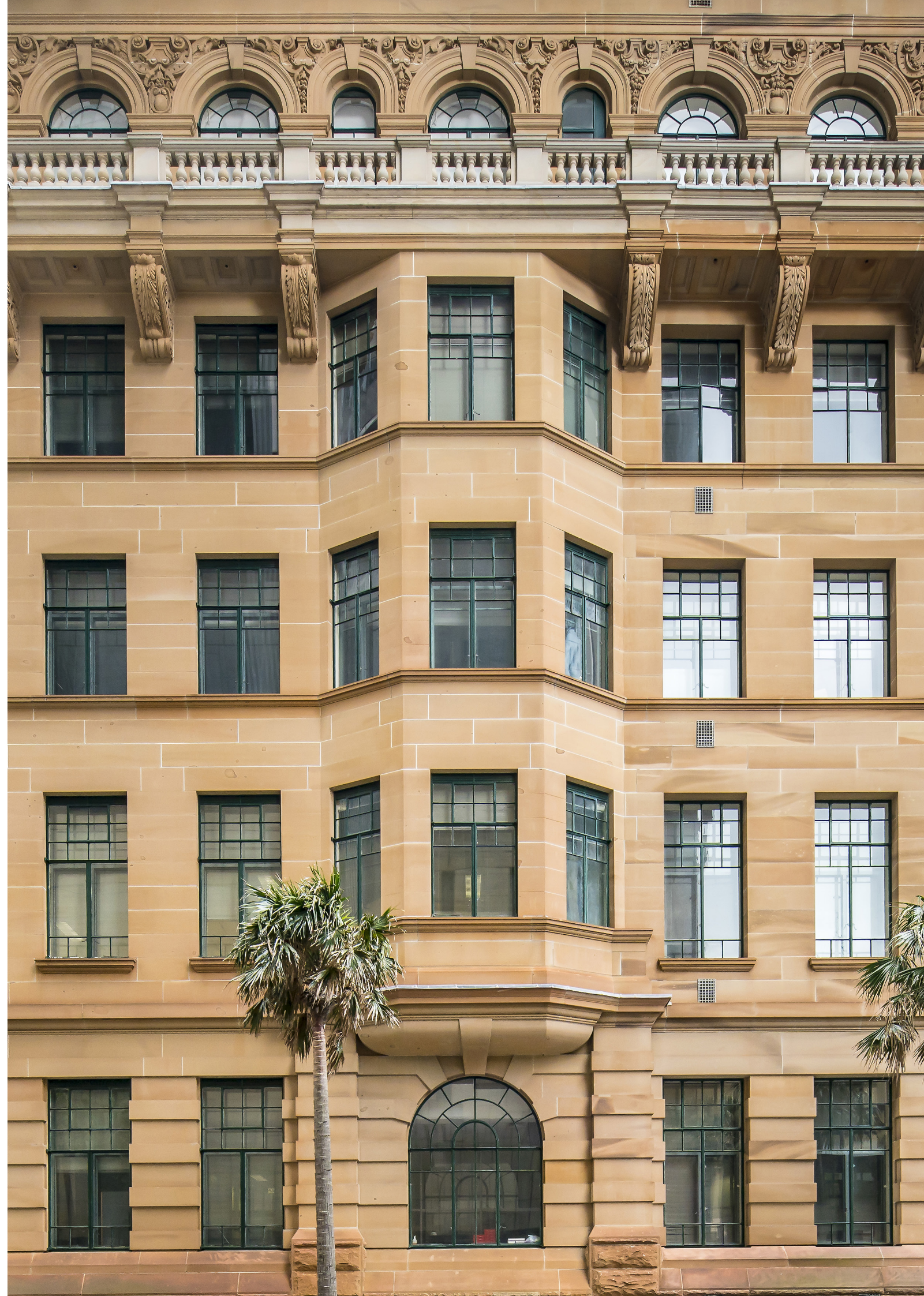
MOD 7 Design Report

Executive Summary

This design report is to be read in conjunction with the submitted S4.55 drawings produced by Webber. The report has been divided into a number of sections and outlines the changes to the internal configuration and the external façades. The report illustrates the updates to the Education Building, including:

- Basements
- Reconfiguration of guest rooms
- Mock up room
- Relocation of substation
- Loftus Street laneway: DDA access
- External tenancy at lower ground
- Guest rooms at lower ground
- Level 5 pool and gym
- Façades
- Cooling towers massing
- Visual impact assessment
- Internal Courtyard

Illustrative views have been included to compare the development at three key planning views. In addition, the changes to the internal planning have been highlighted on a floor by floor basis and directly compared to the approved MOD 3 application.



Education Building

Overview

- Luxury hotel incorporating function rooms, gym, spa and leisure facilities
- Number of keys has reduced from 229 (MOD 3) to 192.
- Key count returned to the original, stage 2 DA approved number of 192

Key count

Level	Stage 2DA	MOD 3	Proposed	Difference in keys since MOD 3
LG	0	0	5	5
G	0	0	0	0
1	25	28	24	-4
2	31	36	32	-4
3	31	36	32	-4
4	31	36	32	-4
5	15	19	18	-1
6	17	24	16	-8
7	17	22	16	-6
8	17	22	14	-8
9	8	6	3	-3
Total	192	229	192	-37

Key

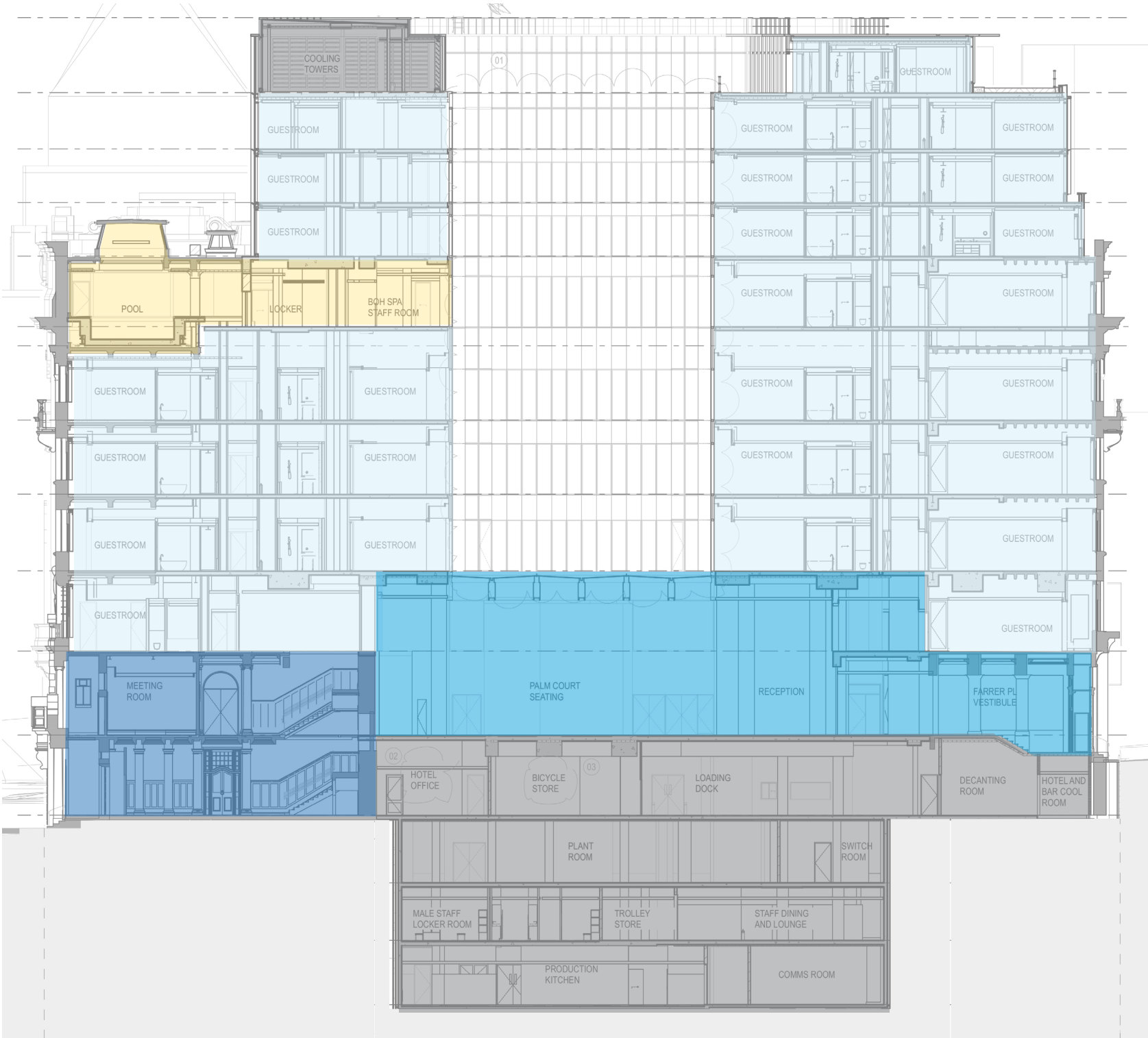
Guest rooms

Arrival space

Function rooms and stair

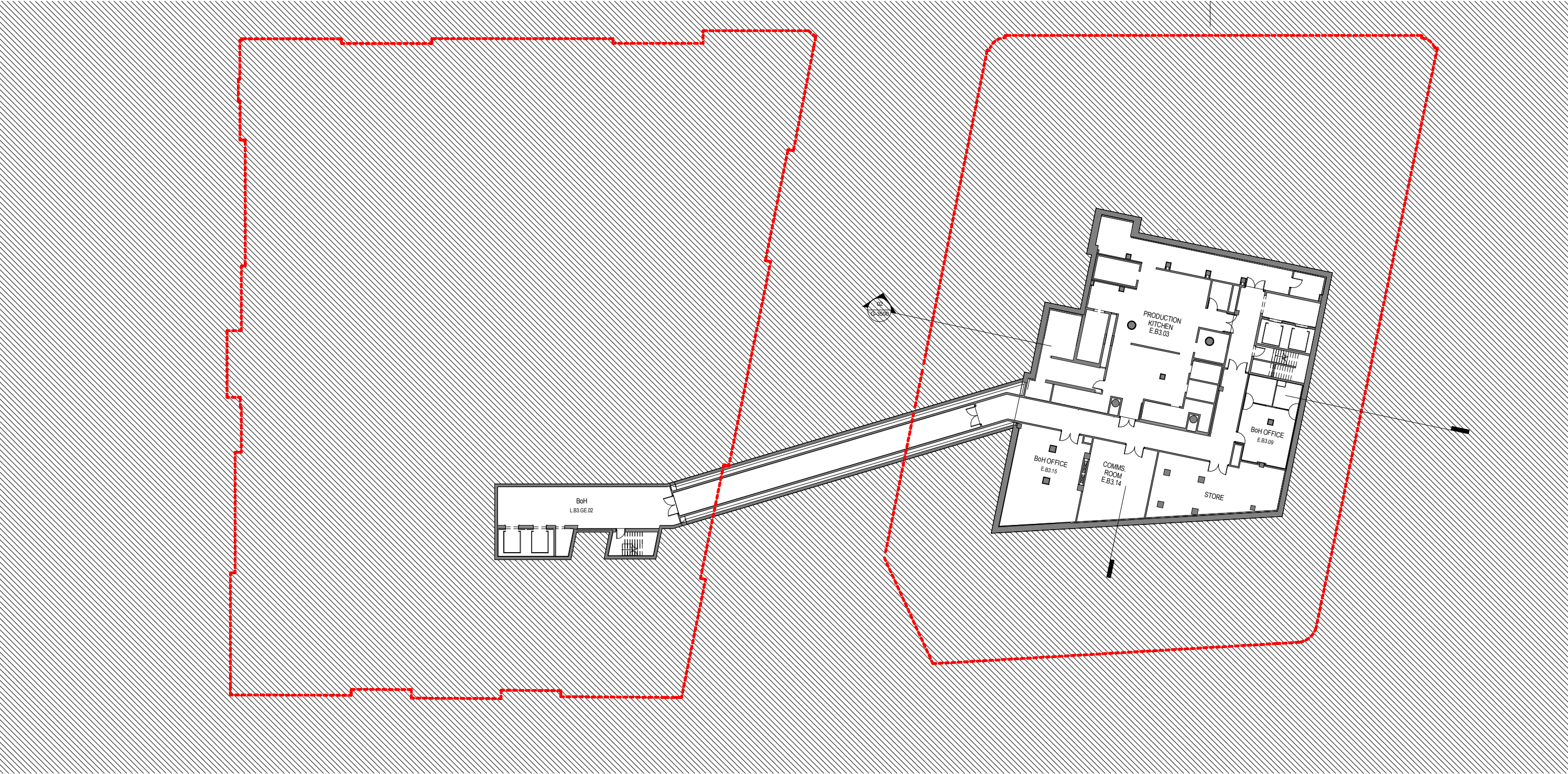
Pool, spa and gym

Back of house and plant



Basement level 03

MOD 3

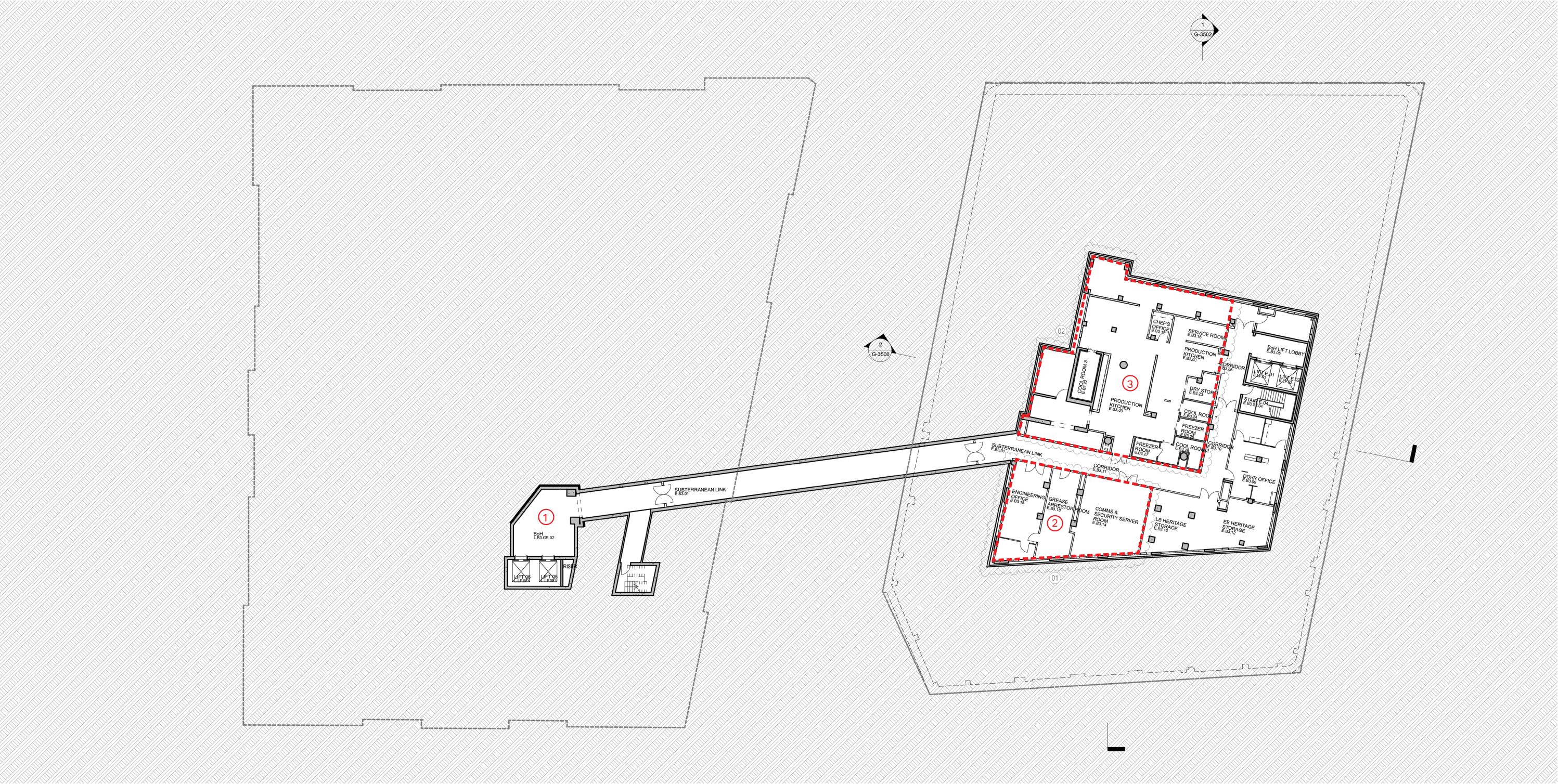


Basement level 03

—

Proposed

- Notes**
- 1. The changes to the Lands Building and subterranean link are subject to a separate planning modification application. They have been shown here to understand the connection to the Education Building only.
 - 2. Grease arrestor room relocated to south-western corner.
 - 3. Production kitchen layout reconfigured

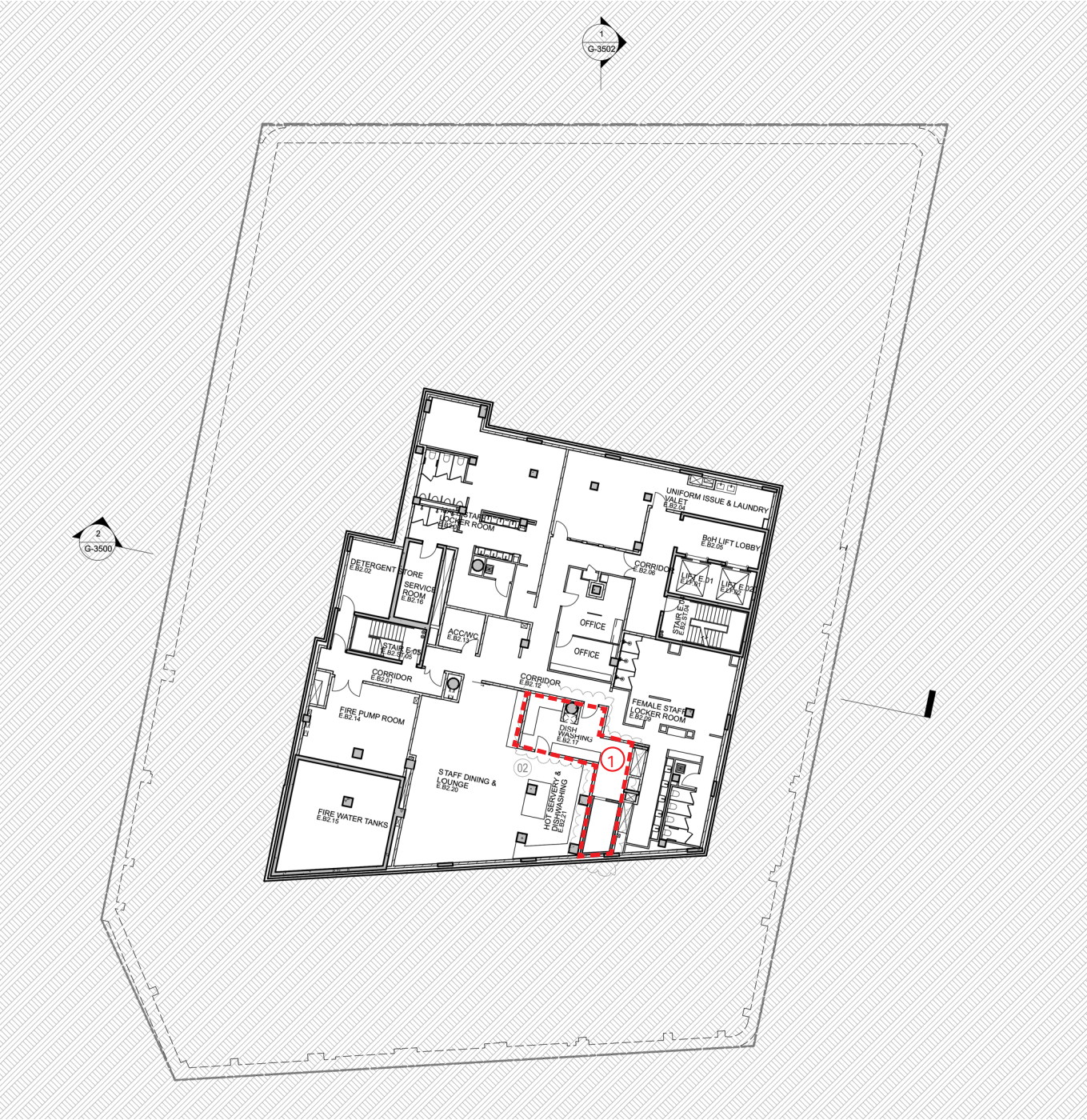
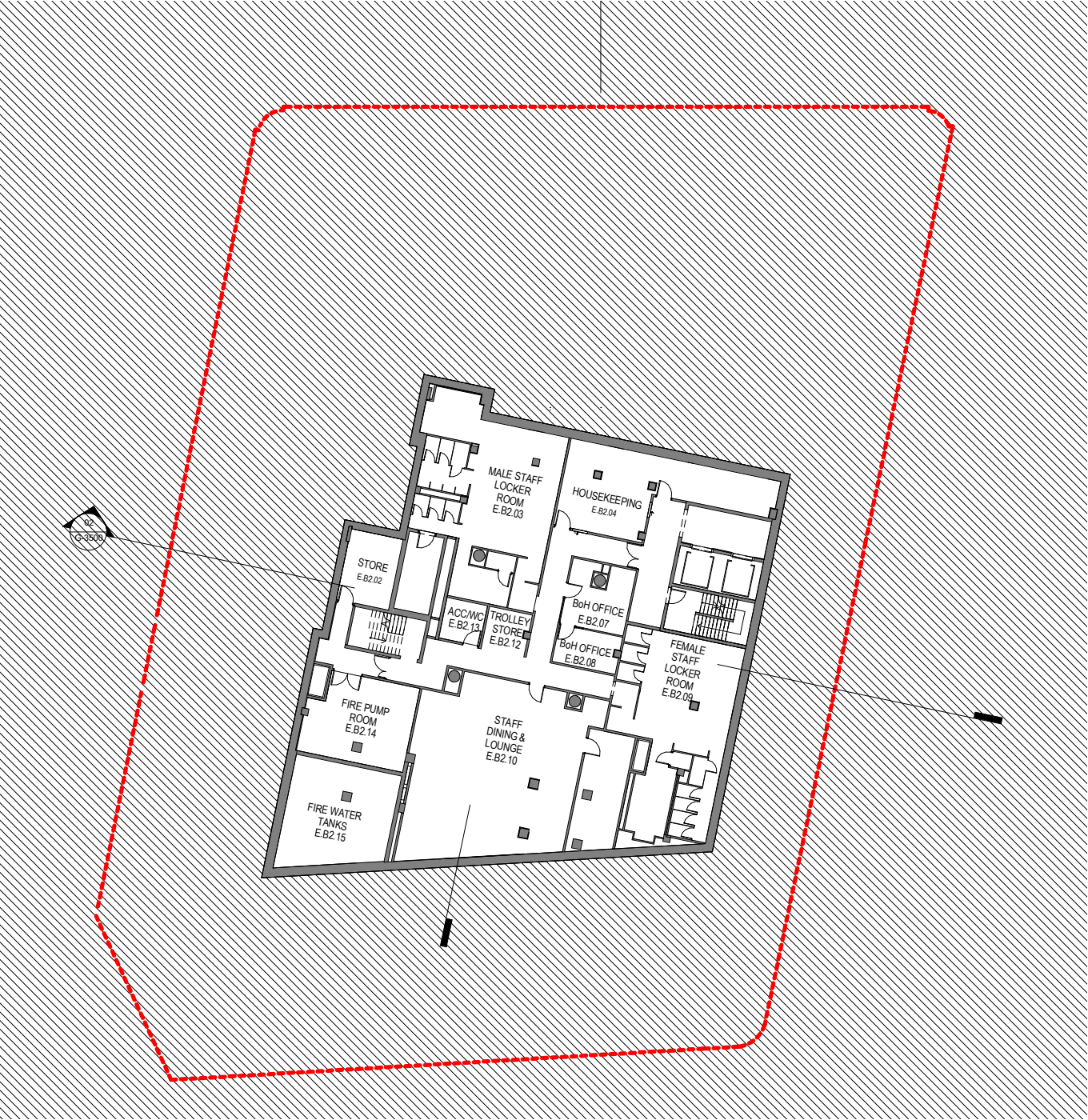


Basement level 02

MOD 3

- Notes
- 1. Redesign of staff dining to include dish-washing and cool room

Proposed



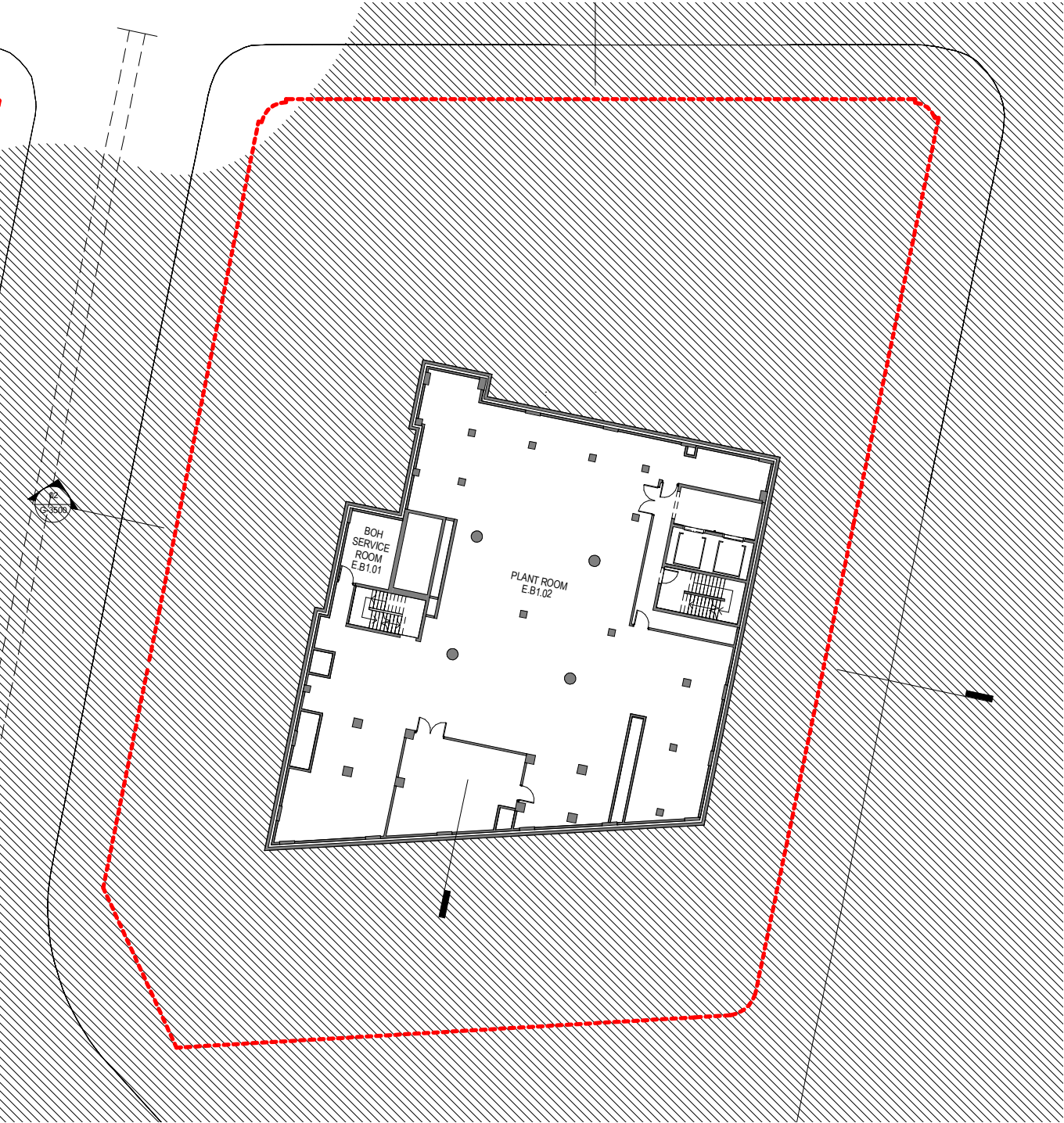
Basement level 01

MOD 3

Notes

- No change from MOD 3

Proposed



The Sandstone Precinct: Education Building

The Lands Building has been now been developed to act as the amenities, services and facilities for the hotel, with all of the guest rooms located within the Education Building.

As a result, the configuration of the guest rooms in the Education Building have been further refined.

From Level 01 upwards, the proposed modifications do not alter the conceptual arrangement of the guest accommodation. The updates seek to improve the functionality and amenity of the rooms as follows:

- Reduction of guest rooms to 192 keys. Being commensurate with the original Development Application approval.
- Increase in size of some of the guest rooms to create a luxury hotel offering.
- Accommodating the new pool structure with careful consideration to the buildings heritage fabric.

Guest Rooms Configuration

First floor level

MOD 3

Proposed

- Notes
- 1. Reconfiguration of northern and courtyard guest rooms resulting in reduction of keys. 8 x new columns integrated within the northern guest-rooms to support the revised pool structure.
 - 2. BOH stair reconfigured. Size of housekeeping room increased.
 - 3. Lift lobby fire doors relocated to accommodate FRNSW requirements of fire hydrant access from lift lobby (previously access was from the fire rated stair lobby).
 - 4. Decorative window deleted.
 - 5. Location of green wall updated to align with cladding above.



Key Count: 28



Key Count: 24

Second floor level

MOD 3

Proposed

- Notes
- 1. Reconfiguration of northern and courtyard guest rooms resulting in reduction of keys. 8 x new columns integrated within the northern guest-rooms to support the revised pool structure.
 - 2. Lift lobby fire doors relocated to accommodate FRNSW requirements of fire hydrant access from lift lobby (previously access was from the fire rated stair lobby).
 - 3. Courtyard facade design updated to accommodate reduction in number of courtyard guest-rooms (from 4 to 3). Courtyard roof panels updated to align with revised courtyard facade. Fluted lift core cladding changed to flat panel cladding.
 - 4. Reconfiguration of courtyard guest room resulting in reduction of keys.



Key Count: 36

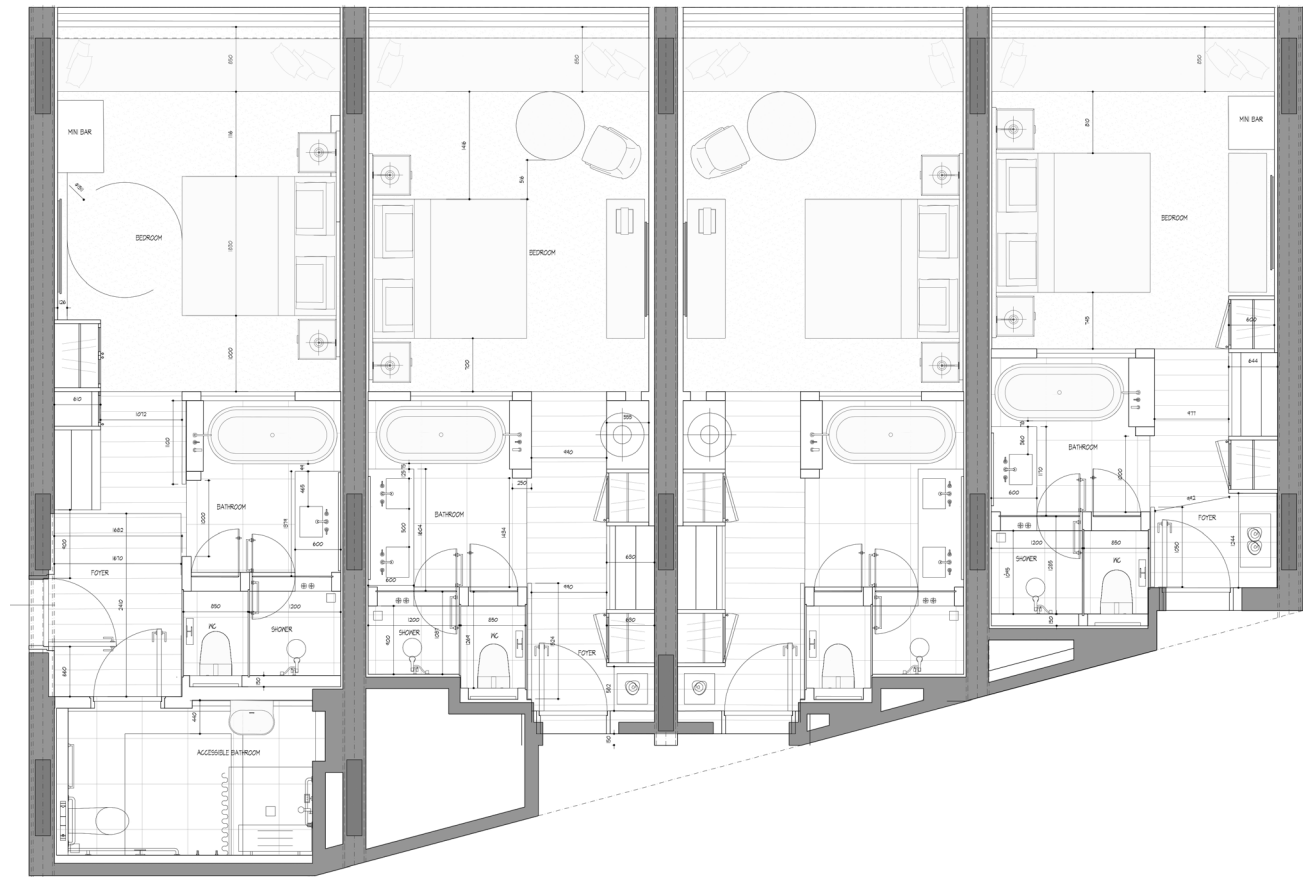


Key Count: 32

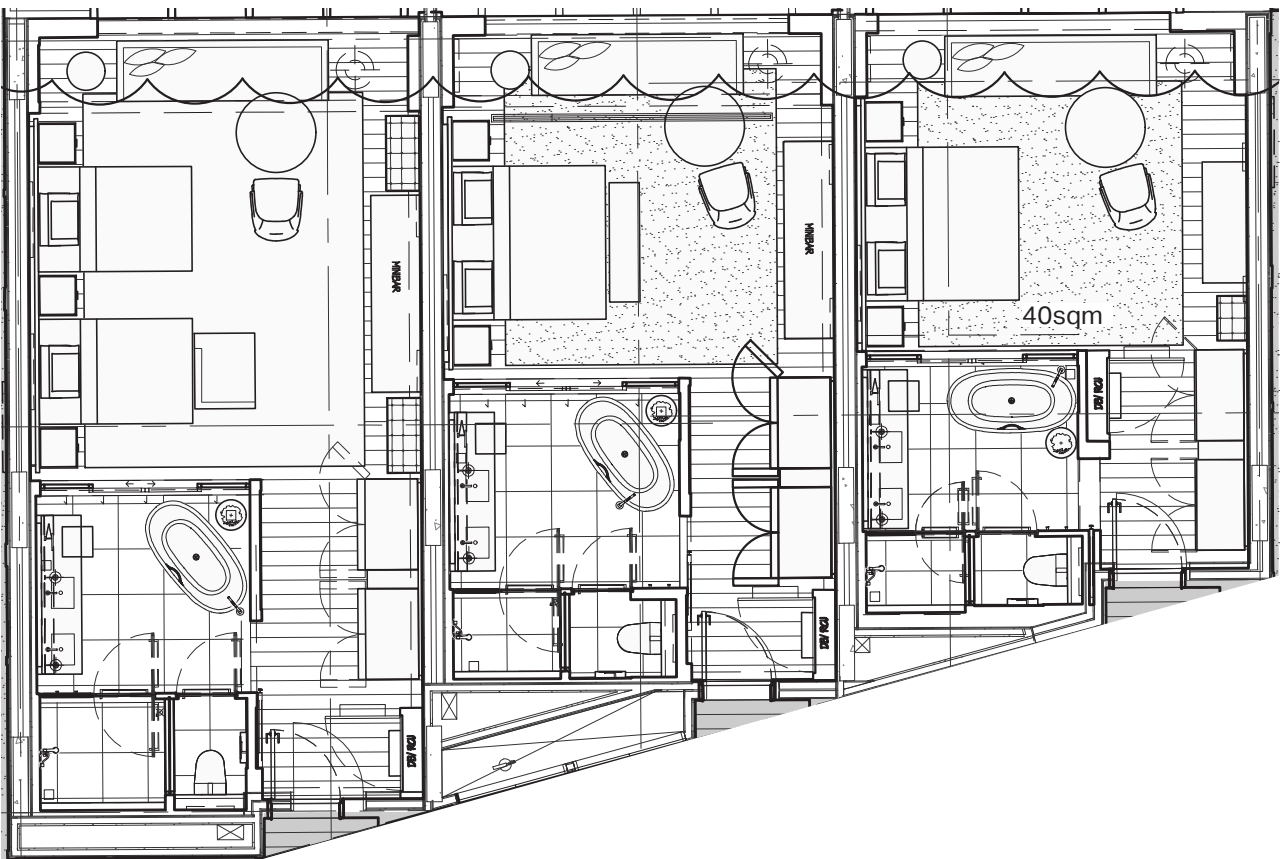
Courtyard guest rooms

Layout comparison

- The number of guest rooms in the courtyard has reduced from 4 rooms down to 3 rooms to provide a more generous hotel offering.
- Minimum room size of 40sqm is achieved
- Courtyard facade design updated to accommodate reduction in number of courtyard rooms.



MOD 3

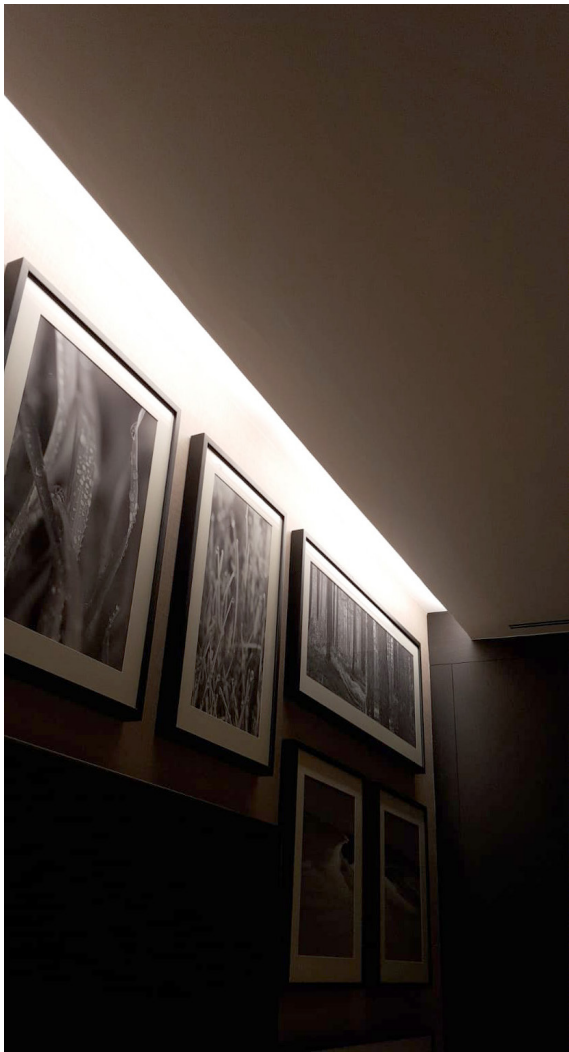


Proposed

Built mock up room

Typical guestroom (Existing level)

In November 2018 a full scale mock up room (MUR) was constructed off site to review and further develop the typical guest room layout and interior finishes. The photographs below document this process.

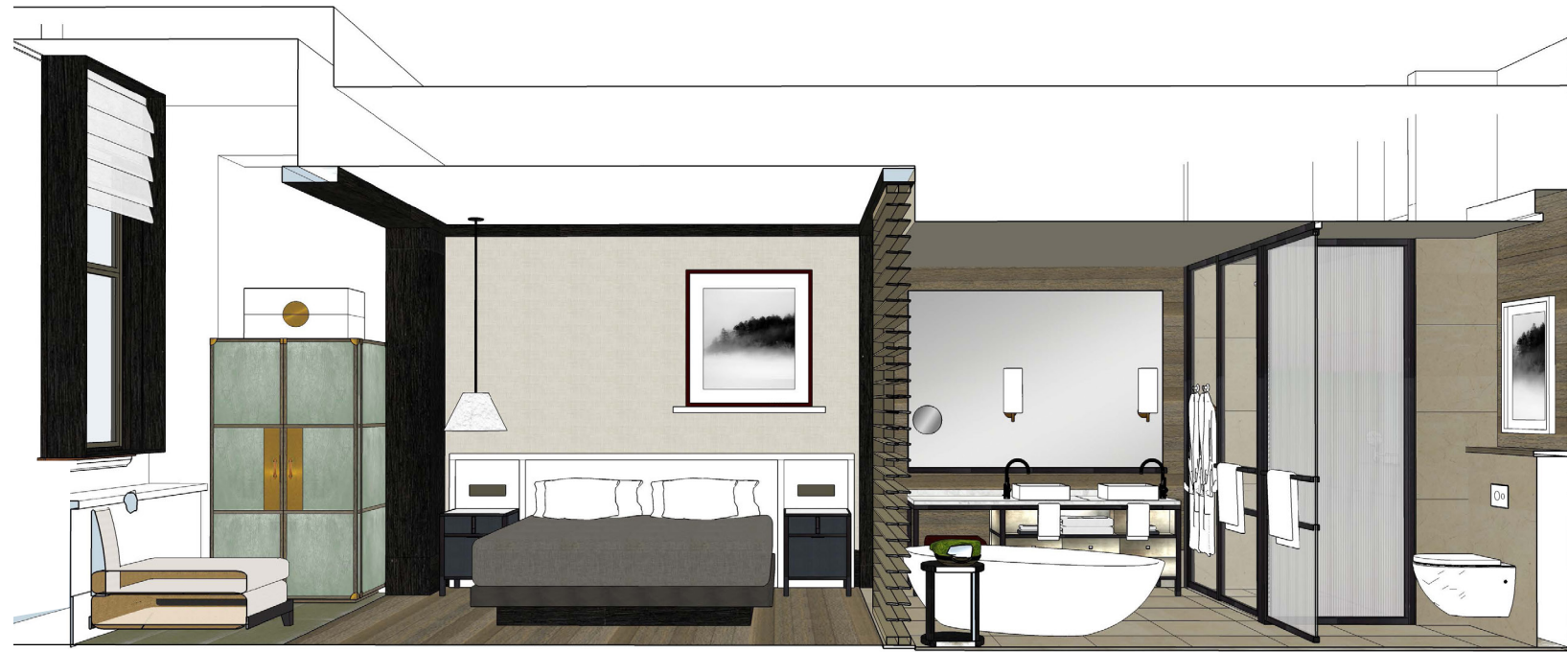


Site photographs of built MUR

Typical guest room

Design development

Following the completion of the built mock up room, the guest room design has continued to evolve. The images below and on the following pages indicatively demonstrate the 'work in progress' design and layout of a typical guest room on an existing floor level. The team are currently refining the detailed design of the guest room areas.



Typical guest room

—

Design development



Work in progress visualisations of indicative guest room design



Third/fourth floor level

MOD 3

Proposed

- Notes
- 1. Reconfiguration of northern and courtyard guest rooms resulting in reduction of keys. 8 x new columns integrated within the northern guest-rooms to support the revised pool structure.
 - 2. Lift lobby fire doors relocated to accommodate FRNSW requirements of fire hydrant access from lift lobby (previously access was from the fire rated stair lobby).
 - 3. Courtyard facade design updated to accommodate reduction in number of courtyard guest-rooms (from 4 to 3). Fluted lift core cladding changed to flat panel cladding.
 - 4. Reconfiguration of courtyard guest room resulting in reduction of keys.



Key Count: 36



Key Count: 32

Fifth floor level

MOD 3

Proposed

- Notes**
- 1. Reconfiguration of courtyard guest rooms resulting in reduction of keys.
 - 2. Stair E.08 reconfigured. Top landing of stair E.01 updated to accommodate changes to levels.
 - 3. Courtyard facade design updated to accommodate reduction in number of courtyard guest-rooms (from 4 to 3). Fluted lift core cladding changed to flat panel cladding.
 - 4. DDA lift added to address level change
 - 5. Gym floor level raised to remove stair and level difference and improve the amenity of the gym. 2 x columns and wall moved north.
 - 6. Stair added to address level change
 - 7. DDA sauna added
 - 8. Existing heritage door modified to suit level change and relocated to become gym entrance.



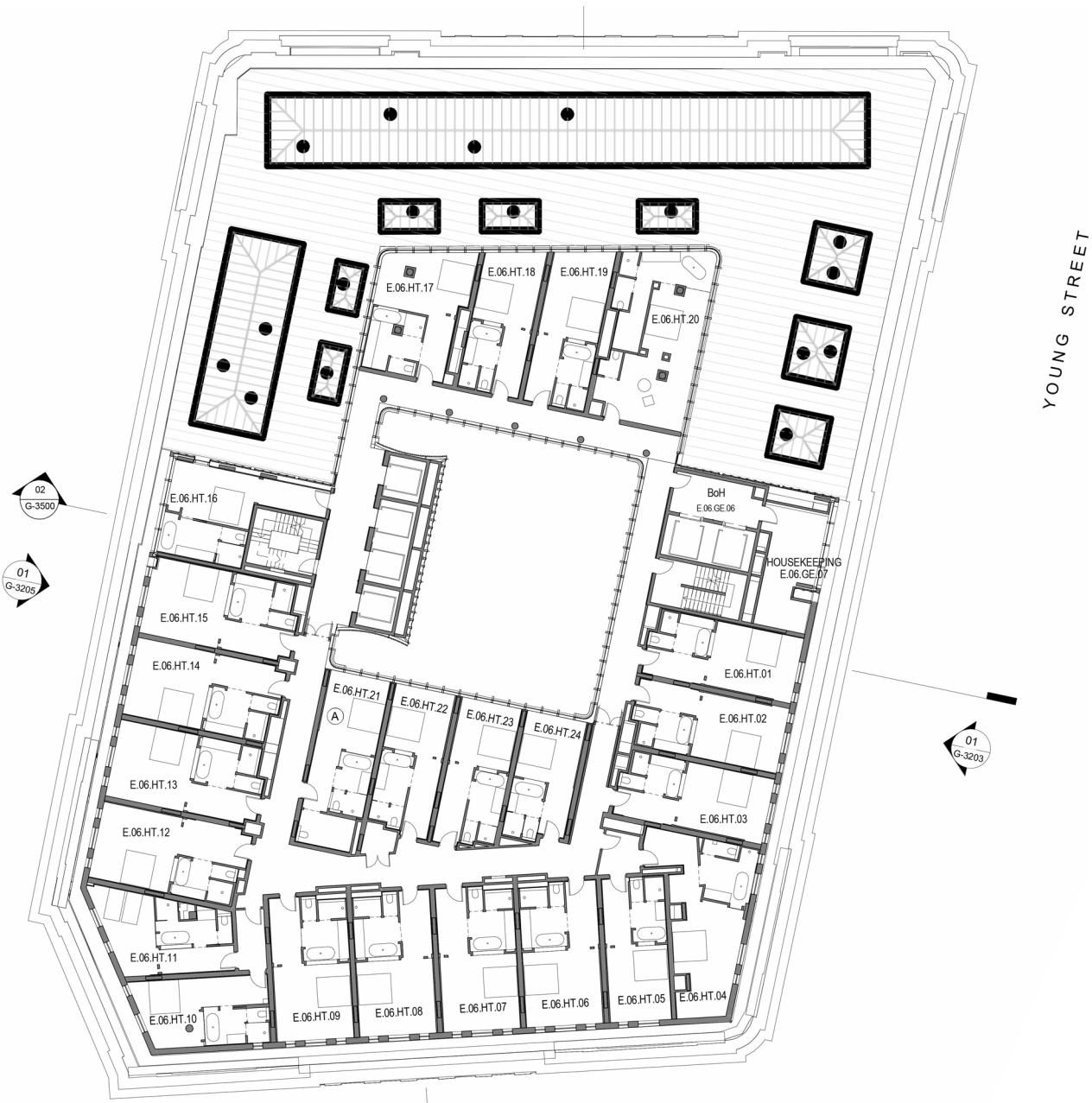
Key Count: 19



Key Count: 18

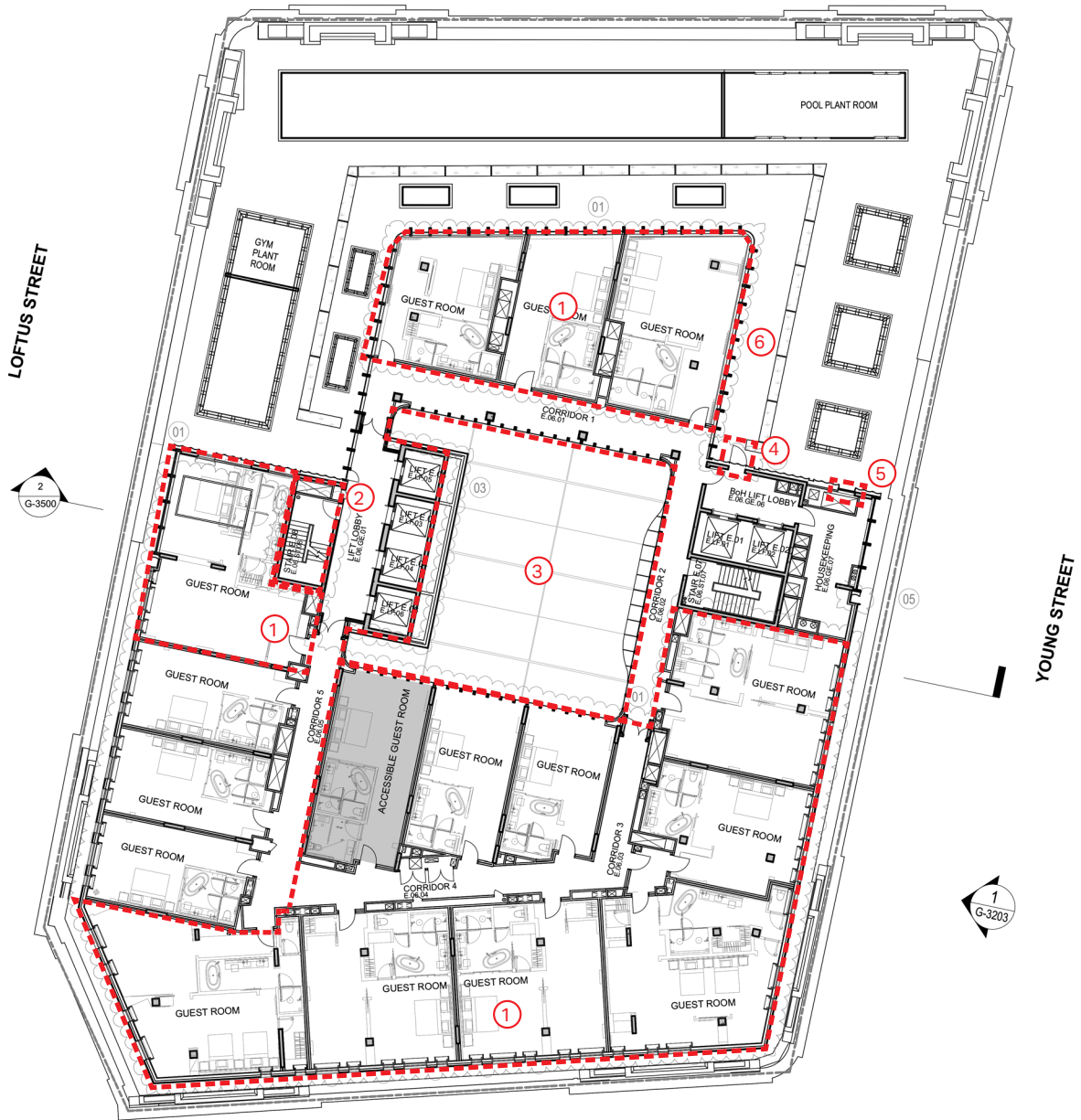
Sixth floor level

MOD 3



Key Count: 24

Proposed



Key Count: 16

- Notes**
1. Reconfiguration of northern, southern, courtyard and west tower guest rooms resulting in reduction of keys
 2. Stair E.08 reconfigured
 3. Courtyard facade design updated to accommodate reduction in number of courtyard guest-rooms (from 4 to 3). Fluted lift core cladding changed to flat panel cladding.
 4. Concealed maintenance door added.
 5. Addition of architectural louvre with weatherproof mechanical air intake louvre behind
 6. Accessible landscaped guest terrace deleted. Roof becomes maintenance access only.

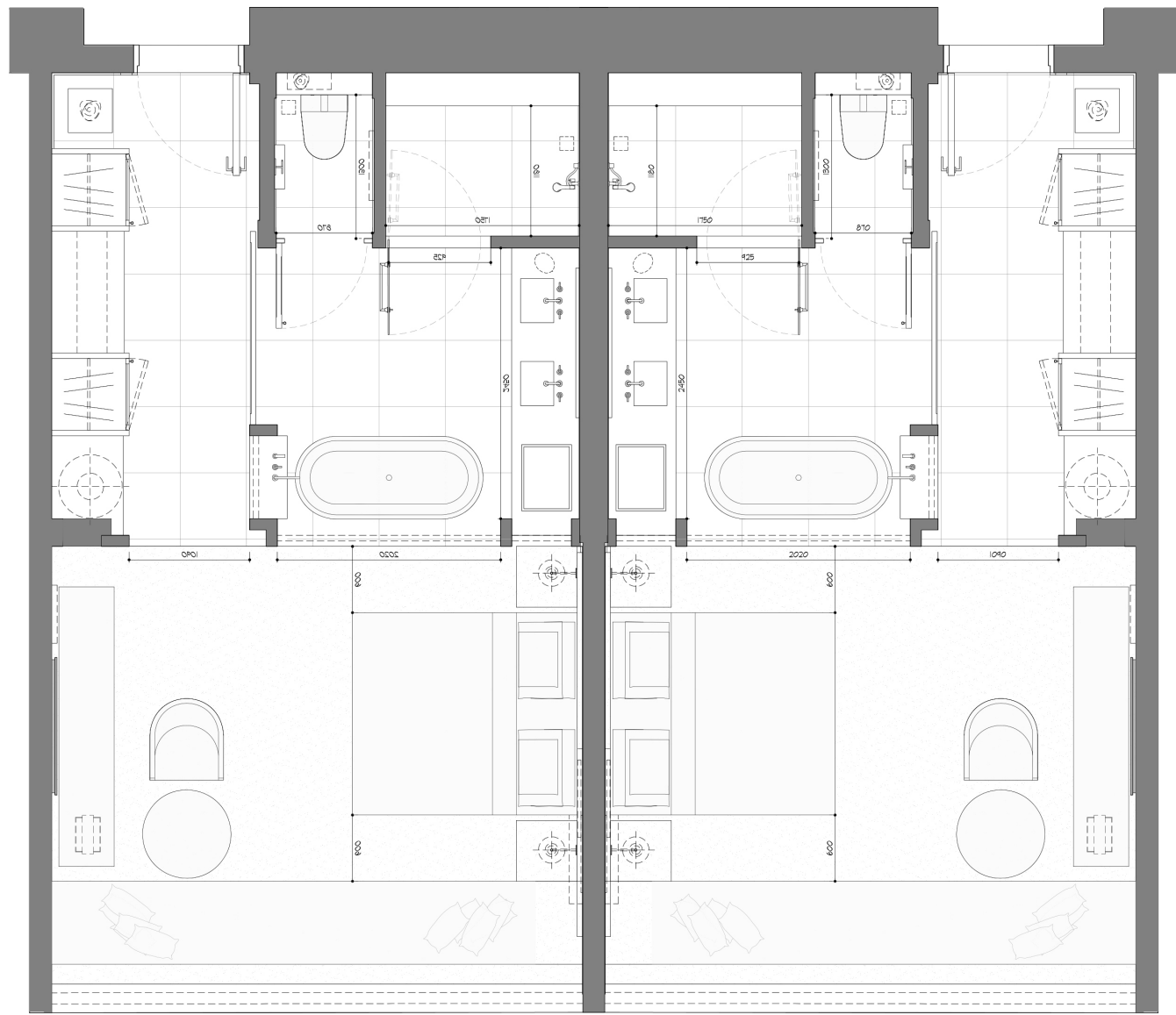
MOD 3



Key Count: 16

Level 7 & 8 guest rooms

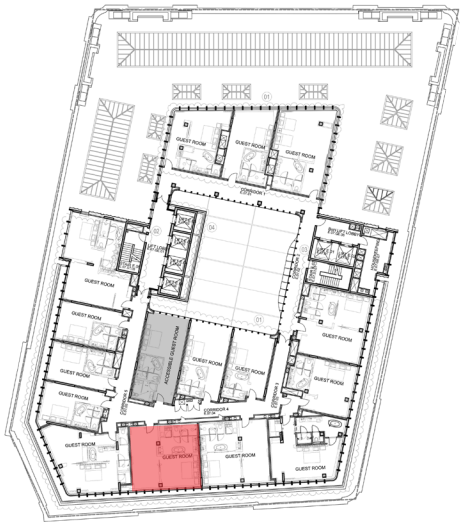
Layout comparison



MOD 3: 2 x King room



Proposed: 1 x Suite



Eighth floor level

MOD 3

Proposed

- Notes
- 1. Reconfiguration of northern, southern, courtyard and west tower guest rooms resulting in reduction of keys
 - 2. Stair E.08 reconfigured
 - 3. Stair E.07 reconfigured
 - 4. Addition of architectural louvre with weatherproof mechanical air intake louvre behind.
 - 5. Reconfiguration of northern guest rooms to create 1x Capella suite.
 - 6. Courtyard facade design updated to accommodate reduction in number of courtyard guest-rooms (from 4 to 3). Fluted lift core cladding changed to flat panel cladding.



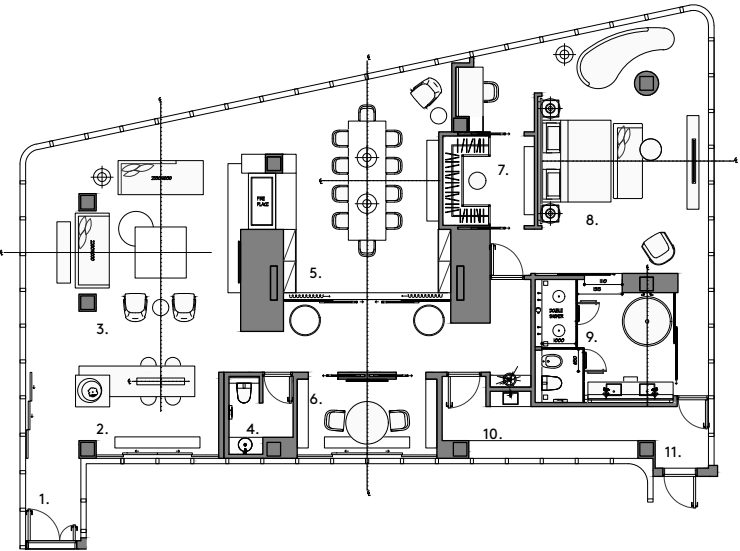
Key Count: 22



Key Count: 14

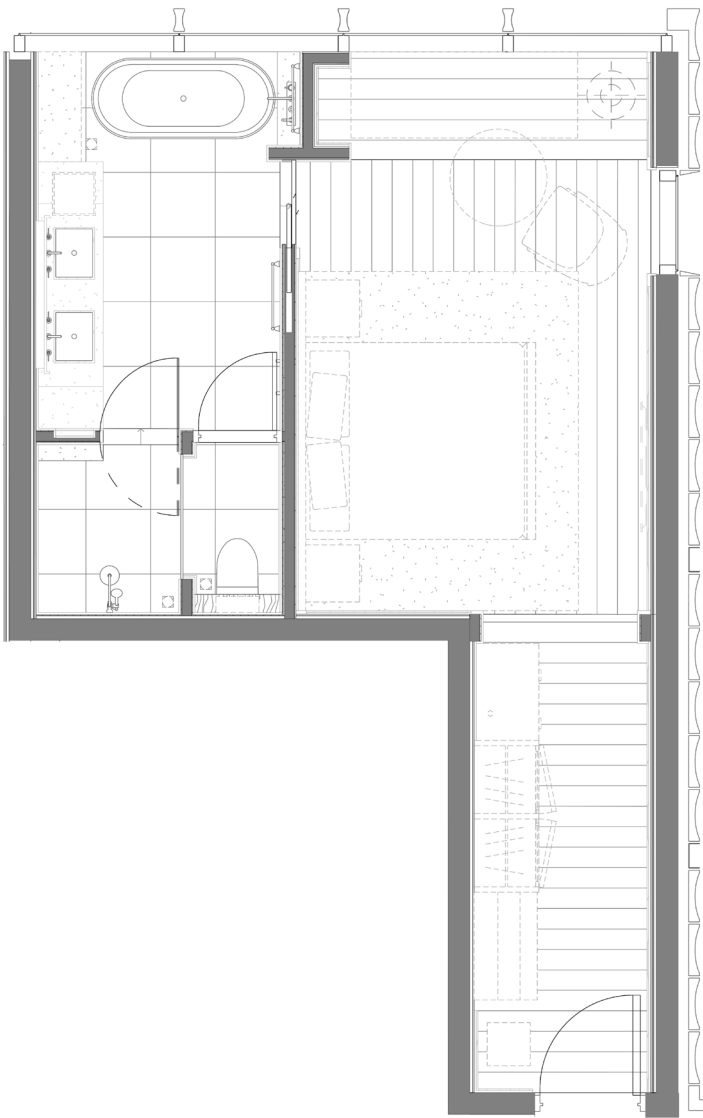
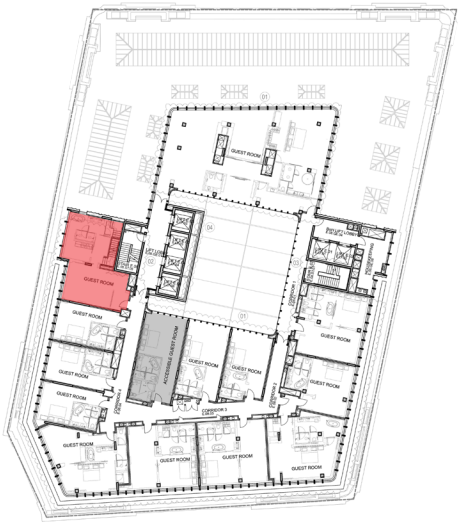
Level 8 Capella suite

Proposed



West tower guest room

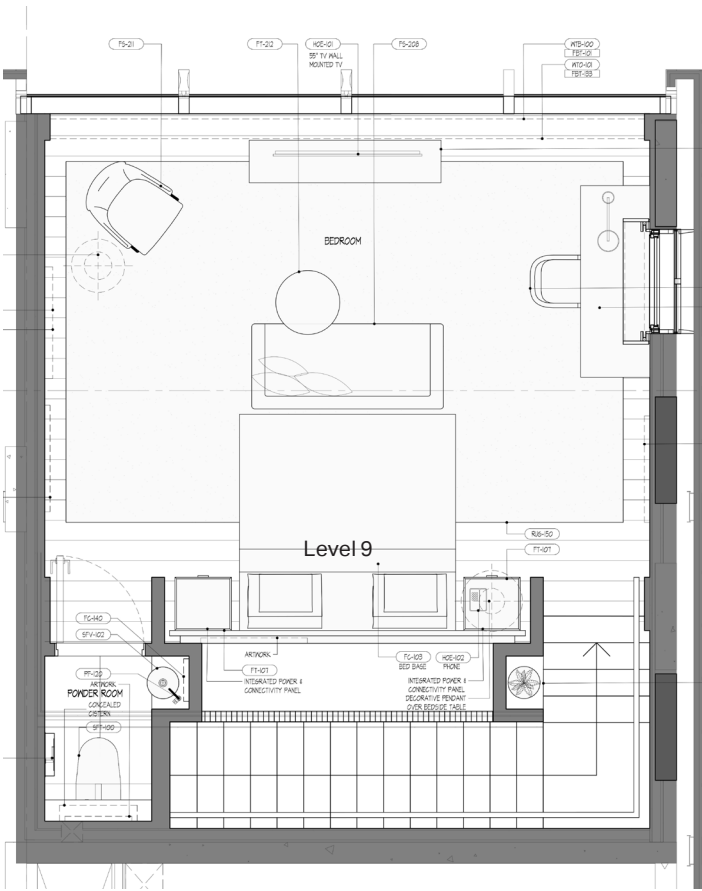
Layout comparison



MOD 3 1 x King room



Proposed: 1 x Duplex Suite



MOD 3



Key Count: 3

The Sandstone Precinct:
Education Building

Substation Proposal

Bridge Street level (Lower ground)

MOD 3

Proposed

- Notes
1.

Function rooms in north-west corner replaced by guest-rooms.
2.

Home kitchen and pre-function areas replaced with BOH hotel offices (relocated from the Lands) and bicycle store.
3.

Function and pre-function rooms in north-east corner replaced by external tenancy. Stair and platform lift added for accessible entry from Young Street. Minor reconfiguration to public WC's.
4.

DDA access relocated from Farrer Place to Loftus Street laneway.
5.

8 x new columns to support the revised pool structure. New column locations have been set out to avoid Bridge Street heritage vestibule.
6.

Destination bar replaced with substation. New substation access door, substation equipment door and perforated architectural air intake louvre added to heritage facade. Minor amendments to BOH rooms and corridor.
7.

Minor amendments to BOH room layouts



Key Count: 0



Key Count: 5

Farrer Place (Ground)

MOD 3

Proposed

- Notes
1.

Sesame stair removed from Farrer Place entrance. DDA access moved to Loftus Street laneway
2.

New BOH kitchen incorporated and function pantries reconfigured
3.

Capella living room, front office and lobby bar reconfigured
4.

Void filled in and additional courtyard seating added
5.

Storage and entry door into function room 6 updated
6.

8 x new columns to support the revised pool structure. New column locations have been set out to avoid impacting heritage fabric in ministerial boardroom (function room 11).
7.

Substation air extract riser with louvre at facade. To be concealed by architectural screen.
8.

Function room doors and interconnection between function rooms removed
9.

Stair reconfigured

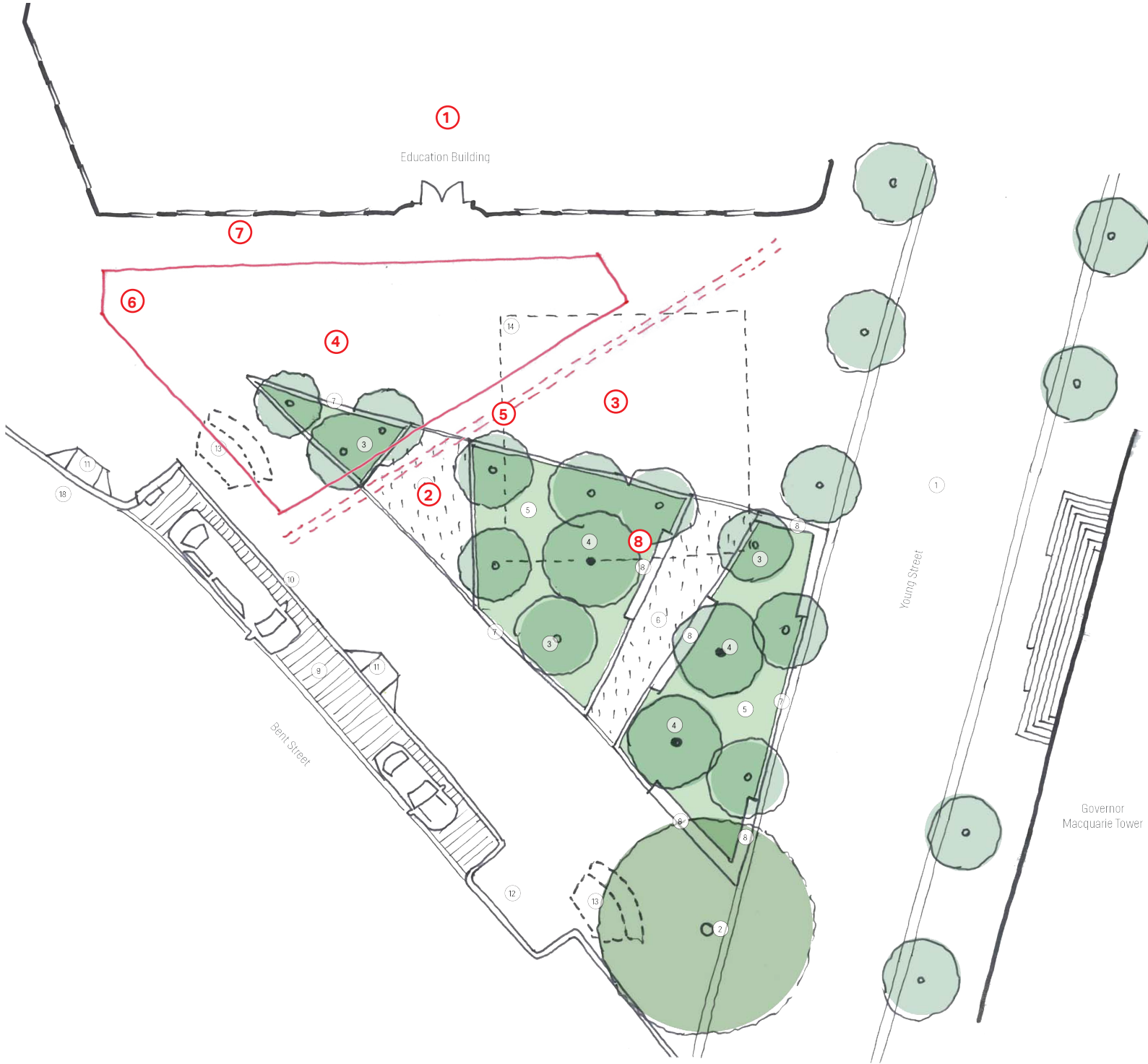


Farrer Place

Initial substation proposal

- Conditions
- 1. Education Building
 - 2. Farrer Place landscape design by Aspect Studio
 - 3. Existing substation
 - 4. Proposed substation
 - 5. Existing sewer line

- Rejected by Ausgrid due to:
- 6. Access through hatch at street level
 - 7. Substation air intake through education building moat at street level
 - 8. Substation air exhaust through integrated seating into Farrer Place landscape

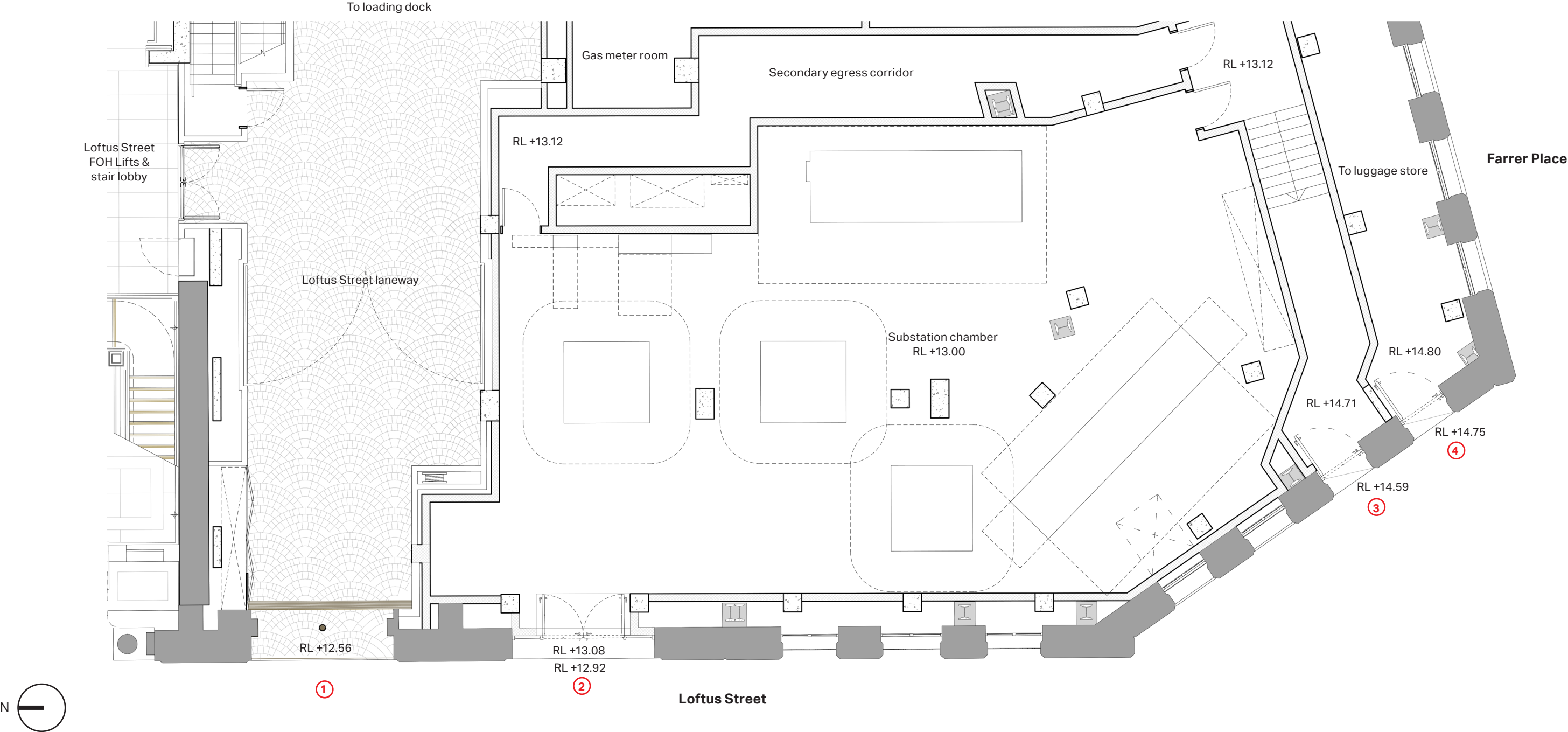


Substation proposal

Relocate to lower ground

The proposal relocates the substation from Farrer Place to inside the building and replaces the destination bar at lower ground.

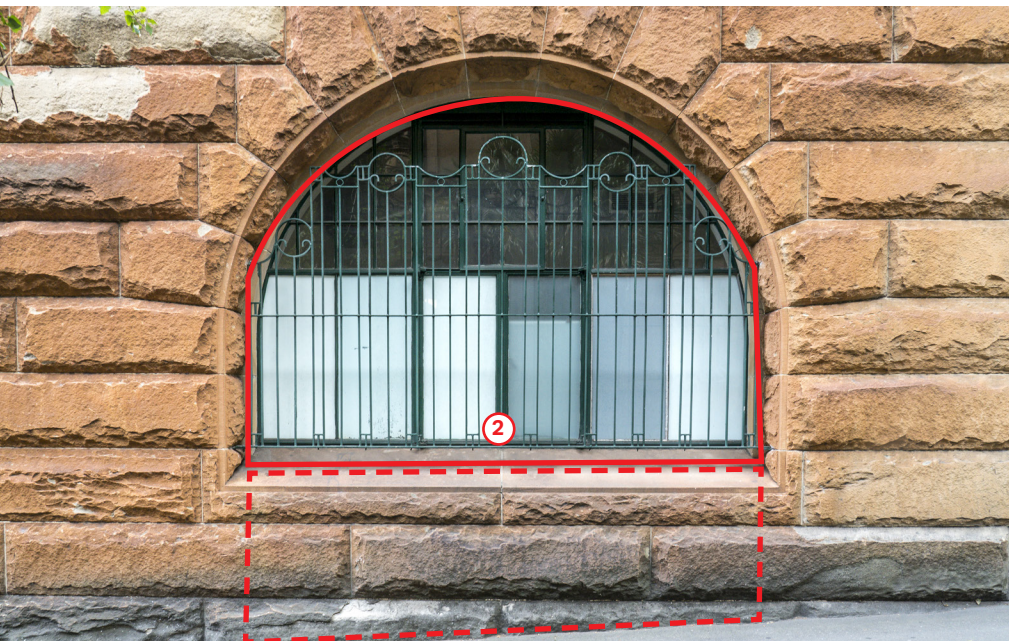
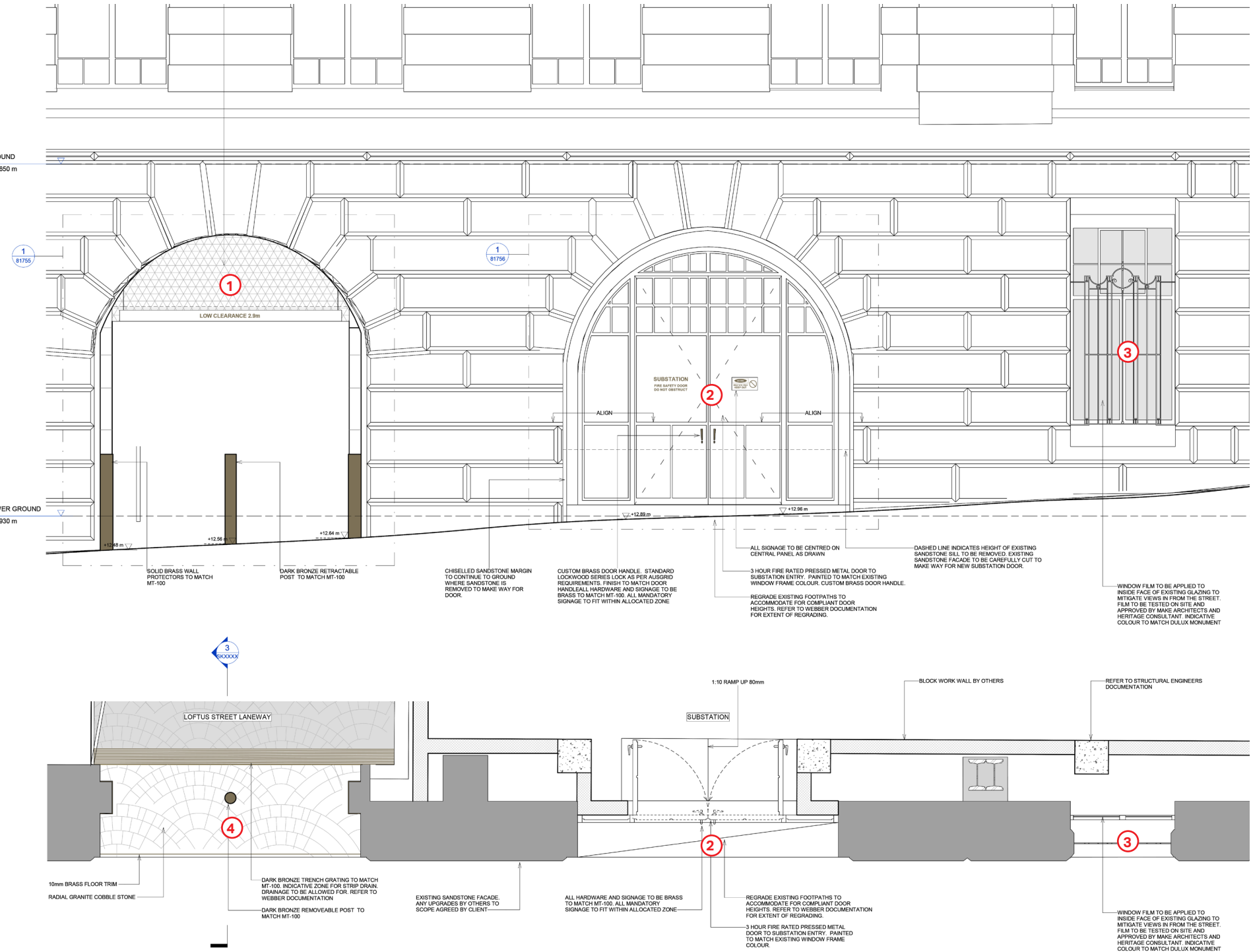
- 1. Existing arched opening through to Loftus Street laneway- DDA entrance (Guest and staff access)
- 2. Substation equipment door (Ausgrid access only)
- 3. Entry door to substation chamber (Ausgrid access only)
- 4. Entry door to luggage store (Staff access only)



Substation proposal

Loftus Street

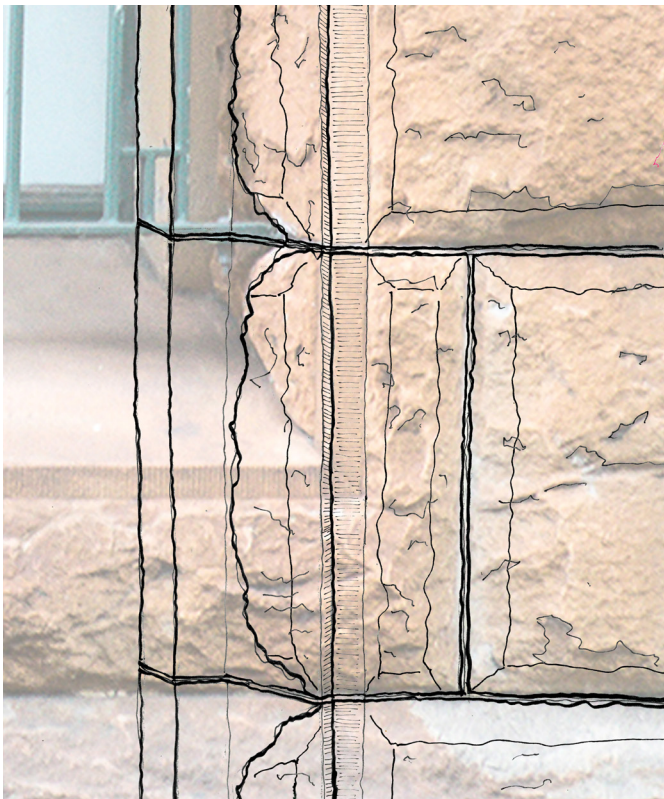
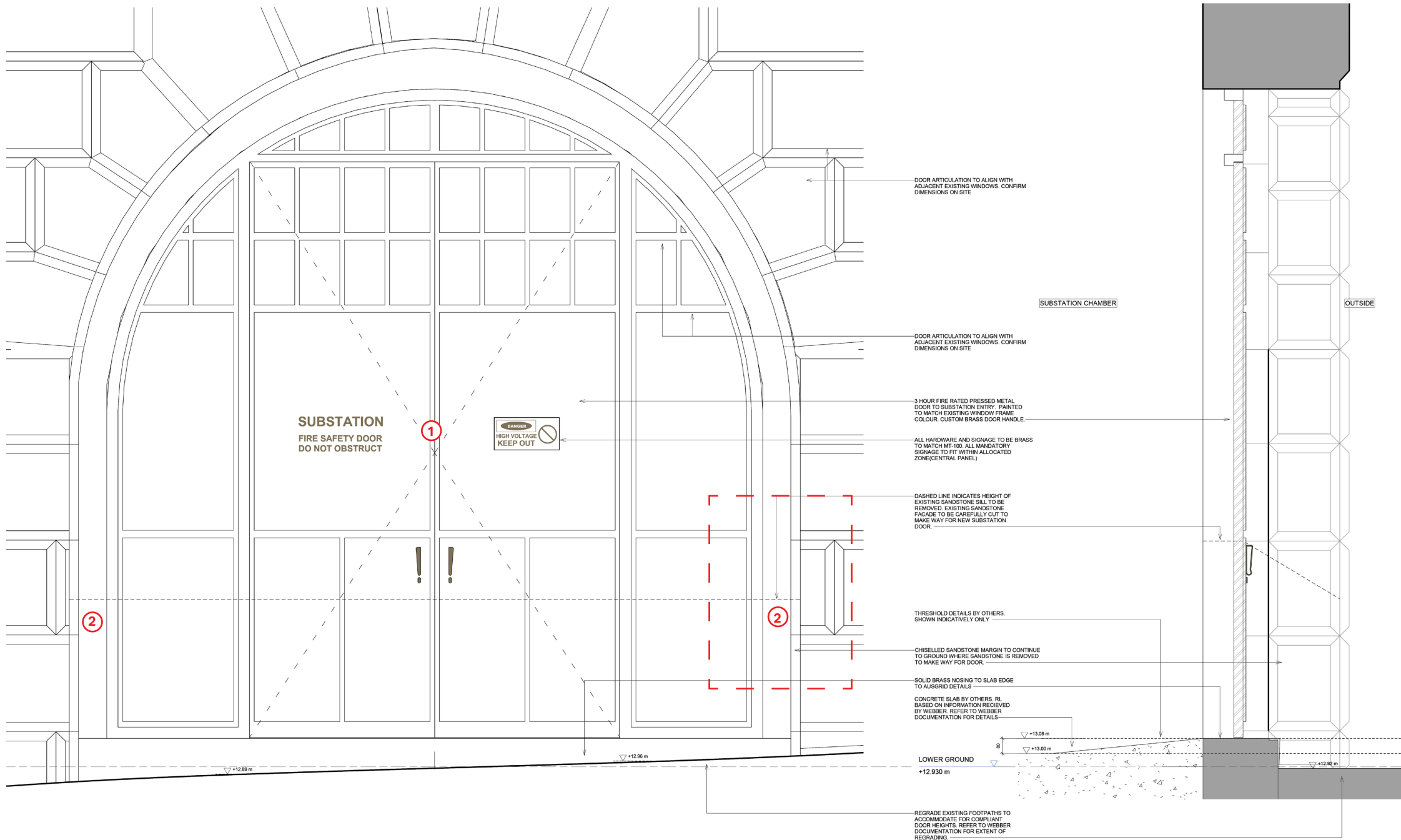
- 1. New custom perforated screen to sit in front of air intake louvre. Anodised finish to match secondary glazing framing colour (subject to Ausgrid approval).
- 2. Remove existing sandstone facade and existing heritage window. Install Ausgrid compliant equipment doors. Fire rated pressed metal door, painted to match existing heritage windows and doors. Custom brass door handle and signage (subject to Ausgrid approval).
- 3. Film applied to inside face of existing glazing to mitigate views in from the street (reversible). Dark charcoal colour to match new perforated screen and secondary glazing frame. Existing decorative window grilles to be repainted and retained in place.
- 4. Removable dark bronze bollard to be installed to create a pedestrian safe zone for guests and prevent vehicles from driving into the Loftus Street laneway



Substation proposal

Substation equipment door

1. Remove existing sandstone facade and existing heritage window. Install Ausgrid compliant equipment doors. Fire rated pressed metal doors. Fire rated pressed metal doors. Painted to match existing heritage windows and doors. Custom brass door handles and signage (subject to Ausgrid approval).
2. Chiselled margin detail and recessed sandstone reveal to be continued to ground to match the existing detail above.



Chiselled margin detail in sandstone facade to be continued to ground (top).
Substation door to be painted dark bronze green to match new paint colour on existing frames (bottom).

Substation proposal

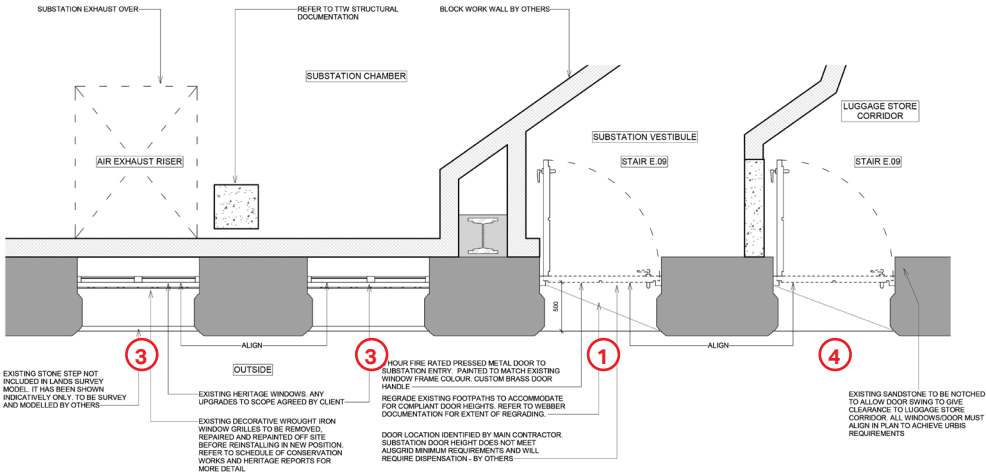
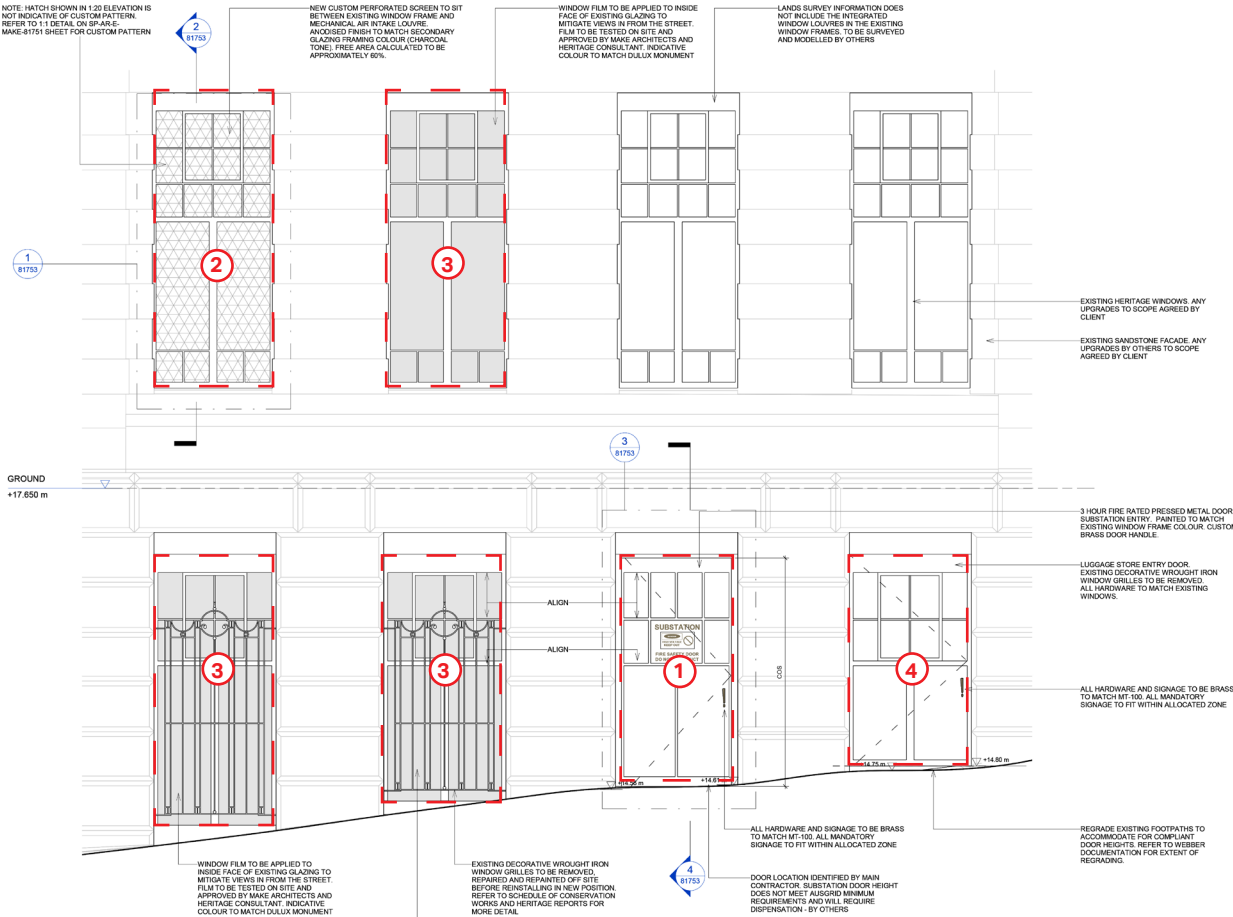
Bent Street

1. Dedicated above ground entrance to substation chamber. Pressed metal door, painted to match existing heritage windows and doors. Custom brass door handle and signage (subject to Ausgrid approval). Existing decorative window grille to be removed.

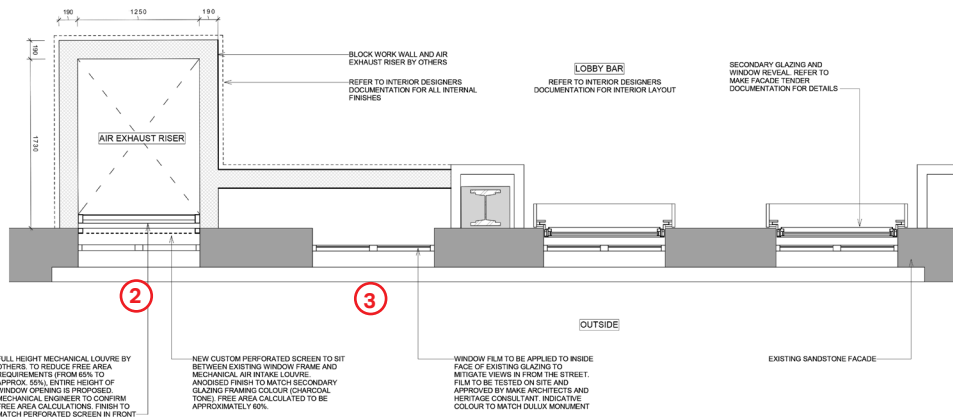
2. New custom perforated screen to sit in front of air intake louvre. Anodised finish to match secondary glazing framing colour (subject to Ausgrid approval).

3. Film applied to inside face of existing glazing to
- mitigate views in from the street (reversible). Dark charcoal colour to match new perforated screen and secondary glazing frame. Existing decorative window grilles to be repainted and retained in place.

4. Luggage store entry door. Pressed metal door, painted to match existing heritage windows and doors. Custom brass door handle and signage. Existing decorative window grille to be removed



Proposed lower ground floor plan

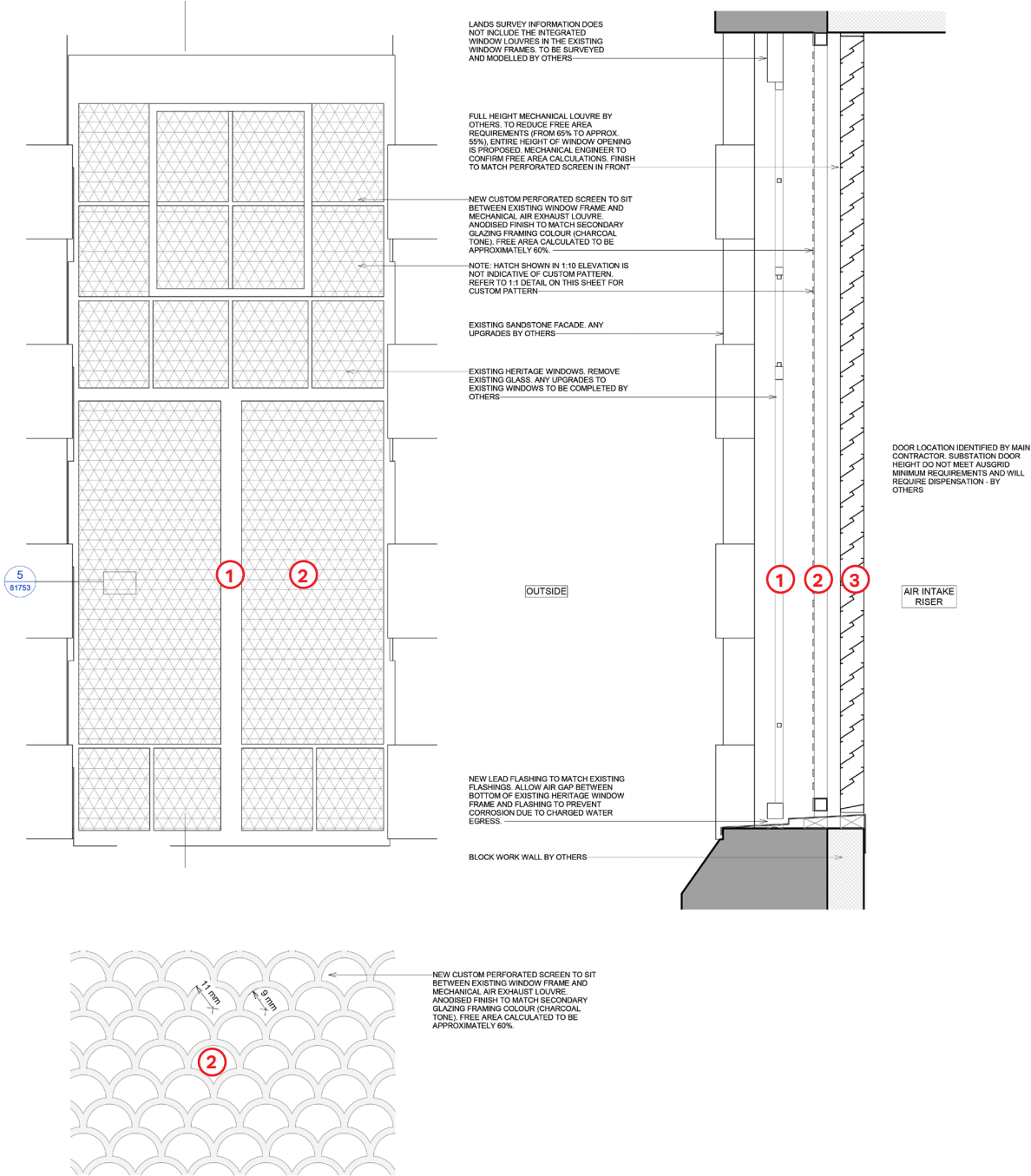


Proposed ground floor plan

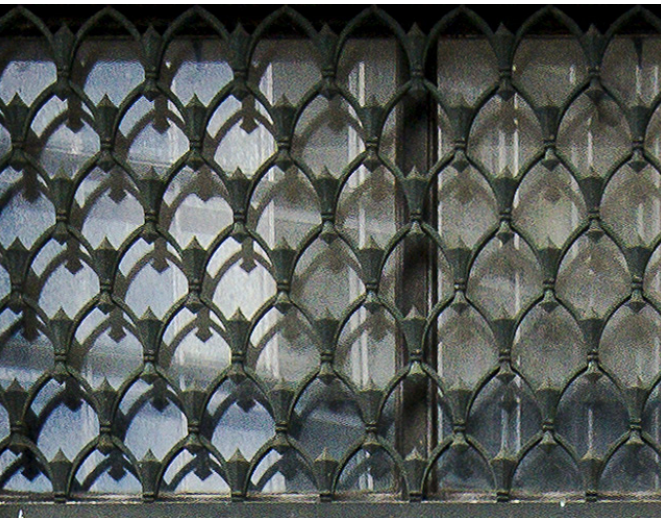
Substation proposal

Ground floor air intake

- 1. Existing heritage window. Glazing to be removed and window frame to be made good and repainted.
- 2. New custom perforated screen to sit in front of air intake louvre. Anodised finish to match secondary glazing framing colour (subject to Ausgrid approval). The decorative metal screen above the Farrer Place entrance provides inspiration for the proposed screen pattern (image opposite, top right).
- 3. Ausgrid air intake weatherproof louvre to be anodised to match architectural screen



Existing window on Loftus Street (same type)

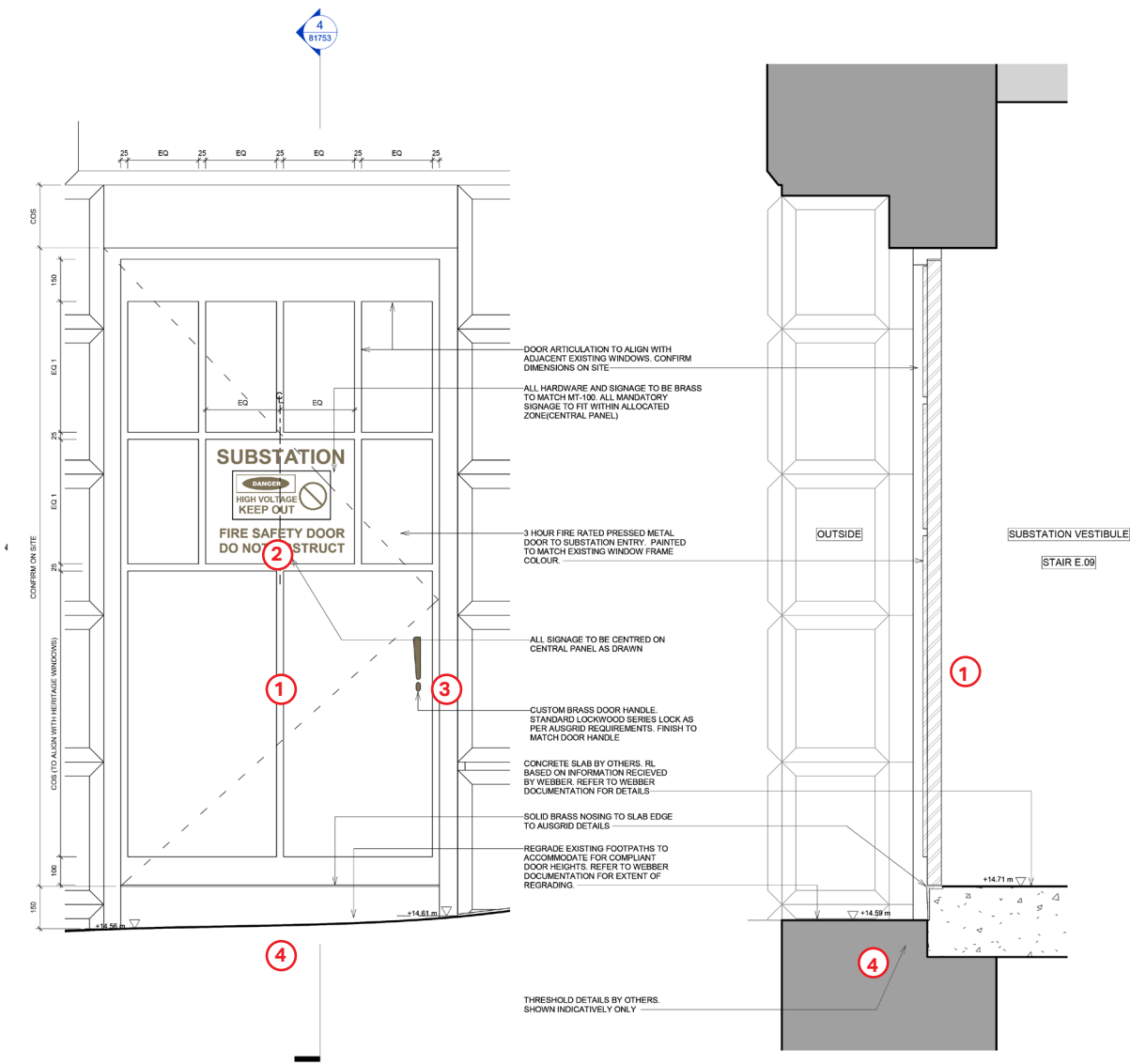


Existing screen above Farrer Place entrance (top), Paul Smith, 6a Architects (bottom)

Substation proposal

Lower ground substation door

- 1. Existing heritage window to be removed, and replaced with fire rated pressed metal door. Painted to match existing window frame colour (subject to Ausgrid approval).
- 2. Brass signage to Ausgrid requirements
- 3. Custom brass hardware and door handle
- 4. Footpath to be regraded to accommodate for compliant door heights and access



Replicate the language of existing door on Young Street



Precedents: Brass signage (top), Alvar Aalto door handle (bottom)



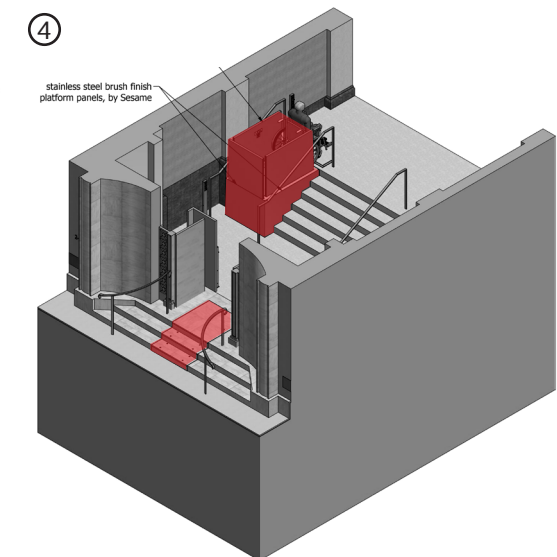
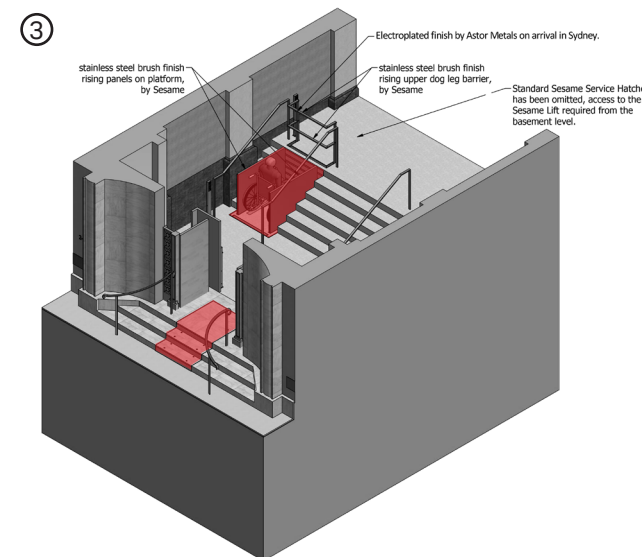
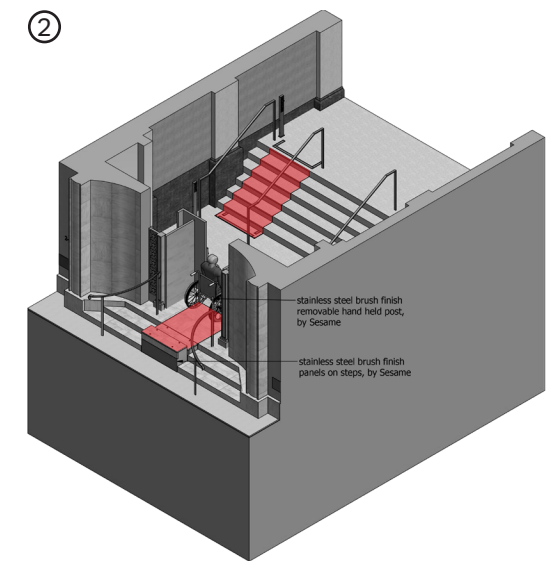
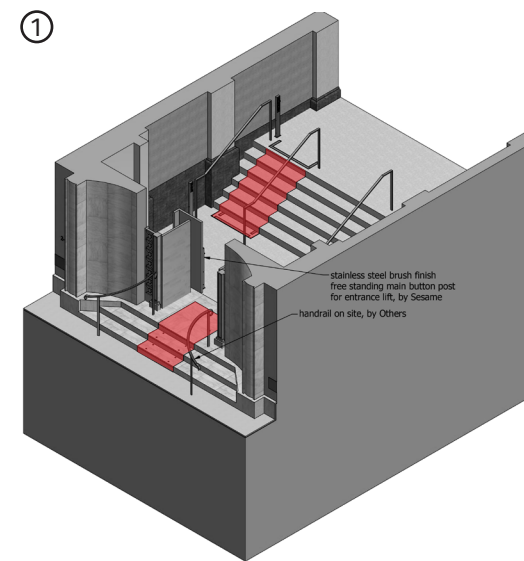
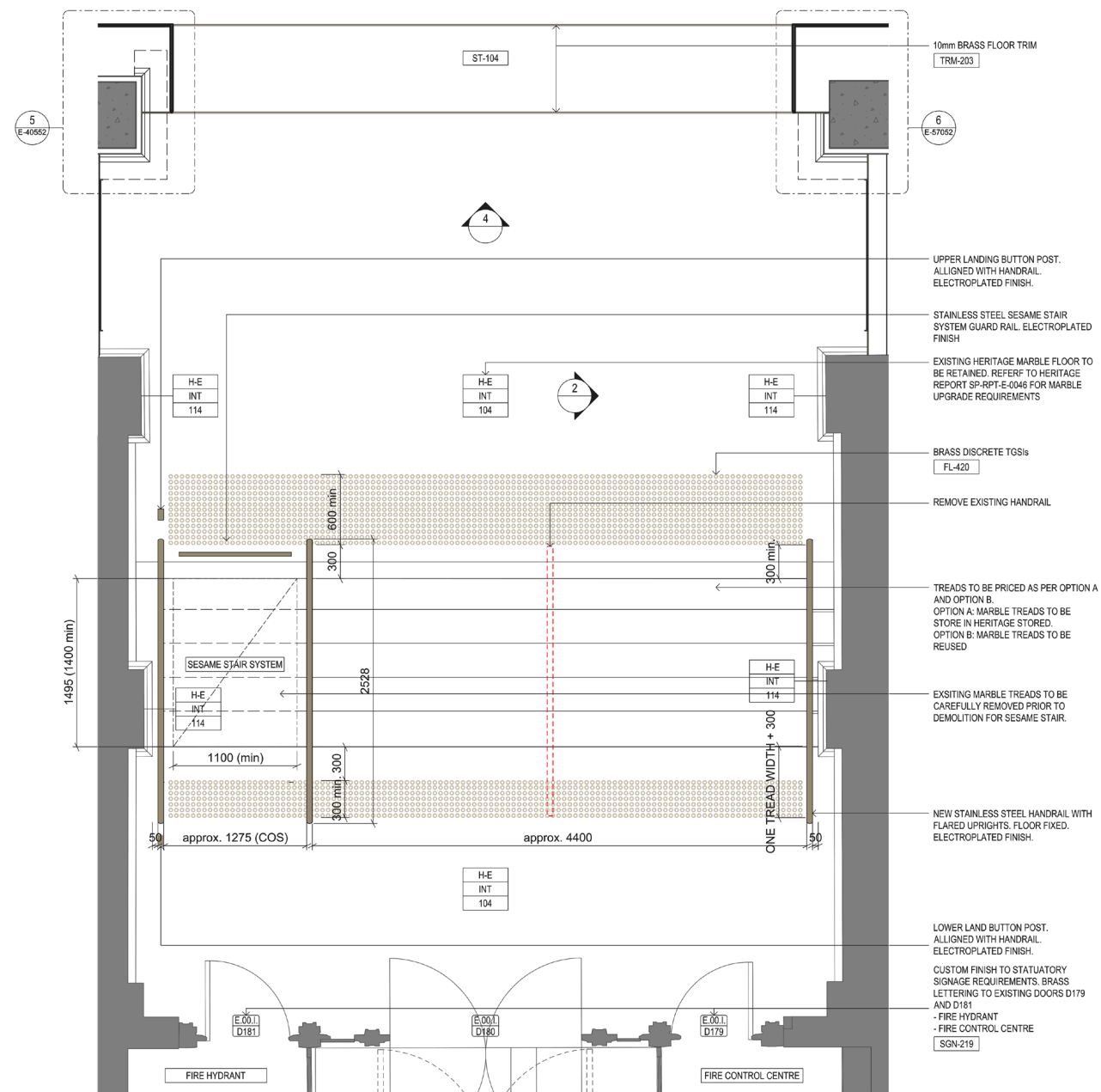
Note: The views in this document are illustrative only - the final materiality and colour selection will be determined via on site tests

The Sandstone Precinct:
Education Building

**Loftus Street
laneway:
DDA access**

Previous design

- Issues with supply, maintenance and certification of proposed sesame stair
- Impacts to heritage fabric within Farrer Place lobby
- Issues with access to the fire control panel is the sesame is in use
- Impacts to clear head height in rooms below to accommodate sesame lift pit.



Farrer Place Plan (MOD 3)

Sesame stair arrangement



Accessible DDA entrance

Existing entrance conditions

- Further analysis was undertaken of all existing entrances on the heritage facade
- All of the existing entrances at Farrer Place, Bridge Street and Loftus Street have existing steps and a level difference apart from the Loftus Street laneway.



Farrer Place entrance



Bridge Street entrance



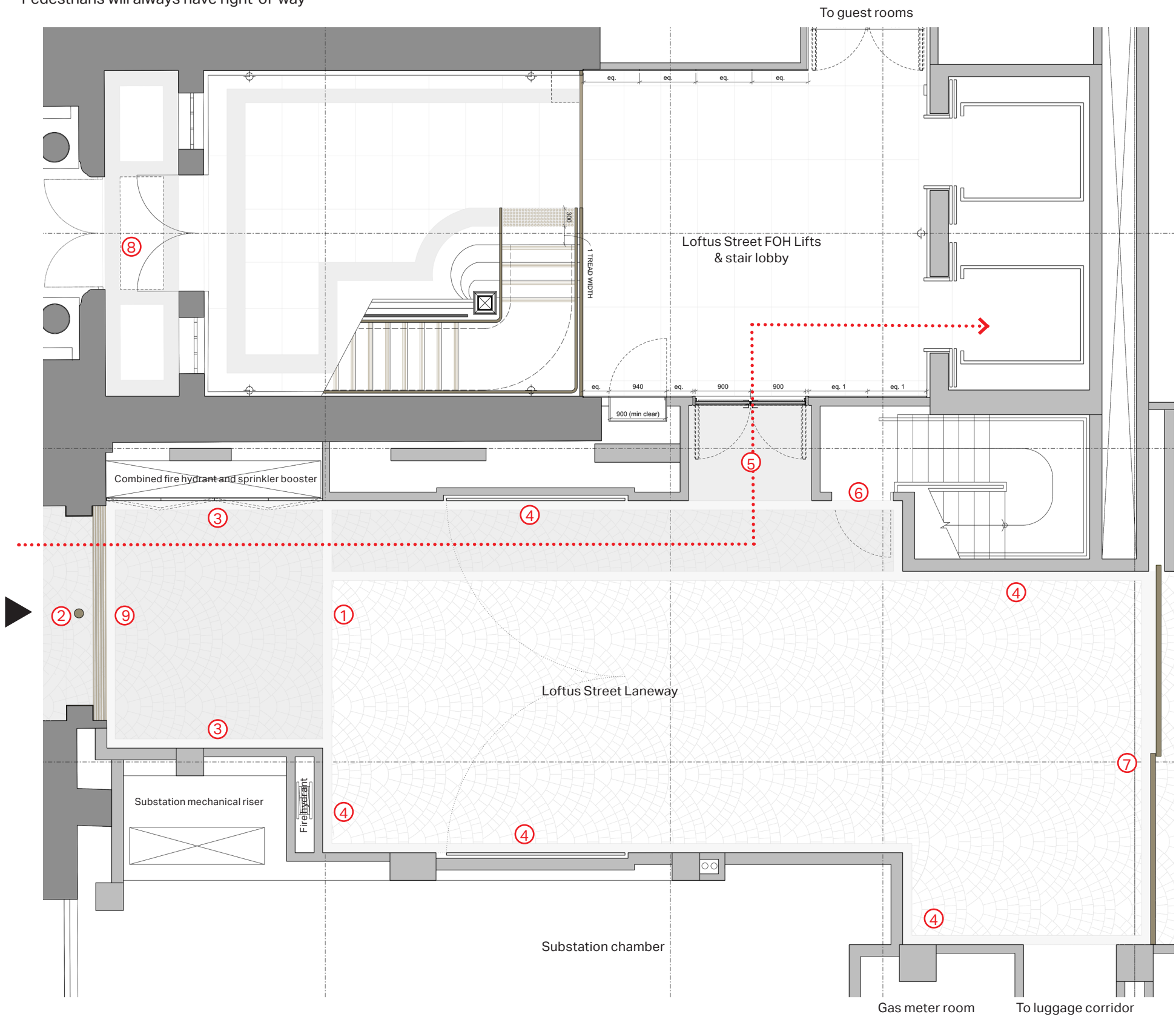
Loftus Street laneway entrance

Loftus Street Laneway

—

Alternative DDA entrance

- The Loftus St laneway entrance will achieve the same design quality as achieved at Farrer Place
- Entry into and exit from this entrance will be managed by staff
- Use of the space will be managed by staff to be safe and clutter-free at all times
- Pedestrians will always have right-of-way



Notes

1. Radial, patterned cobble paving to laneway. Visual and textural contrast in the laneway flooring (including perimeter border) to denote extent of vehicular path of travel.
2. Removable dark bronze bollard to be installed to create a pedestrian safe zone for guests and prevent vehicles from driving into the Loftus Street laneway. Slot drain on floor . Finish to match bollard.
3. Dark timber wall and ceiling cladding to entry portal. Full height, cupboards to conceal fire services to north wall.
4. Dark bronze metal clad, full height wall panels. Large swing doors to be read as wall panels with concealed hardware. Feature signage and lighting to north wall (refer to visualisation for detail)
5. Feature entry portal with timber ceiling and door (bronze hardware). 2 x wall lamps to entry portal. This area will be manned by hotel staff at all times to assist and guide guests coming in and out of the building.
6. Fire egress route from basement. Concealed metal clad door with custom finish to statutory signage.
7. Dark bronze metal sliding door with etched fish scale pattern- to conceal loading dock area beyond
8. Existing Loftus Street heritage entrance- Fire exit only
9. Dark bronze linear slot drain. Finish to match bollard.





Note: The views in this document are illustrative only - the final materiality and colour selection will be determined via on site tests

Scenarios

—

DDA Access to function areas

←..... Accessible route from Farrer Place to Loftus St laneway

Scenario 1 - Check-in & during stay

← Hotel guest arriving for check-in & during stay
←..... Accessible route

- Guests will be greeted by hotel staff upon arrival at the entrance
- Guests that are unable to use stairs, or do not wish to use stairs, will be assisted to the on-grade laneway entrance on Loftus Street and escorted thereafter to their rooms via the lifts.
- All hotel guests are greeted and assisted as an integral part of the luxury hotel experience, thereby ensuring no perception in difference in level of treatment.
- Guests have the option to arrive at the site either on Farrer Place or Loftus Street
- Booking mechanism for stays will allow guests to communicate accessibility needs in advance

Scenario 2 - Functions

← Public guest attending a function
←..... Accessible route

- Booking mechanism for functions will allow guests to communicate accessibility needs
- Guests arriving at Farrer Place or Bridge Street for a function that are unable to use stairs, or do not wish to use stairs, will be directed or assisted by staff to the Loftus Street laneway entrance to use the FOH lifts

Scenario 3 - Restaurant/bar/ External tenancy (Pending substation design)

← Public guest heading to the restaurant/bar
←..... Accessible route

- Guests arriving at Loftus St laneway wishing to use the ground floor restaurant or bar will have access via the lifts.
- Guests arriving at Farrer Place or Bridge Street that are unable to use stairs, or do not wish to use stairs will be directed or assisted by staff to Loftus Street laneway to use the FOH lifts.
- Guests arriving at the external tenancy that are unable to use stairs, or do not wish to use stairs will be directed by staff to the Young Street entrance



External tenancy at Lower ground

Change of use: External tenancy

Lower ground

MOD 3

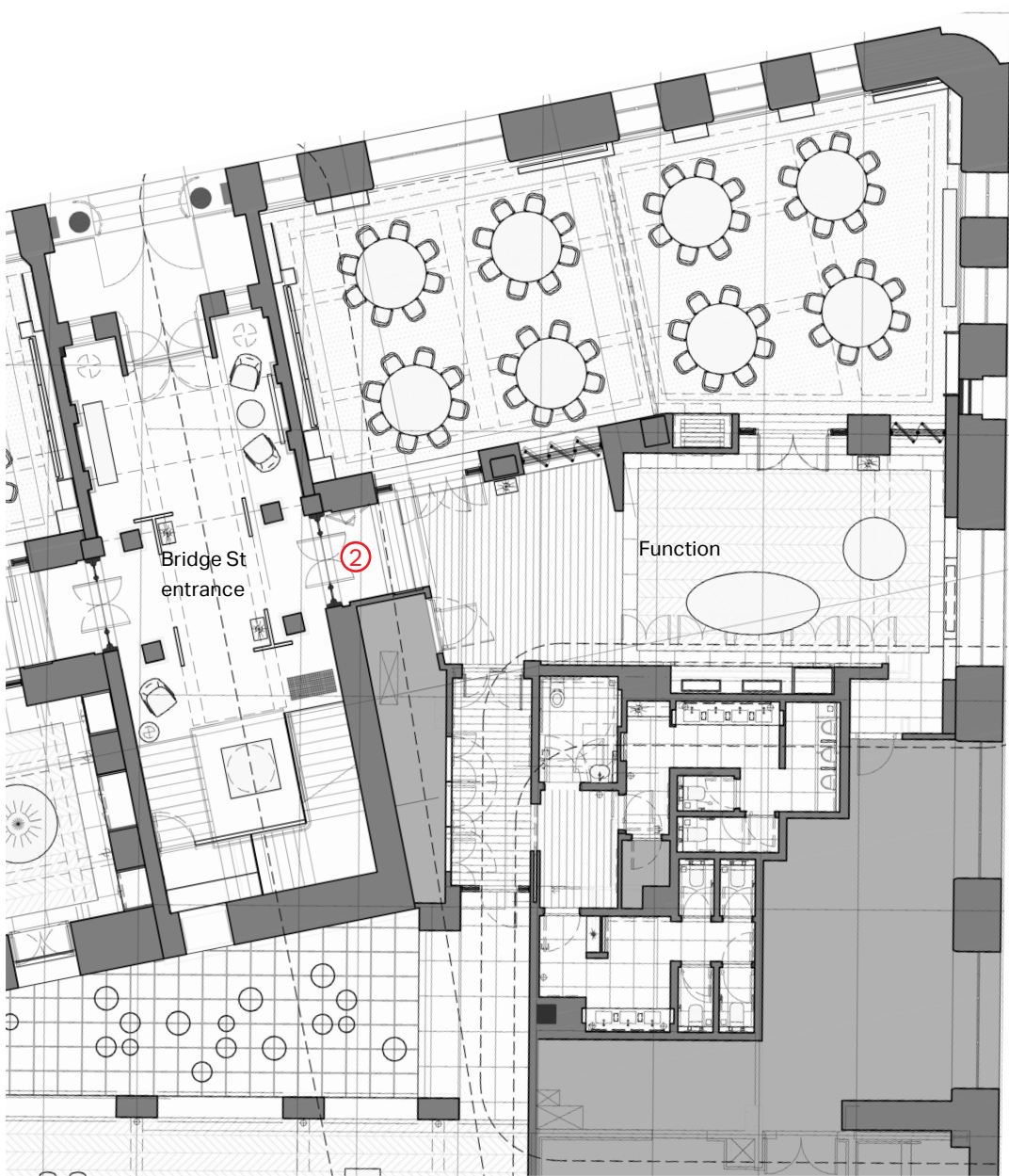
- 1. Existing heritage door locked off. From inside the function space, the opening is blocked out.
- 2. Entry to function through Bridge Street heritage vestibule. DDA access through Loftus Street laneway and guest room corridor

The relocation of the substation had a number of associated changes, one of which was the deletion of the 'destination bar' in the south-west corner. Similarly the changes to the Lands Building from hotel to amenity facilities created a 'double up' of function spaces.

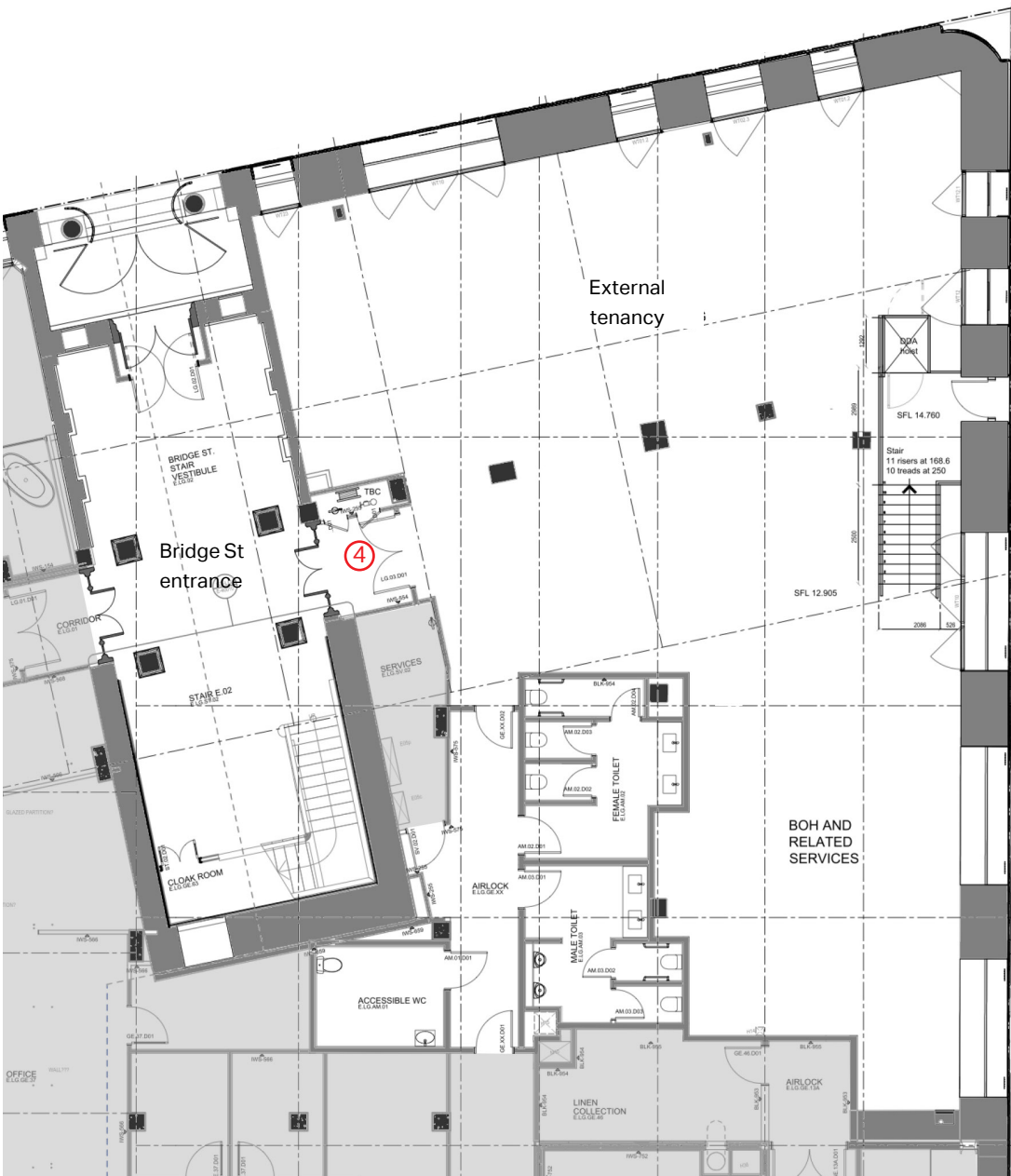
As a result, the north-east corner of lower ground has been reconfigured to provide an external tenancy space in lieu of function rooms. This space can function independently from the hotel if required.

Proposed

- 3. Existing heritage door reinstated to become DDA entrance into external tenancy. New lift and stair added to resolve level difference between street and tenancy.
- 4. Primary entrance to external tenancy through Bridge Street heritage vestibule



MOD 3: Hotel function space



Proposed: External tenancy

Street frontage

External tenancy



A: Bridge Street (North elevation)



B: Young Street (East elevation)



Young Street existing door to be reinstated

The Sandstone Precinct: Education Building

The Lands Building has been now been developed to act as the amenities, services and facilities for the hotel, with all of the guest rooms located within the Education Building.

As part of the revised 192 keys, this modification proposes 5 new guest rooms on Lower Ground at the corner of Bridge and Loftus Streets. These replace small function spaces that are now incorporated in the new Lands Building design.

These rooms are of generous proportion and amenity. Their location occurs where external ground level is lowest - ensuring maximum daylight. Privacy from the Bridge and Loftus Street entries is provided by solid closed doors and security systems.

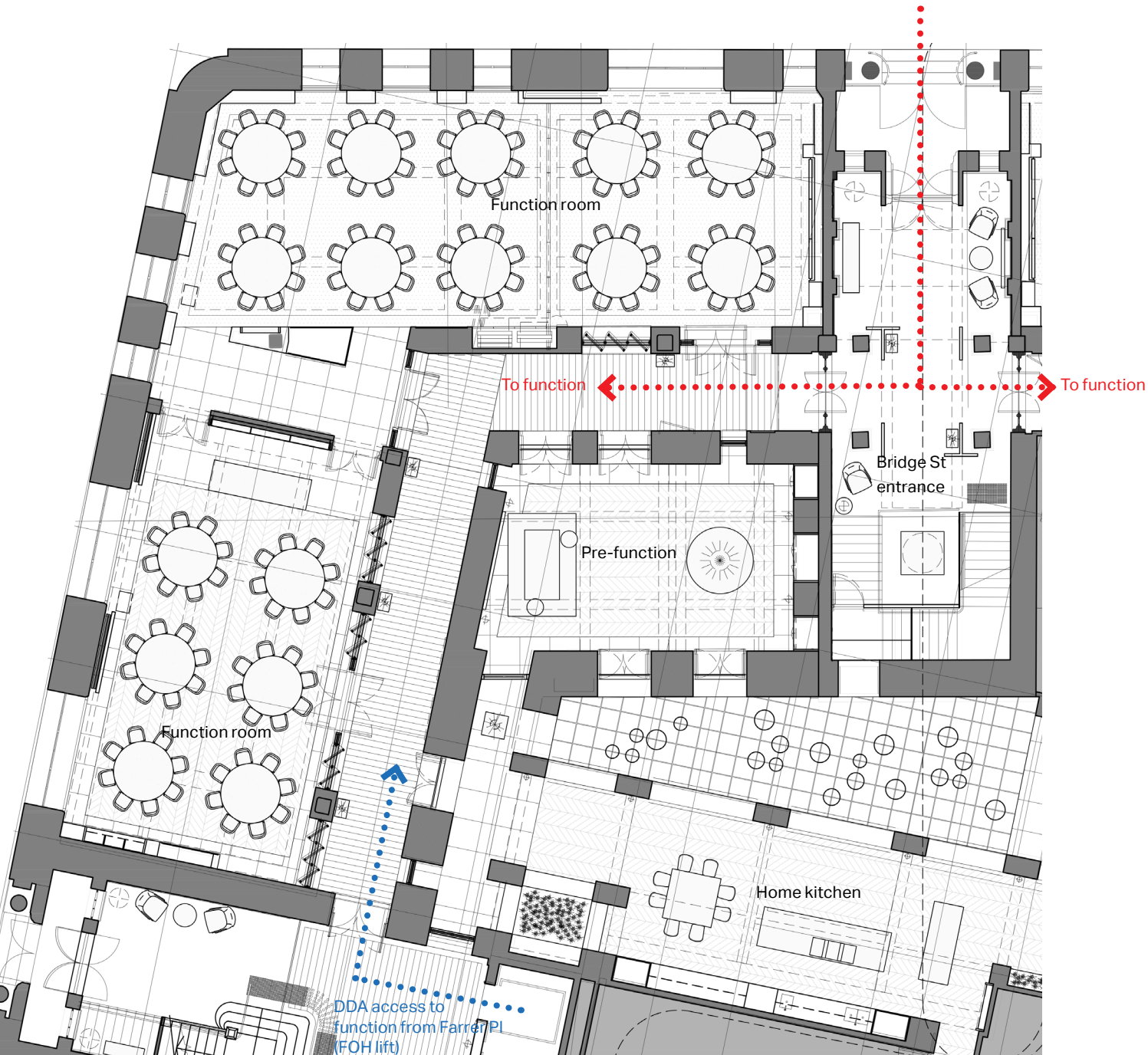
Guest rooms at lower ground

Guestrooms

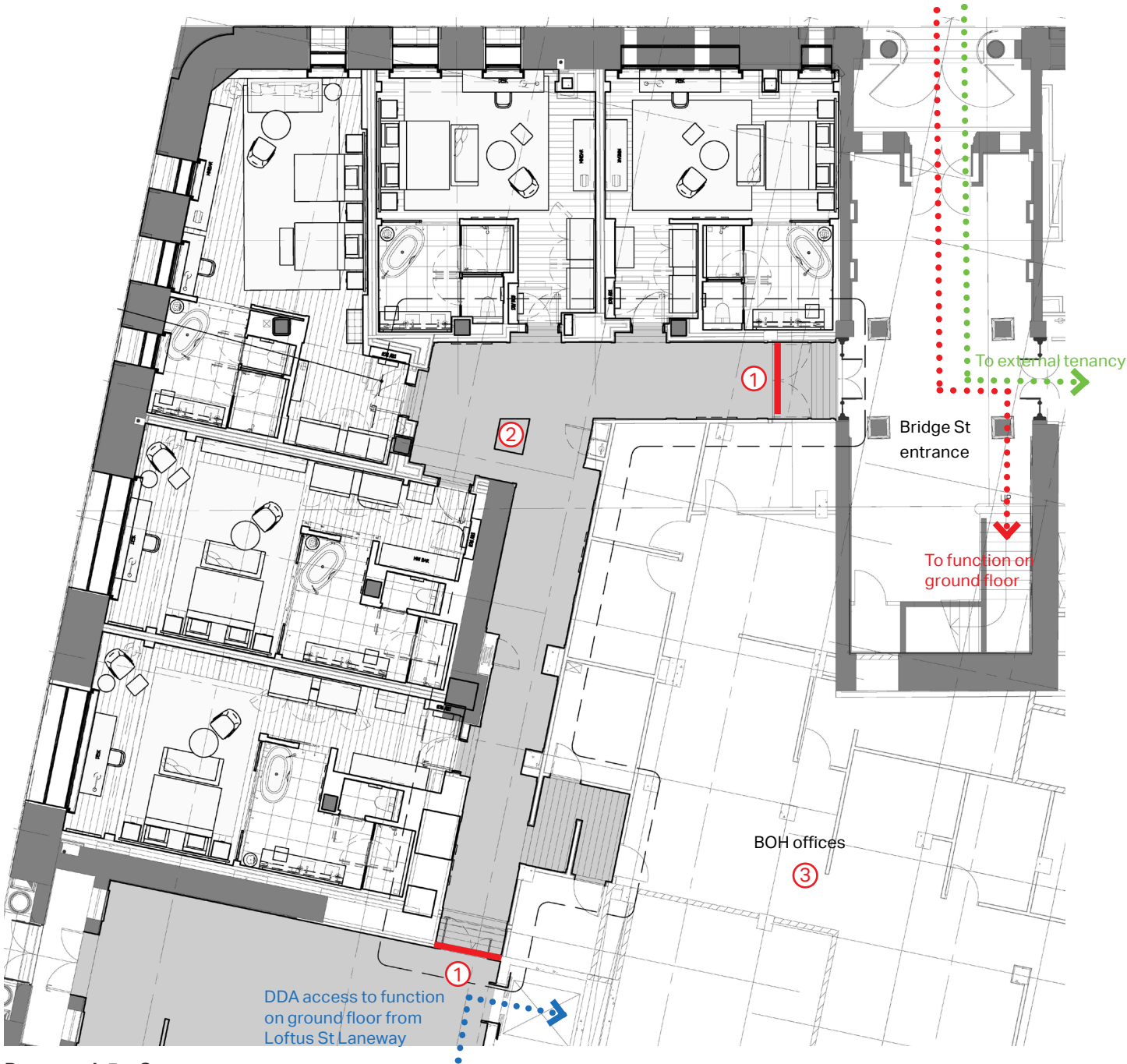
Lower Ground

Changes include:

- 1. New solid timber doors to provide visual privacy between heritage vestibules and guest room corridor.
- 2. Guest room corridor accessed via key card by hotel guests only.
- 3. Home kitchen function space replaced with BOH hotel offices (moved over from the Lands Building)



MOD 3: Function space



Proposed: 5 x Guest rooms

The Sandstone Precinct:
Education Building

Level 5

Pool and Gym

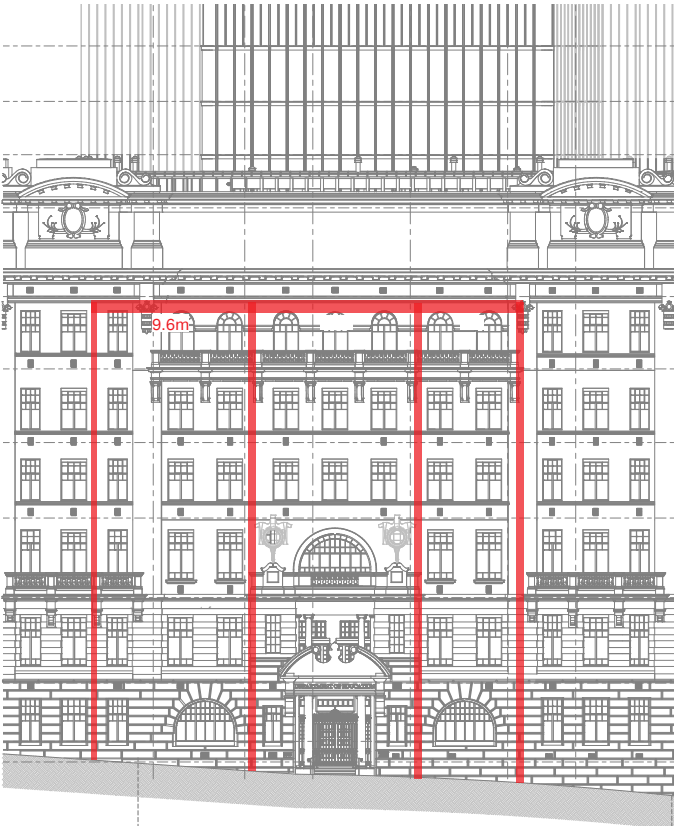
Proposed pool design

Level 5



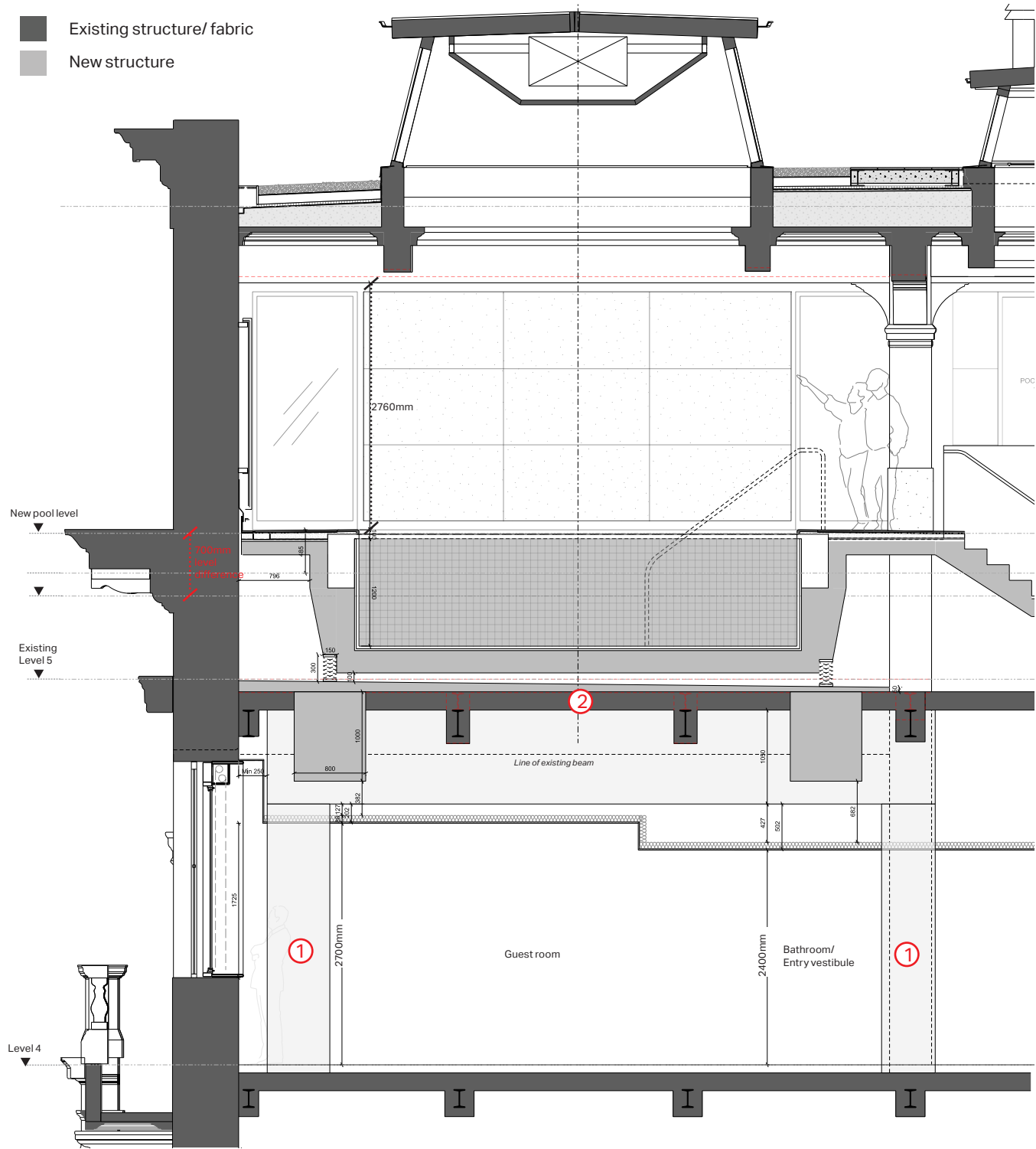
Implications of site investigations

1. Recent site investigations have revealed that the existing wall construction is not strong enough to support the pool as previously proposed. Previous strengthening works and cracking to the stonework has been uncovered (see above). Therefore 8 new columns on levels LG-4 are required to support the new pool beams.
2. TTW Structures have advised that the demolition of the level 5 slab in the north will create a significant structural risk therefore have recommended the existing slab is retained in place. This raises the pool level by circa 445mm to accommodate the new pool structure above existing retained slab.



Advantages of revised scheme

- The pool is self-supporting and does not rely on strengthening existing columns or existing footings. As a result this scheme eliminates the need to strengthen the existing heritage marble columns on ground and lower ground floor
- Footings are conventional and relatively straight forward. New footing zones avoid heritage areas (notably the marble floor in Bridge Street stair lobby)
- Self supporting pool removes the additional pool loading from the existing façade and reduces the risk of cracking.
- Less risk regarding any unknown or unforeseen items in the existing building structure
- The concrete pool solution is a trusted methodology in the Australia market.



Proposed section based on the existing level 5 slab being retained

Lower ground

Column setting out

There are a number of areas of exceptional heritage significance (highlighted) which have governed the proposed location of the new columns.

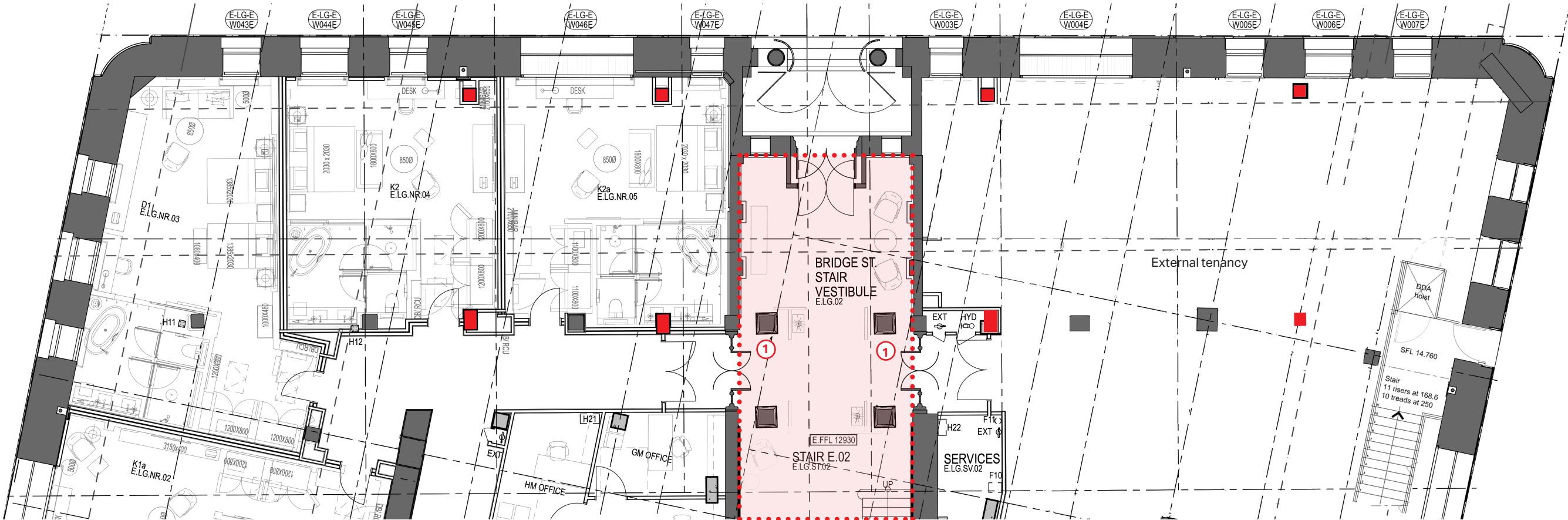
Notes

- 1. The eight new columns on each level remove the requirement for column strengthening to the existing marble clad columns and footings in the Bridge Street heritage vestibule.

New concrete column

Existing

Zone of lower ground heritage vestibule (Heritage ceiling above)



Ground Floor

Column setting out

Notes

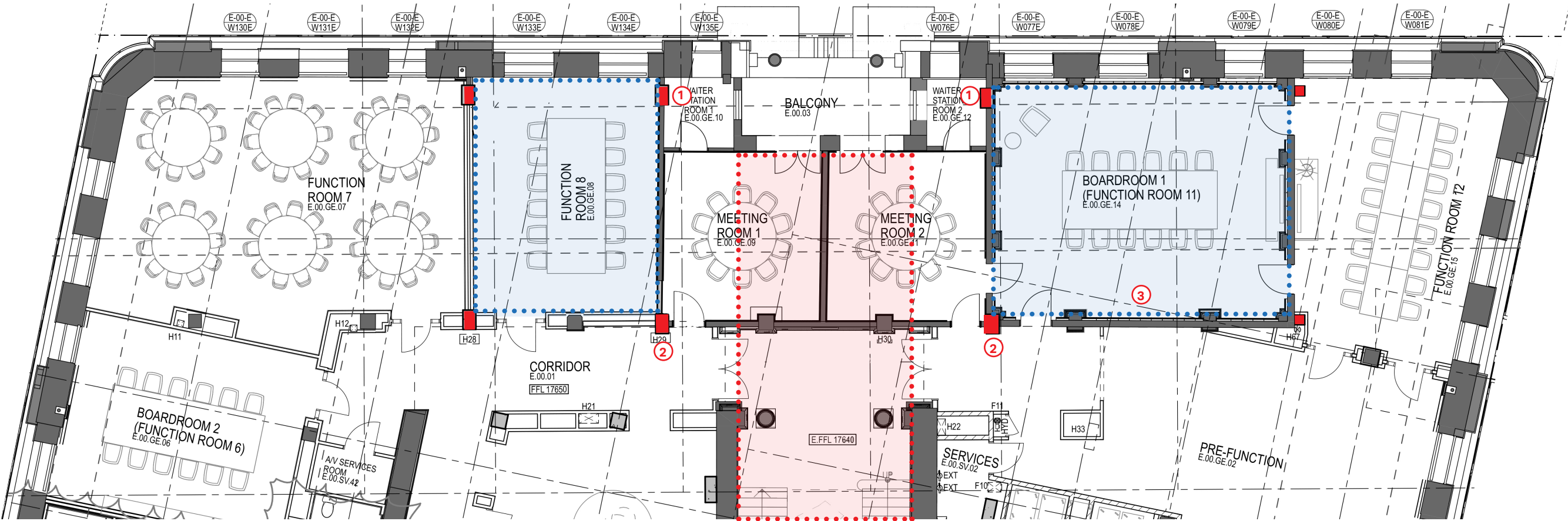
- 1. Columns located within BOH waiter station room to avoid heritage fabric. No existing heritage ceiling within this space.
- 2. New build outs have been introduced which mimic the existing fabric to conceal the new pool columns. Width of new column cladding to match existing nibs/ columns in corridor. The symmetry of the existing heritage corridor is maintained.
- 3. The eight new columns on each level remove the requirement for column strengthening to the existing timber clad columns

New concrete column

Existing

Zone of lower ground heritage vestibule (Heritage ceiling above)

Zone of ground floor heritage ministerial boardroom and heritage ceiling above



Guestroom Levels 1-4

—

Column setting out

Notes

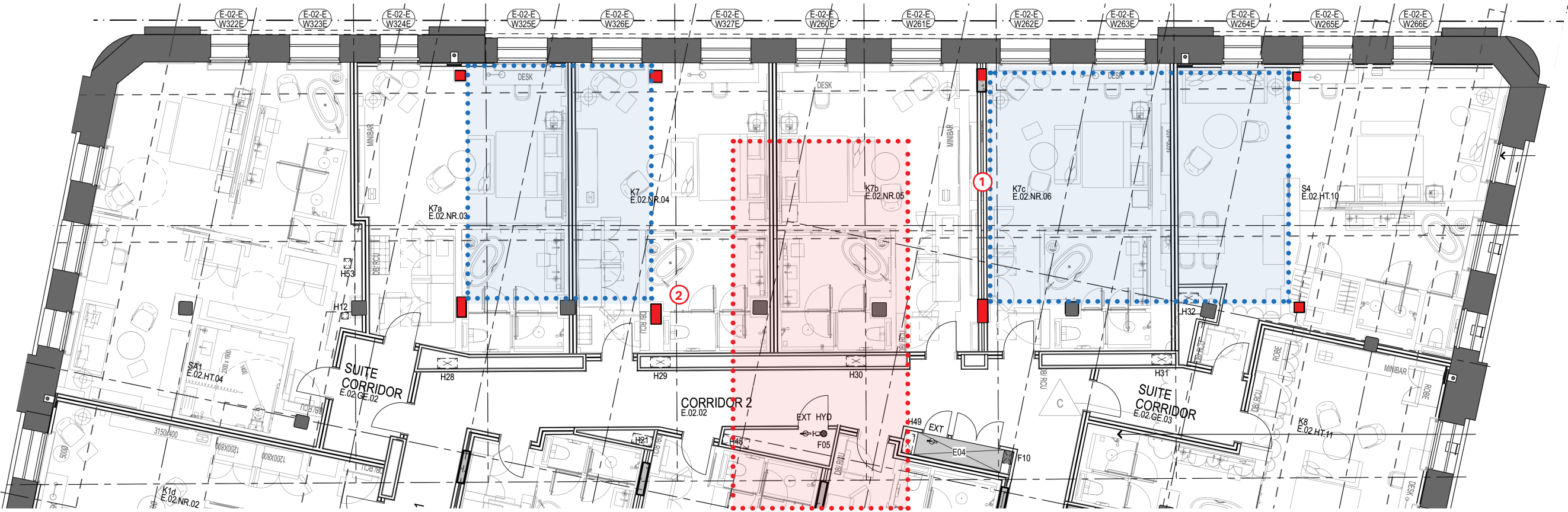
- 1. Columns have been located within intertenancy walls where possible to conceal.
- 2. New columns which are not within the intertenancy wall build up have been concealed within ID joinery elements

New concrete column

Existing

Zone of lower ground heritage vestibule (Heritage ceiling above)

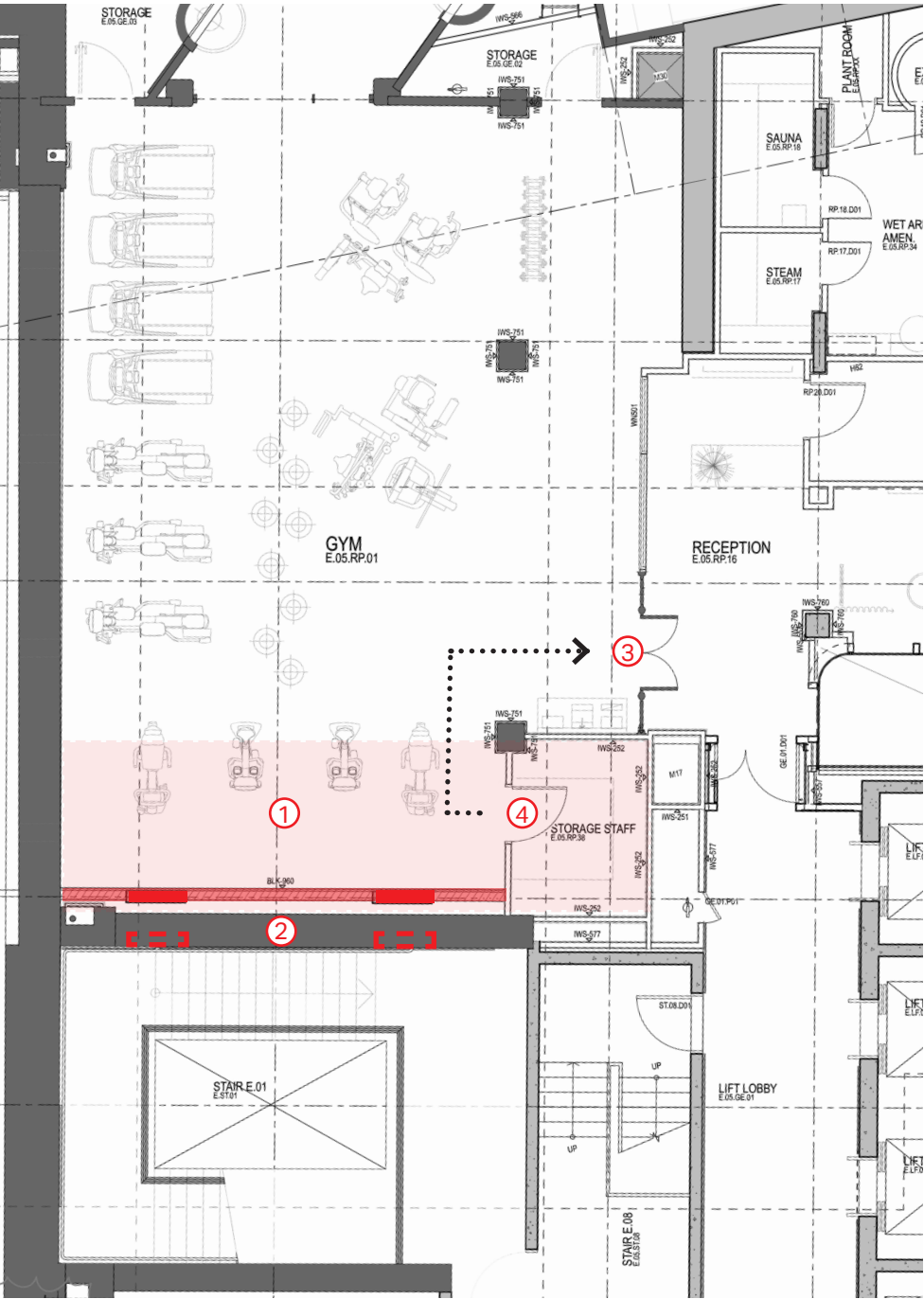
Zone of ground floor heritage ministerial boardroom and heritage ceiling above



Layout modifications

Level 5 Gym

- 1. Amenity of gym improved by raising the floor level in zone highlighted in red. This removes the requirement for a stair within the gym area. Implications to the existing heritage doors (noted in 3)
- 2. The original proposed location of new columns in the existing wall (dashed red line) was further developed and deemed a safety risk due to the instability of the existing heritage wall. The layout has been updated to move the columns and new wall north. The existing heritage wall remains in place (shown in grey)
- 3. Heritage door relocated to become entry door into gym.
- 4. New wall and concealed door added to close off storage space
- 5. Heritage cornice rebuilt further north to match existing detail and align with new wall and column location

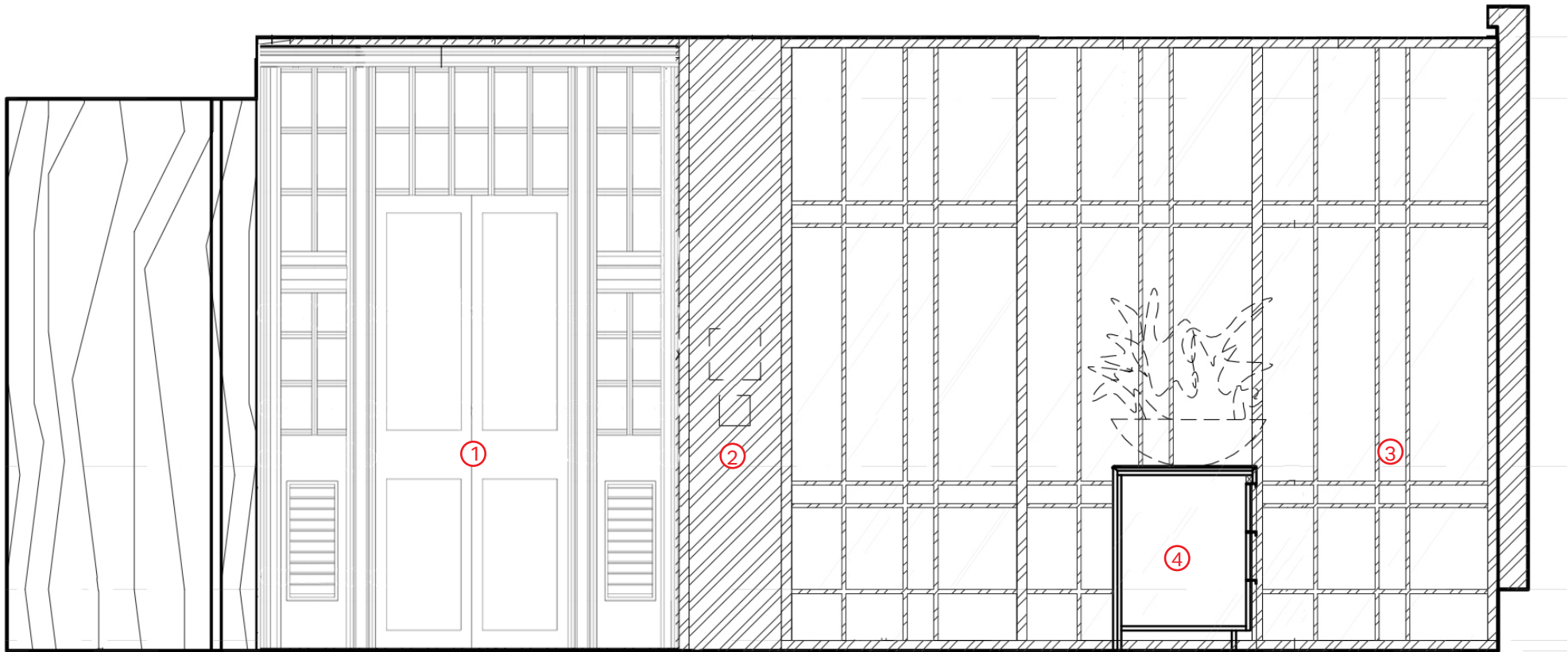


Relocation of heritage doors

Level 5 Gym

The existing heritage door has been relocated following the updates to the gym floor levels. The proposal reinstates the heritage doors to a more prominent position as the primary entrance into the gym area. Additionally, the new gym entrance creates a relationship back to the adjacent pool entrance where existing heritage doors are also being restored and reinstated.

- 1. Heritage door modified and relocated to become entry door into gym.
- 2. Black metal wall panel with key card reader for access to gym
- 3. Full height glazed partition-clear glass with black metal frame. Glazing break up to be further developed to relate to the datum's of the relocated heritage door
- 4. Spa reception counter
- 5. Top panel of existing heritage fanlight to be carefully removed and stored in the heritage store



Proposed relocation of door: Gym entrance



Existing heritage door modified and relocated

The Sandstone Precinct: Education Building

Façades

The new façades of the Education Building remain largely identical to the MOD 3 application. The key updates to the new façades include minor updates to the following:

- Design development of the colour of the blackout blind at the facade
- Addition of an integrated architectural louvre on the east tower
- Rationalisation of tower roof design to further integrate proposed mechanical strategy within 'fifth elevation'
- Massing change to the cooling towers southern facade to accommodate for the change in use of the Lands Building
- Design development of the courtyard facade, courtyard roof and lift core cladding following the reconfiguration

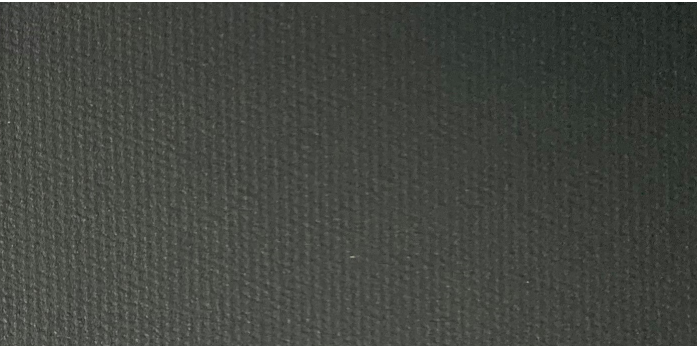
Blackout blinds

Colour selection

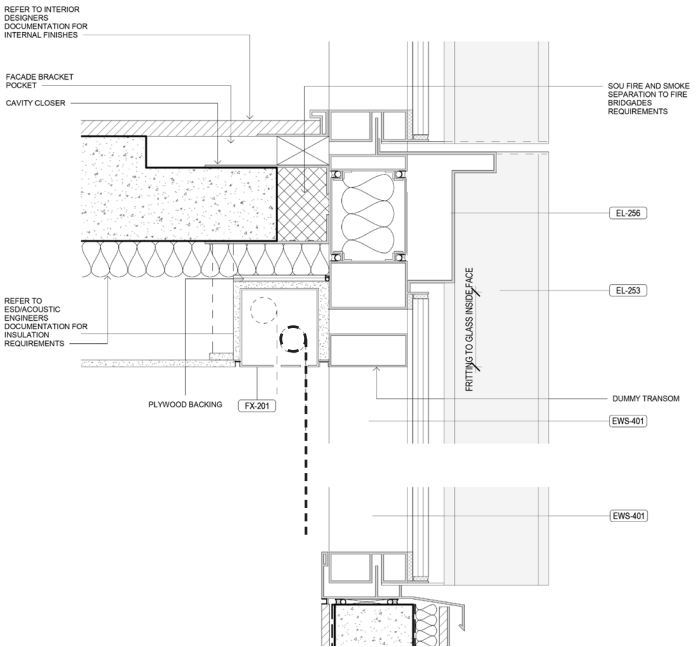
Further investigation of the colour of the blinds to the upper levels of the facade has been carried out. The proposed colour of the blinds (outer face) has been revised to match the adjacent curtain walling finish. The fabric will be matched to Dulux monument to provide a more recessive design solution. Awaiting final fabric samples from supplier.



Blind colour (Internal face): Off white



Blind colour (External face): 'Monument' to match curtain walling

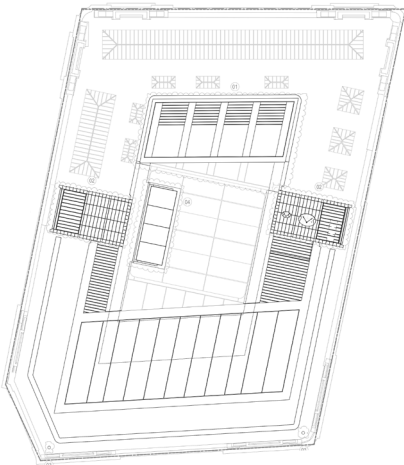


East tower

—

Bridge Street view comparison

- Changes include:
- 1. Architectural louvre with vermin mesh and weatherproof mechanical air intake louvre behind
 - 2. Minor updates to the cooling tower massing. Views from Bridge street are largely unaffected by the cooling tower updates (following pages), as the roof shape is maintained and has only shifted 80mm south



MOD 3: Bridge Street view



Proposed: Bridge Street view

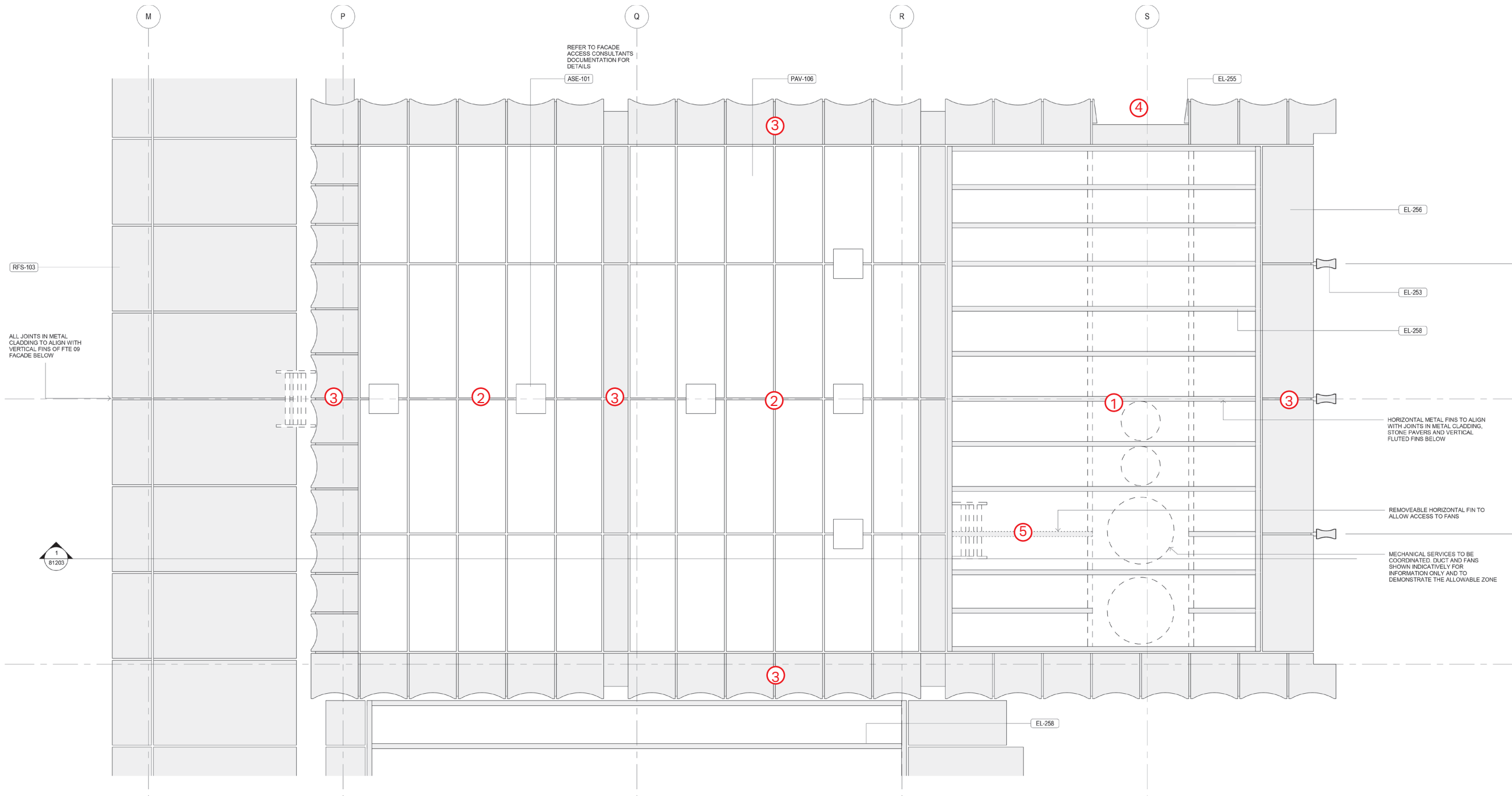
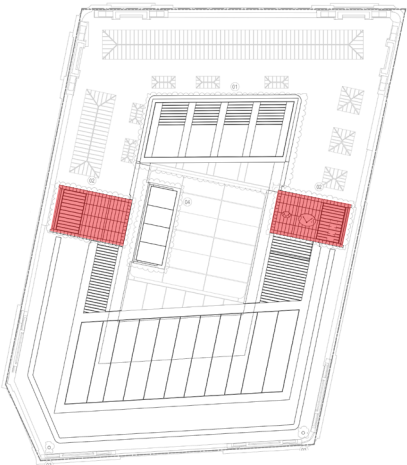
Note: The views in this document are illustrative only - the final materiality and colour selection will be determined via on site tests

East and west towers

Roof plan

Rationalisation of tower roof design to further integrate proposed mechanical strategy within ‘fifth elevation’

- 1. Horizontal metal fins at 400mm centres. Champagne toned anodised aluminium finish. Mechanical extracts set out below.
- 2. Trafficable stone paving
- 3. Champagne toned anodised aluminium cladding
- 4. East tower- Perforated architectural louvre with vermin mesh and weatherproof mechanical air intake louvre behind. West tower- glazed panel to frame views of harbour.
- 5. Removable metal fin- for access to roof and plant below.



Cooling towers

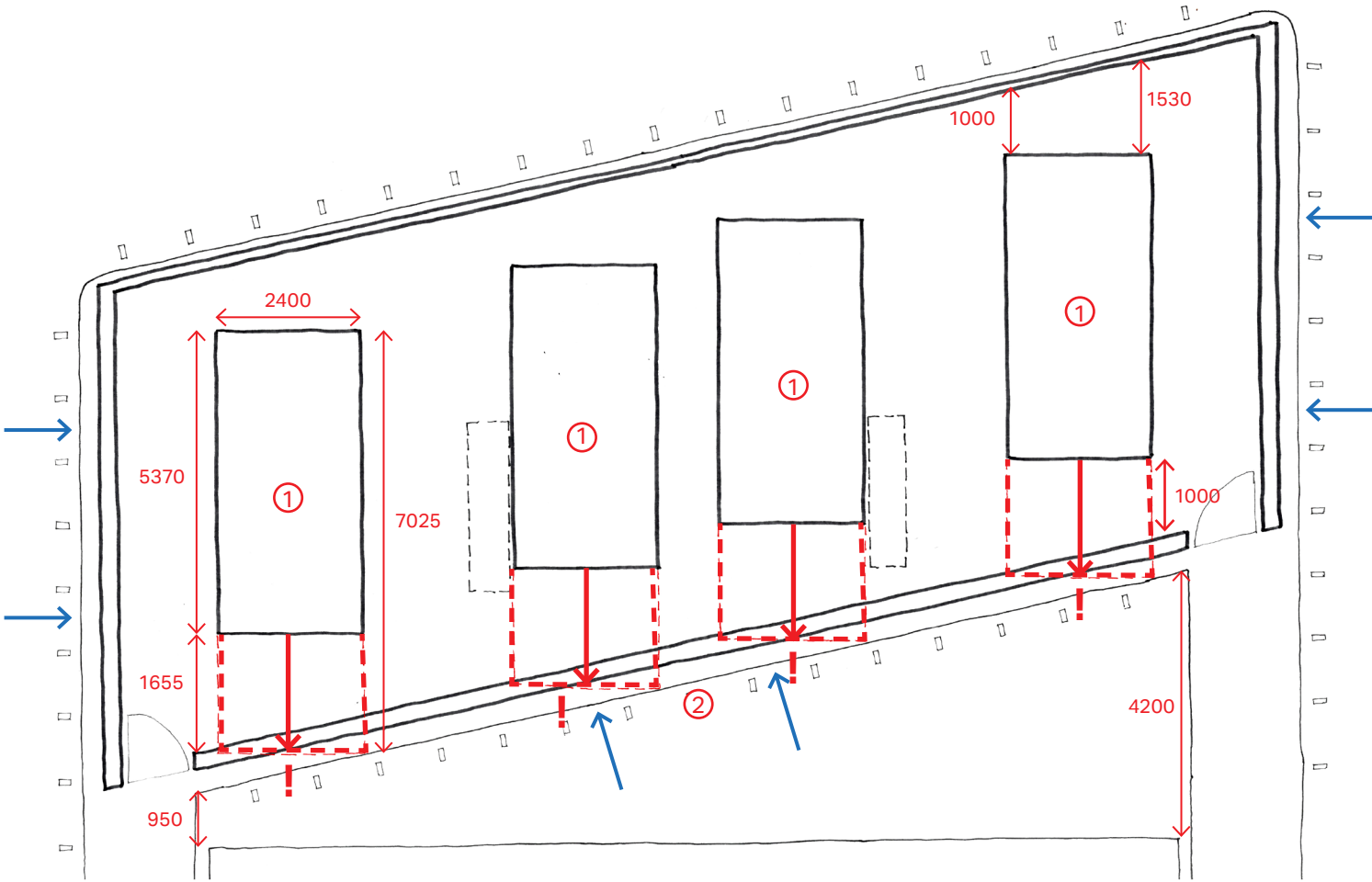
—

MOD 3

- 1. Due to the changing use of the Lands Building to include more function spaces, the cooling towers have become approximately 1650mm longer since the MOD 3 proposal.
- 2. Cooling towers (model VTL-272-P) extend through the proposed facade line impacting the massing of level 9

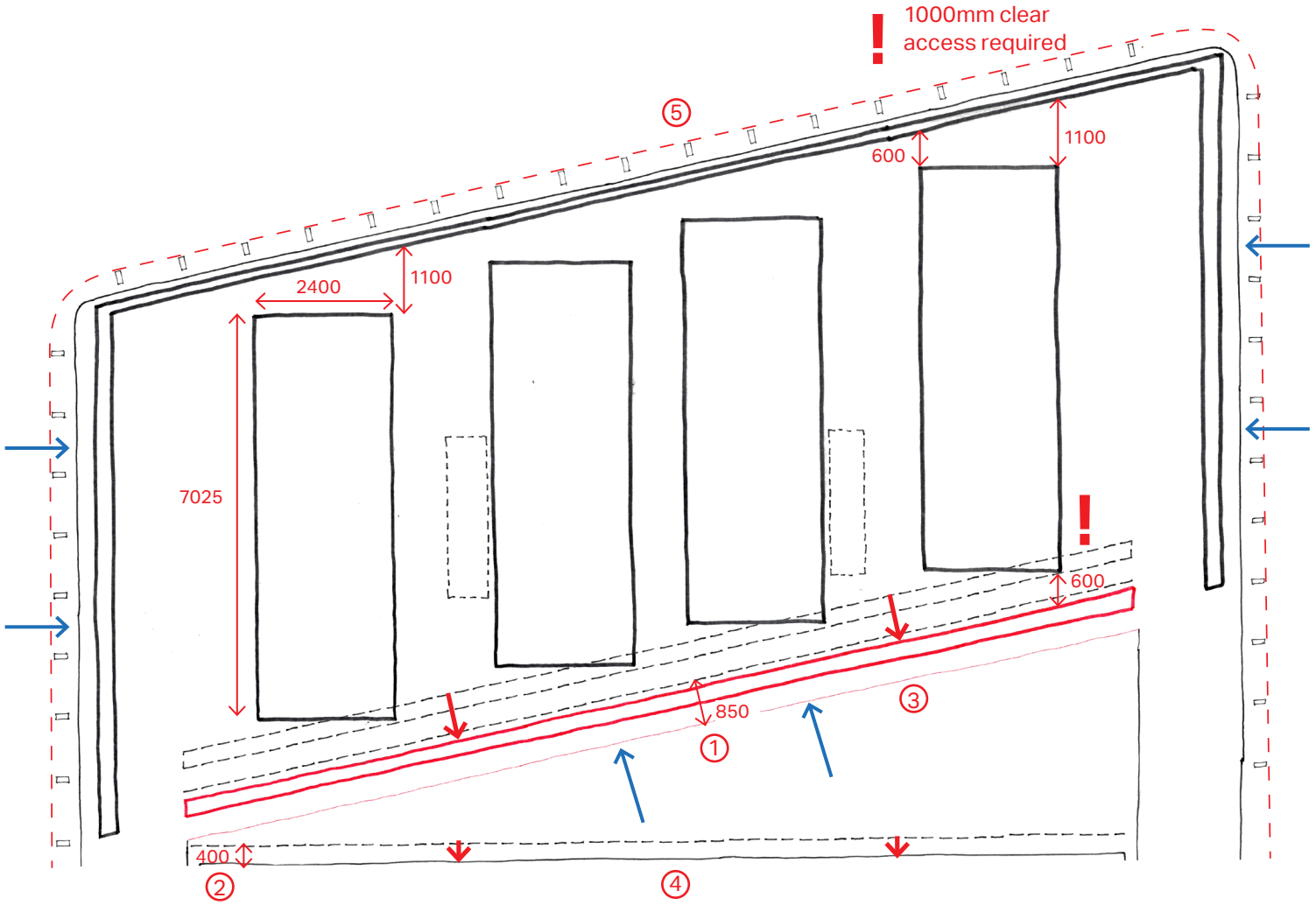
→ Air in

Lands Building function rooms place a higher strain on the current cooling towers capacity



Design development

- 1. Southern facade of the cooling towers is moved south by 850mm to allow for a 600mm path around the cooling towers
- 2. Minimum 400mm zone to allow for appropriate build up for concrete hobs and separation of facade types
- 3. Architectural fins deleted to maximise space
- 4. Courtyard facade pushes out to accommodate for the larger cooling towers
- 5. DA envelope restricts the ability to push the façades towards the north, east and west
Insufficient space (according to Equilibrium)



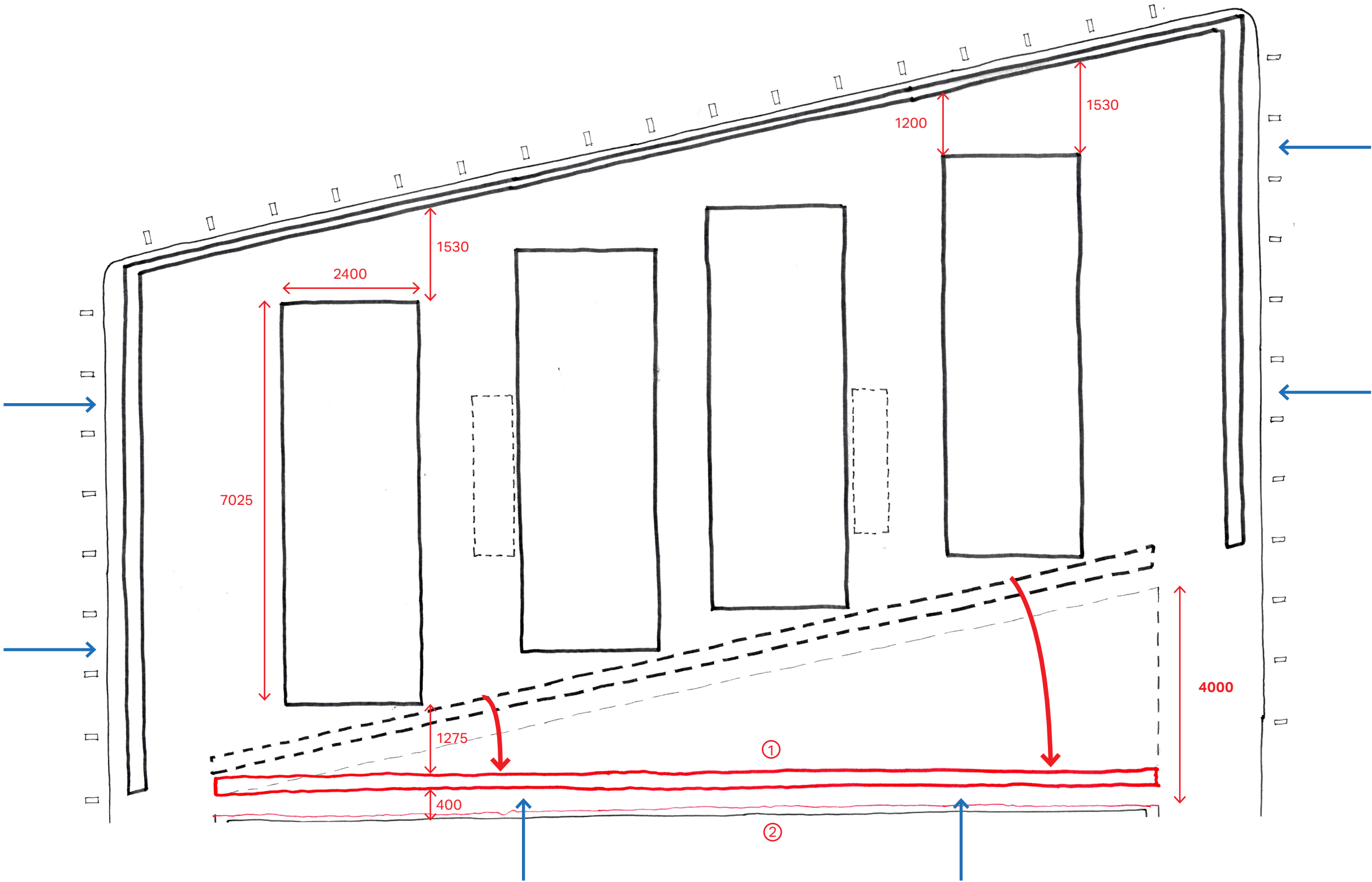
Cooling towers

—

Proposed solution

- 1. In order to accommodate for a minimum of 1200mm around the cooling towers (as requested by the mechanical engineer and subcontractor) , the southern facade would need to be pushed out by 4m to align with the courtyard facade below.
- 2. Architectural fins deleted to maximise space

→ Air in



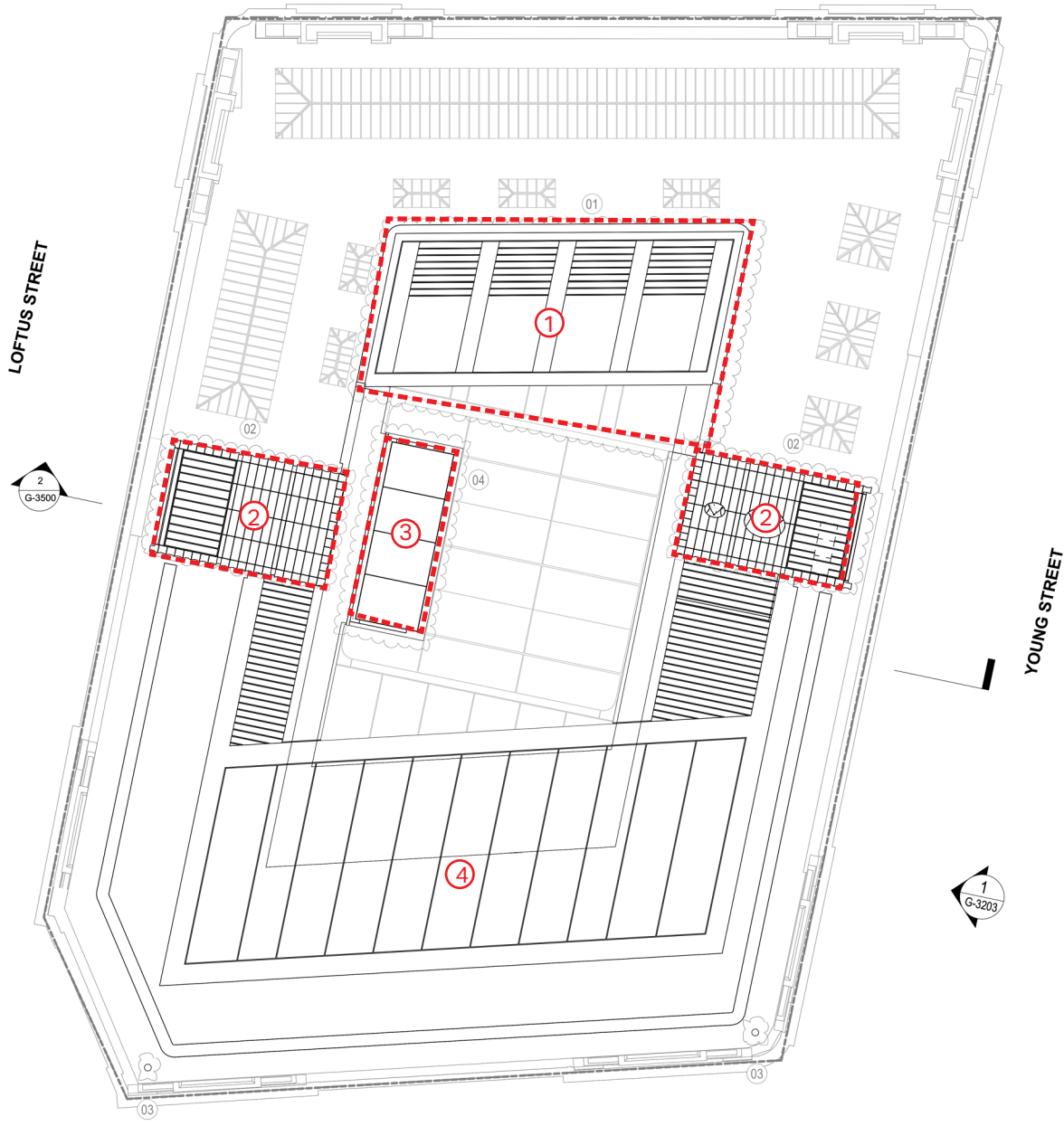
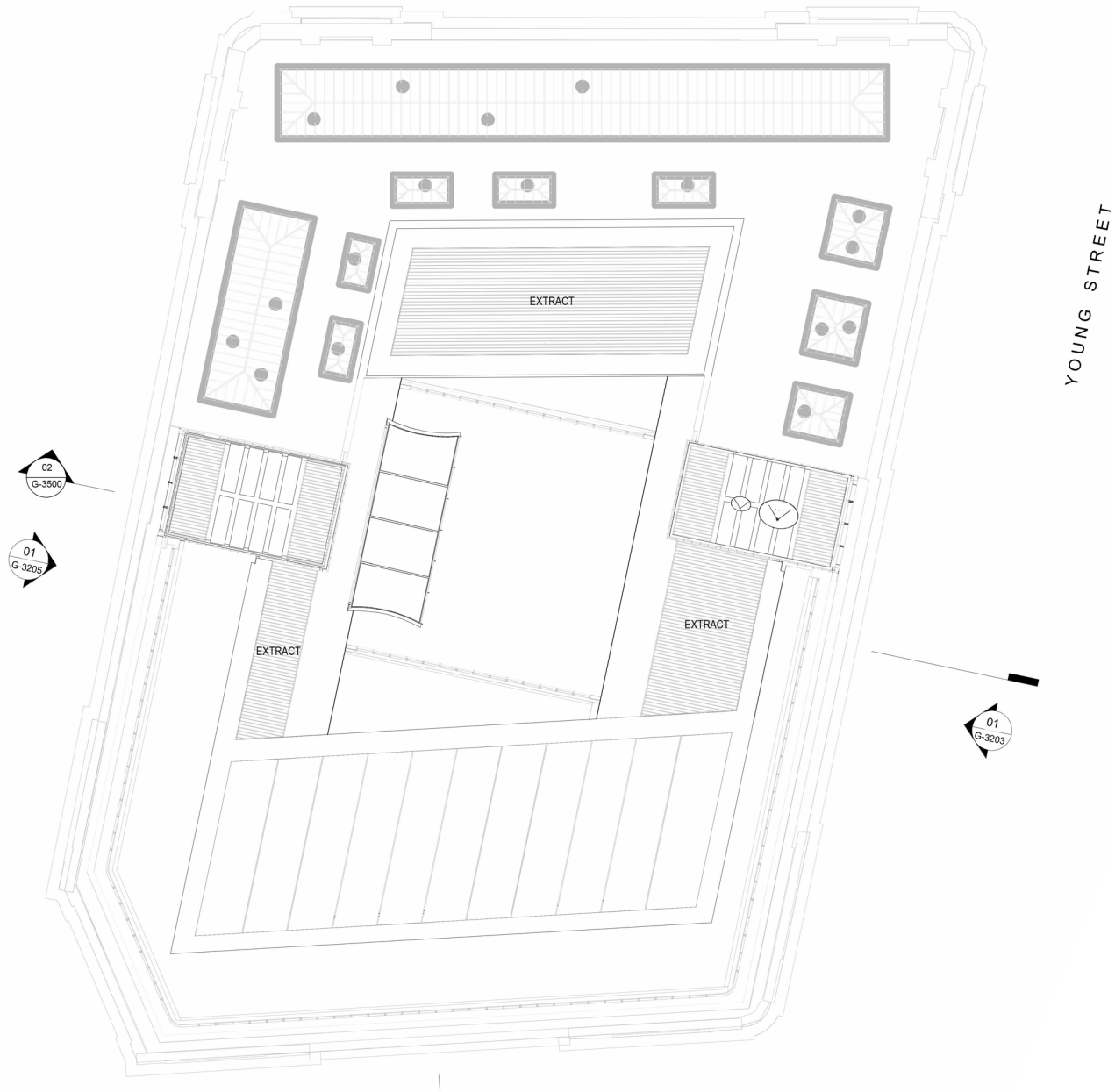
-

Roof

MOD 3

Proposed

- Notes**
- 1. Cooling towers massing pushed towards the courtyard to allow for extra loading from the Lands Building. Roof articulation redesigned to accommodate for larger cooling towers and mechanical requirements.
 - 2. East and west tower roofs redesigned to accommodate for mechanical services and maintenance requirements
 - 3. Lift core roof adjusted to accommodate for the change in cladding on the facade
 - 4. Facade maintenance access balustrade added



The Sandstone Precinct:
Education Building

Visual impact assessment

Visual Impact Assessment

Introduction

This Visual Impact Assessment has been prepared in support of the MOD 7 application for the Sandstone Precinct.

This should be read in conjunction with the full submission documentation, including the Architectural Plans.

Assessment Process

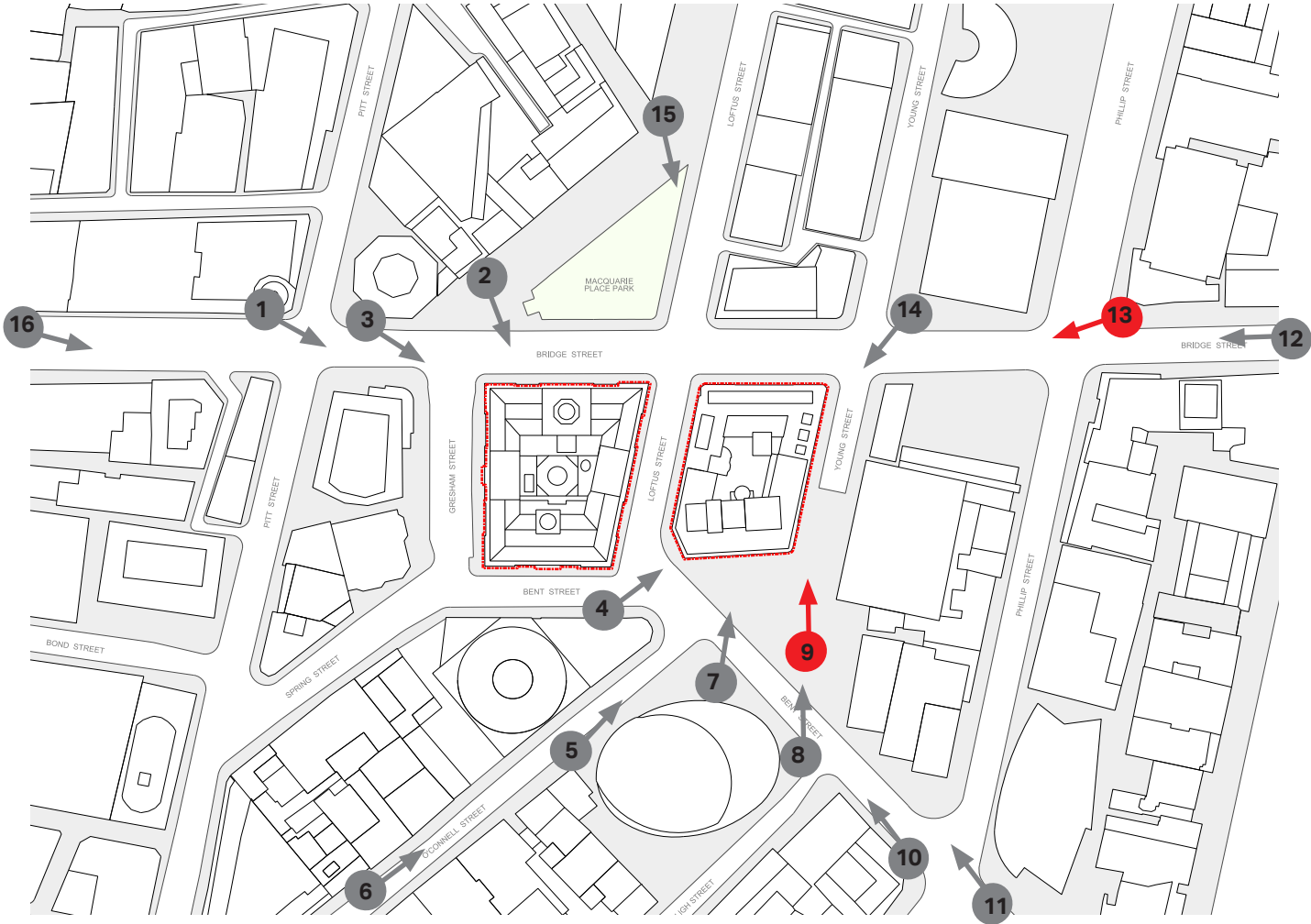
Architectural drawings and survey data have been used to prepare a 3D CAD model of the site and proposed volume. Photomontages have been prepared to match the various key views, and align with the Stage 1 submission.

To ensure consistency, the original Stage 1 Development Application photography has been retained and reused for this assessment. The base photographs were taken in October 2014 with a Canon EOS 5D Mark III, with a lens focal length of 17mm. This data has been used to match the 3D camera settings and view points. The work has been undertaken by Doug and Wolf of Sydney.

Key views

Out of the sixteen originally submitted views with the Stage 2 DA the following three views were advised to be updated to demonstrate the proposed changes;

- 1. Corner of Pitt and Bridge Street (A)
- 2. Corner of Gresham and Bridge Street
- 3. Corner of Pitt and Bridge Street (B)
- 4. Corner of Loftus and Bent Street
- 5. O'Connell Street
- 6. O'Connell Street
- 7. Corner of O'Connell and Bent Street
- 8. Corner of Bligh and Bent Street
- 9. Farrer Place
- 10. Corner of Phillip and Bent Street
- 11. Corner of Macquarie and Bent Streets (State Library corner)
- 12. Macquarie Street near Conservatorium of Music
- 13. Corner of Phillip and Bridge Street
- 14. Corner of Young and Bridge Street
- 15. Corner of Loftus Street and Reiby Place
- 16. Bridge Street



View 09

—

Farrer Place



MOD 3



MOD 7 Proposal

View 13

Corner of Phillip and Bridge Street



MOD 3



MOD 7 Proposal

The Sandstone Precinct:
Education Building

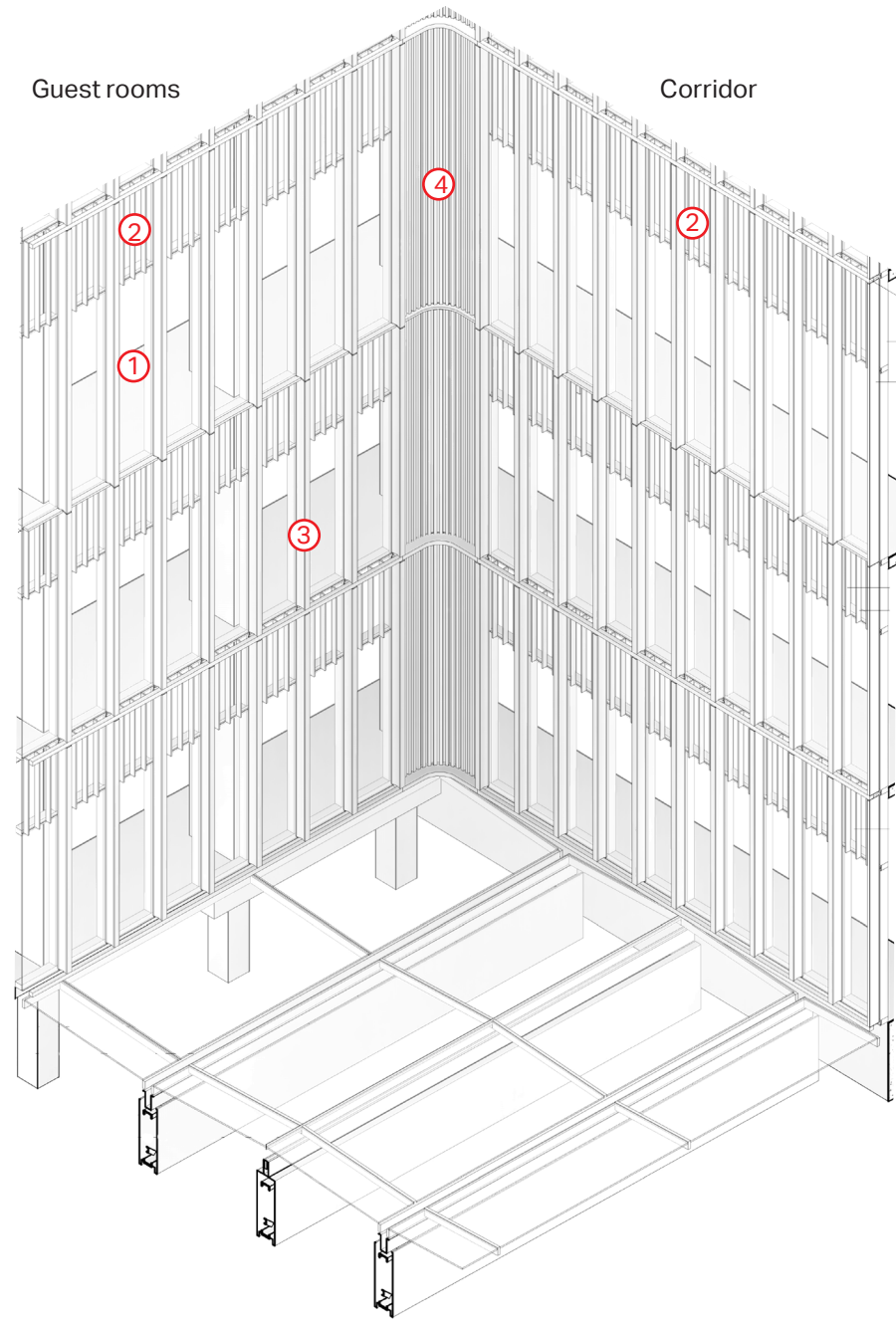
Internal Courtyard

Courtyard facade

—

MOD 3

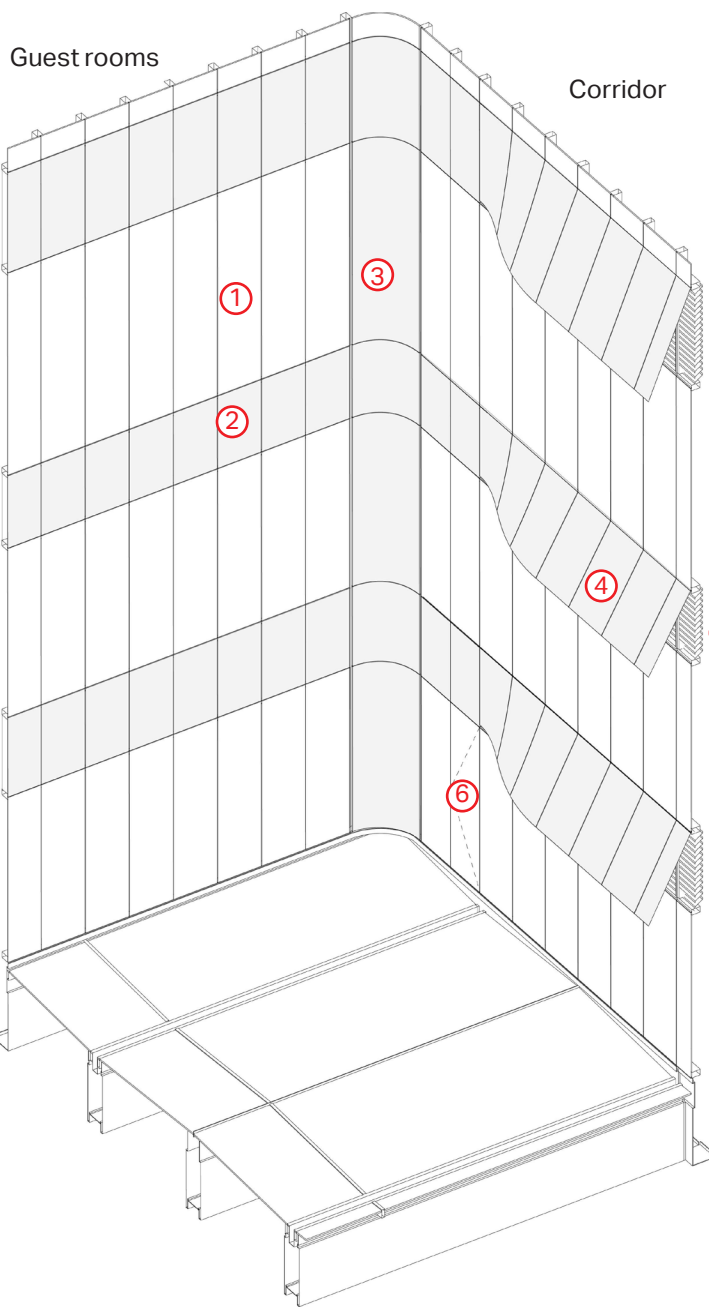
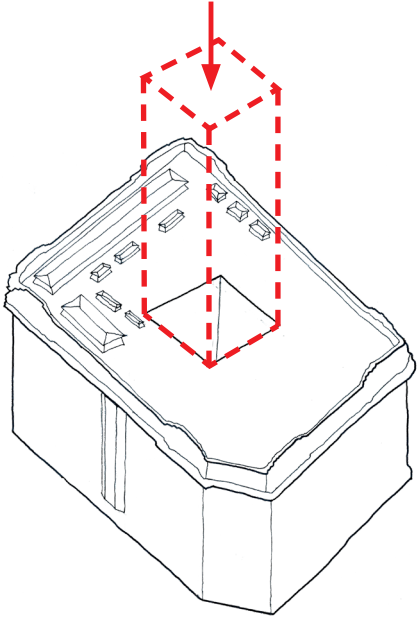
- 1. Full height glazing. PPC curtain walling to receive vertical and horizontal fins
- 2. Bespoke 'fish scale' air intake spandrels panel.
- 3. Anodised aluminium fluted vertical fins
- 4. Anodised aluminium ribbed, curved corners



Proposed

We have further rationalised the facade whilst maintaining the privacy and a consistent aesthetic in the courtyard. The mullions are centred on the inter-tenancy walls between guest rooms.

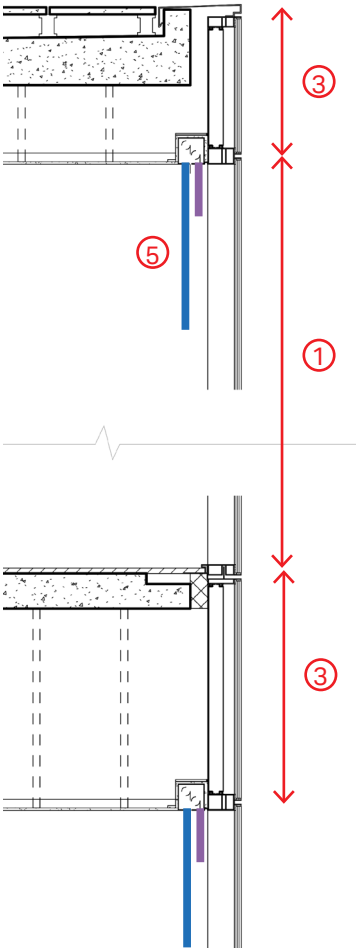
- 1. Full height reflective glazing. PPC curtain walling
- 2. Reflective glazing spandrels with aluminium back-pan
- 3. Curved full height reflective glazing with aluminium back-pan
- 4. Double curved reflective spandrels panel to allow for mechanical ventilation
- 5. Mechanical louvres behind reflective spandrels. Dulux Monument PPC finish to match the curtain walling
- 6. Concealed door for maintenance access onto roof



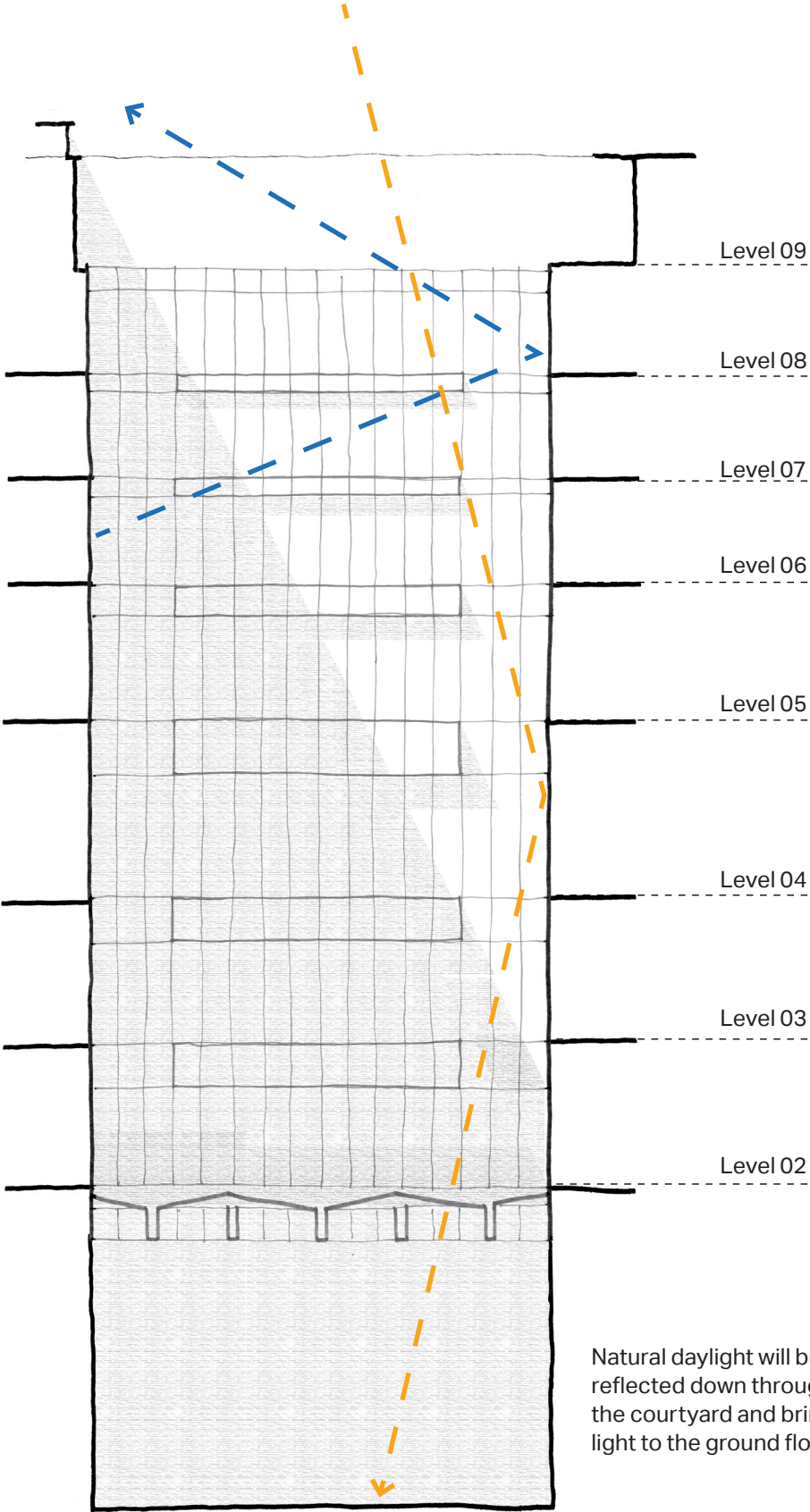
Courtyard facade

Elevation and details

- 1. Full height reflective glazing
- 2. Standard curtain wall - PPC finish
- 3. Reflective glazing with aluminium back-pan - PPC finish
- 4. 15mm movement joint between glazing - no visible silicone
- 5. Shear and blackout blinds to mitigate privacy
- 6. Curved full height reflective glazing with aluminium back-pan- PPC finish



Reflective glazing allows all guests views of the sky whilst mitigating overlooking



Natural daylight will be reflected down through the courtyard and bring light to the ground floor

Concept precedents

—

Form & materiality



Erich Hauser



Mirror Mirror - Remco Siebring



Mirror Mirror - Remco Siebring



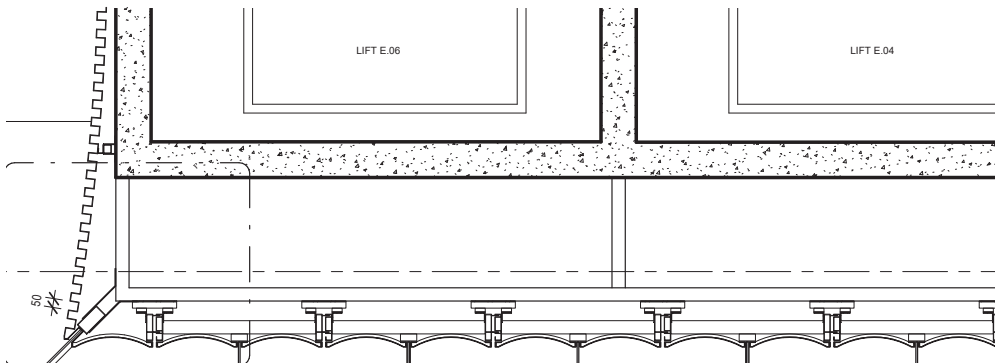
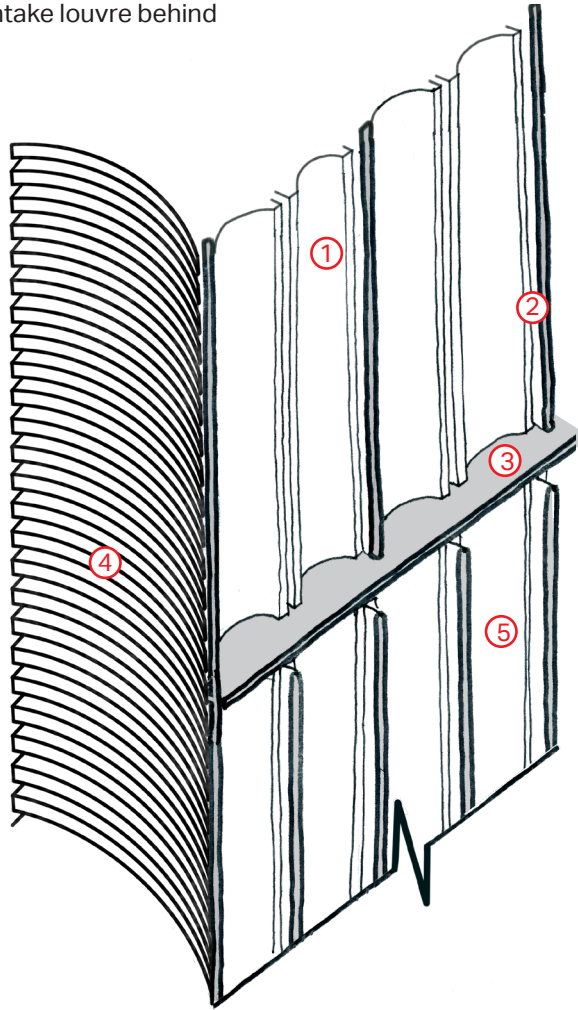
6 x 6 An Improvisation - Larry Bell

Lift core cladding

—

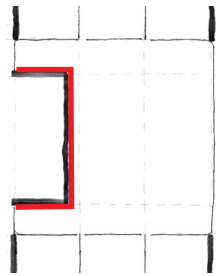
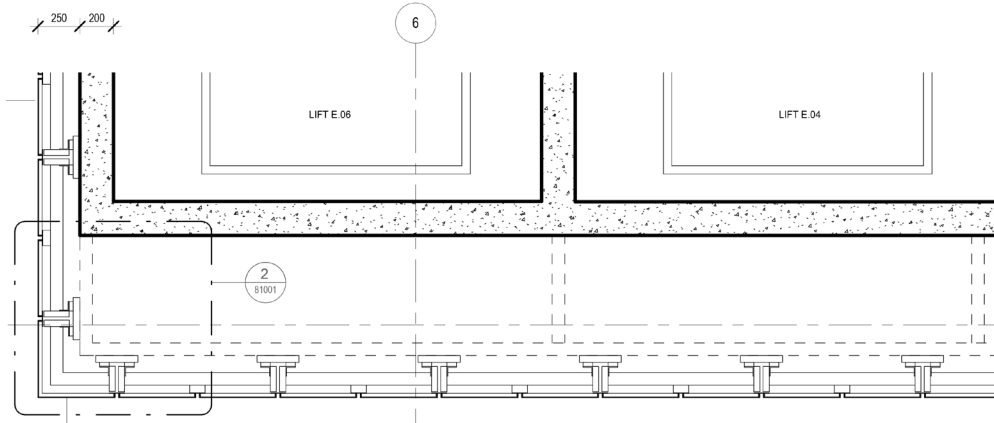
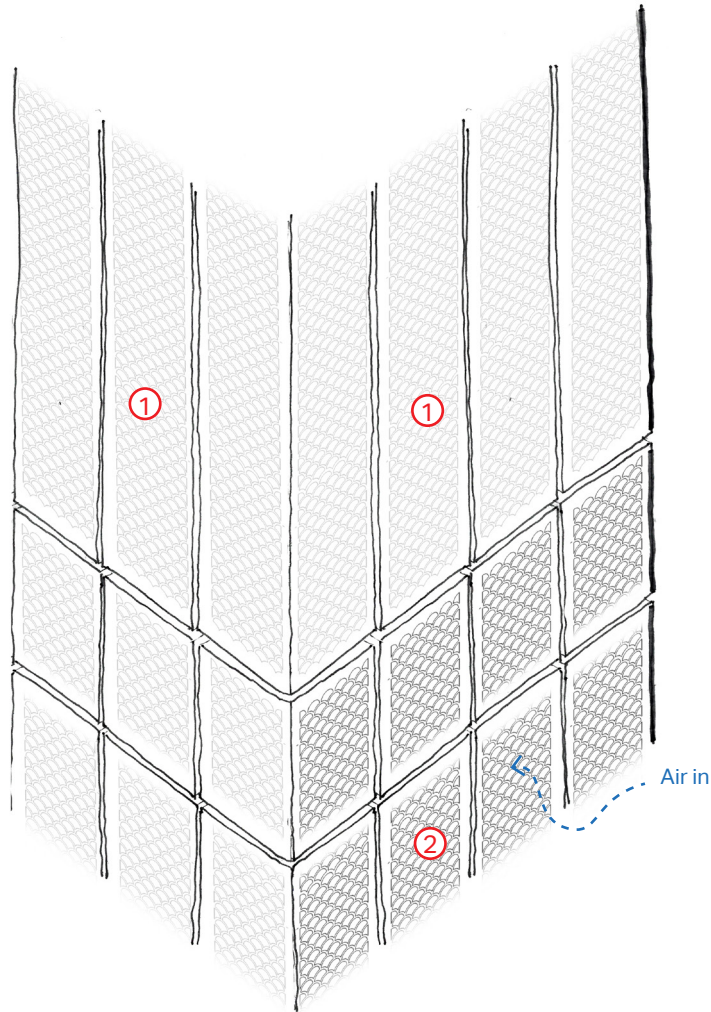
MOD 3

- 1. Fluted metal cladding system - champagne toned anodised aluminium finish.
- 2. Vertical fins - champagne toned anodised aluminium finish
- 3. Horizontal capping rails- champagne toned anodised aluminium finish
- 4. Curved and ribbed metal side panels
- 5. Perforated, fluted metal architectural louvre- champagne toned anodised aluminium finish. Weatherproof mechanical air intake louvre behind



Proposed

- 1. Cassette metal cladding system - charcoal toned PPC finish. Pressed metal fish scale pattern to match air intake louvre below
- 2. Architectural louvre (fish scale pattern) - charcoal toned PPC finish with vermin mesh and weatherproof mechanical air intake louvre behind

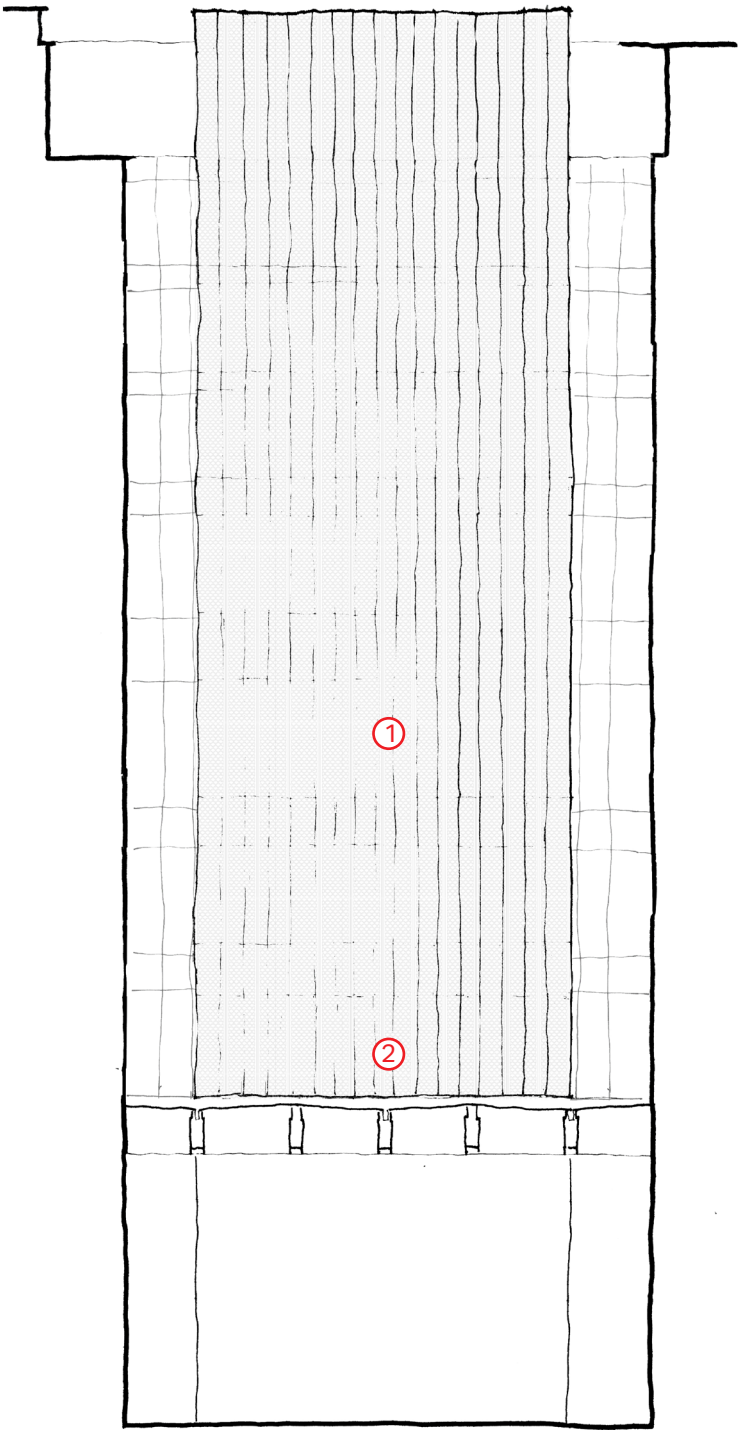
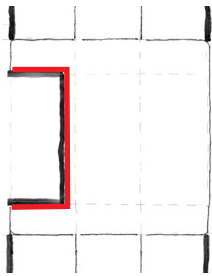
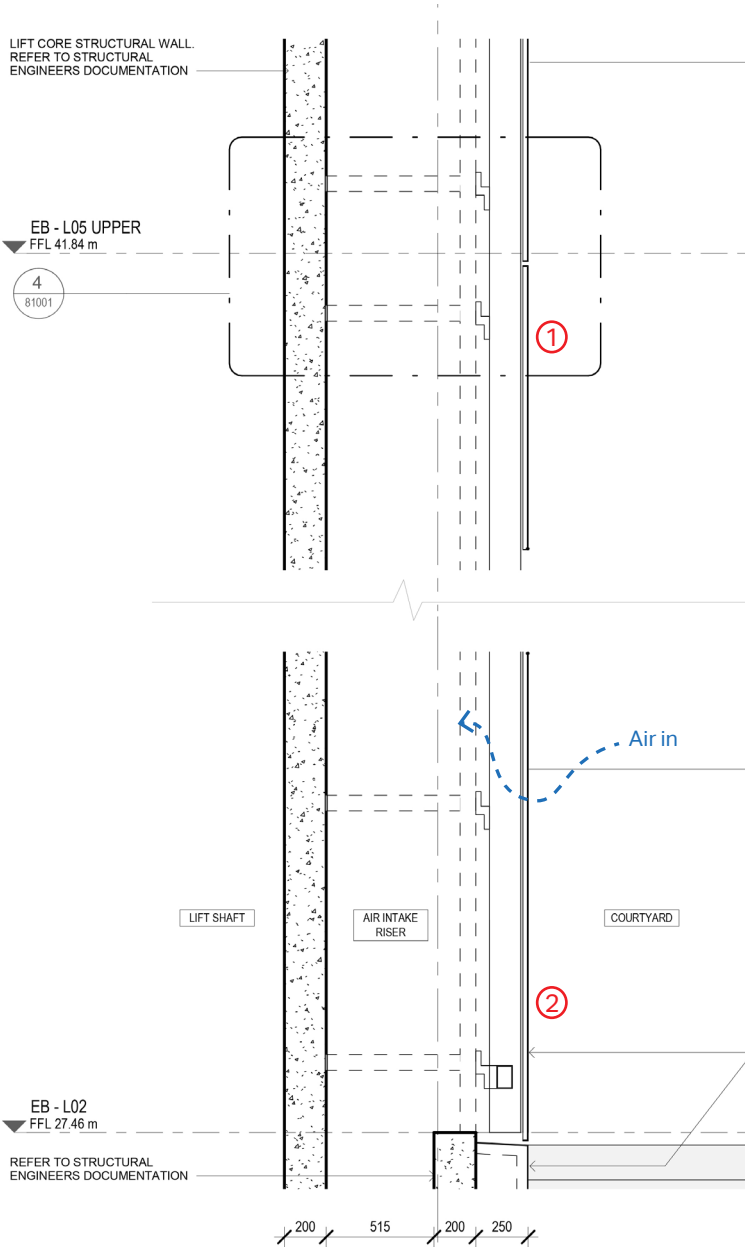
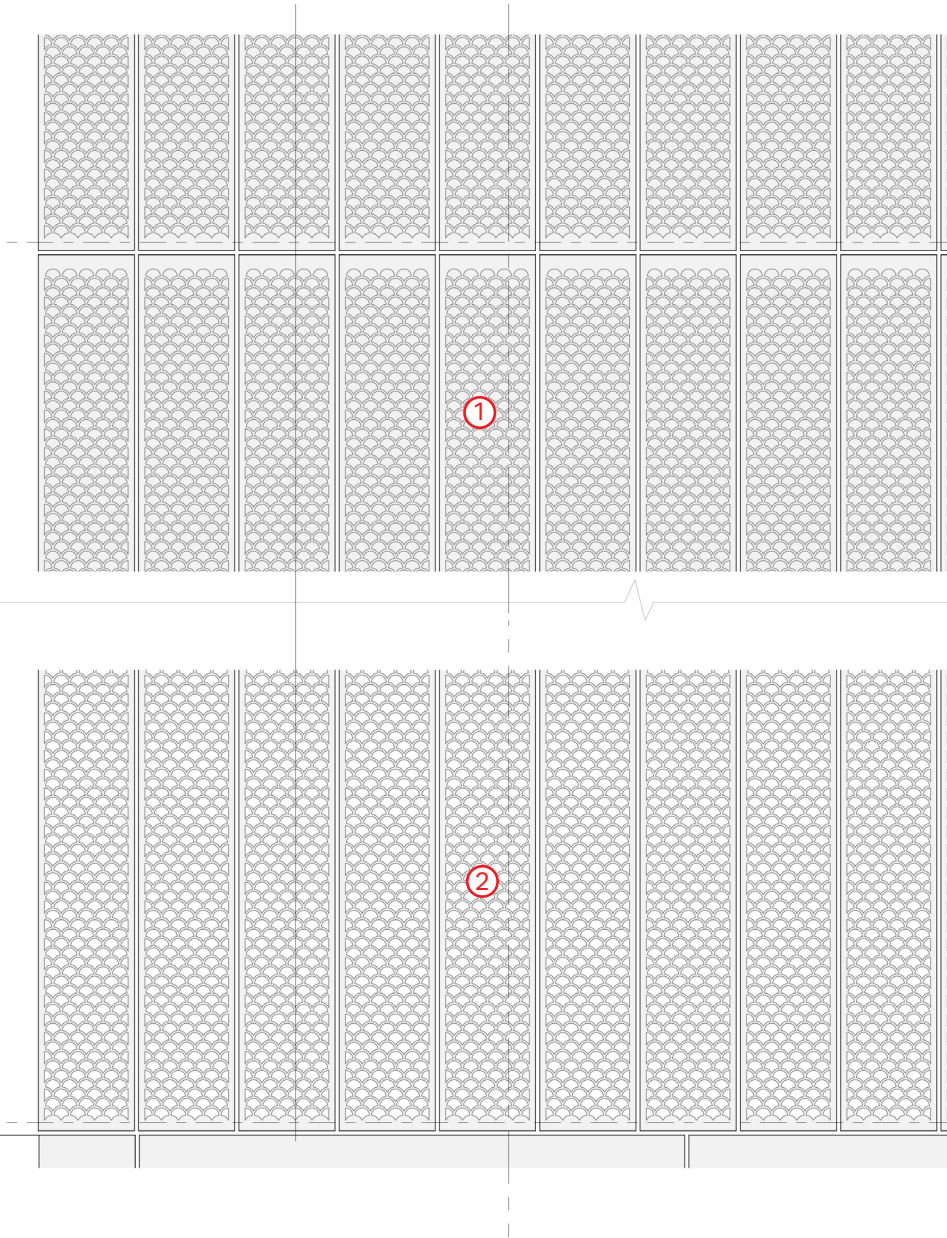


Courtyard lift core cladding

—

Proposed facade details

- 1. Cassette metal cladding system - charcoal toned anodised aluminium finish. Pressed metal fish scale pattern to match air intake louvre below
- 2. Architectural louvre (fish scale pattern) - charcoal toned PPC finish with vermin mesh and weatherproof mechanical air intake louvre behind (painted black)



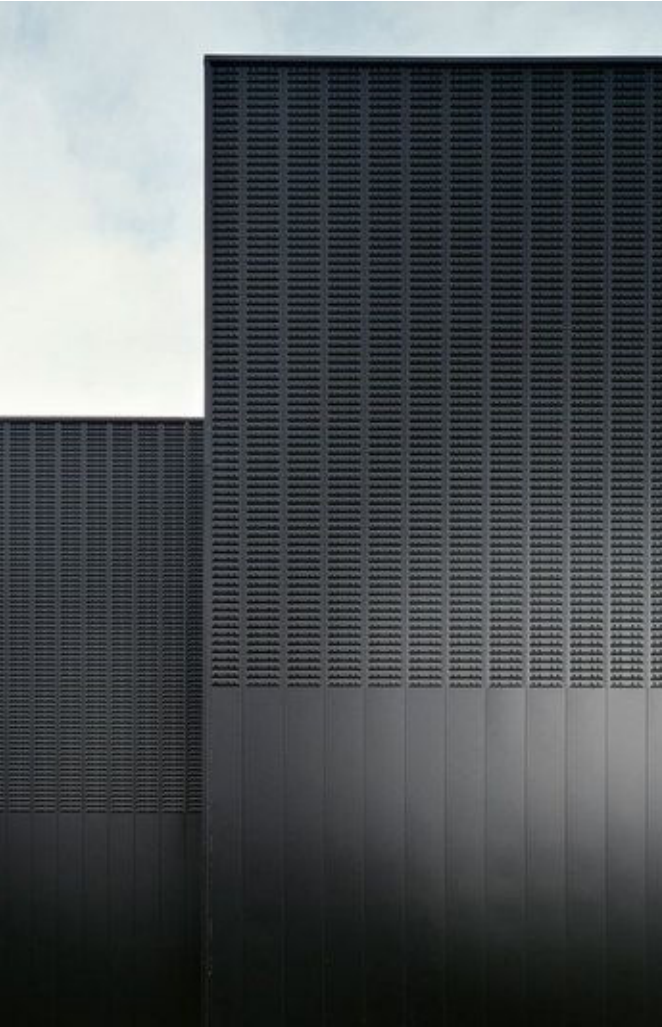
Guest lift cladding proposed detail elevation & section

Proposed west elevation

Concept precedents

—

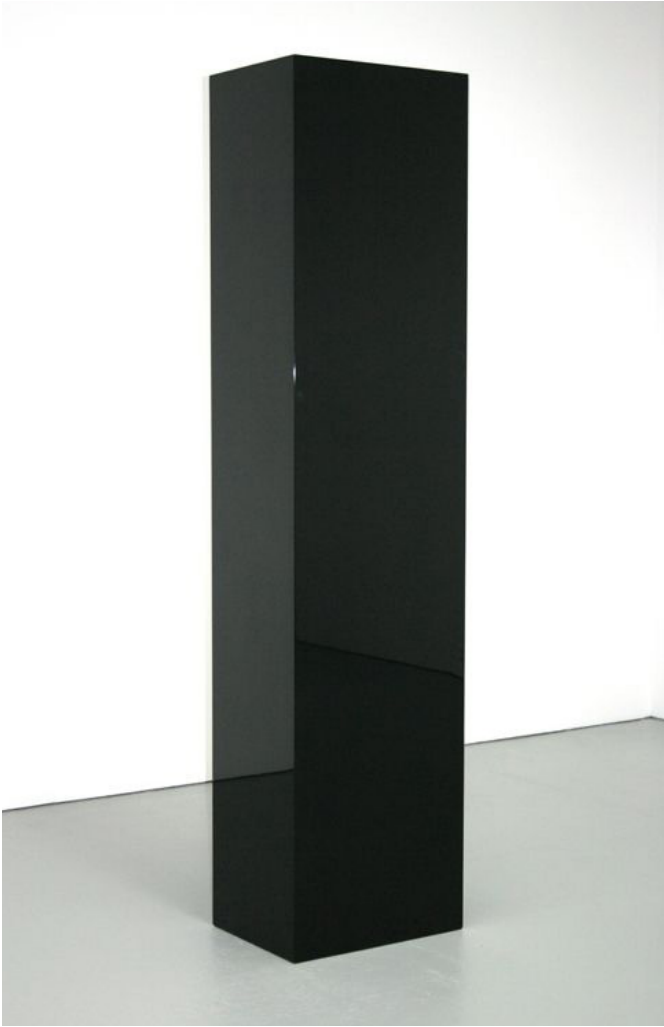
Form



Unknown



Architectural air intake screen



Hum - John McCracken

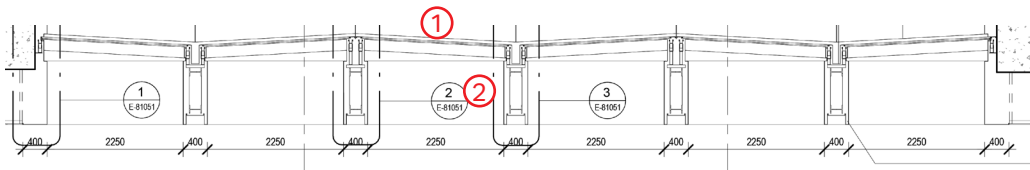
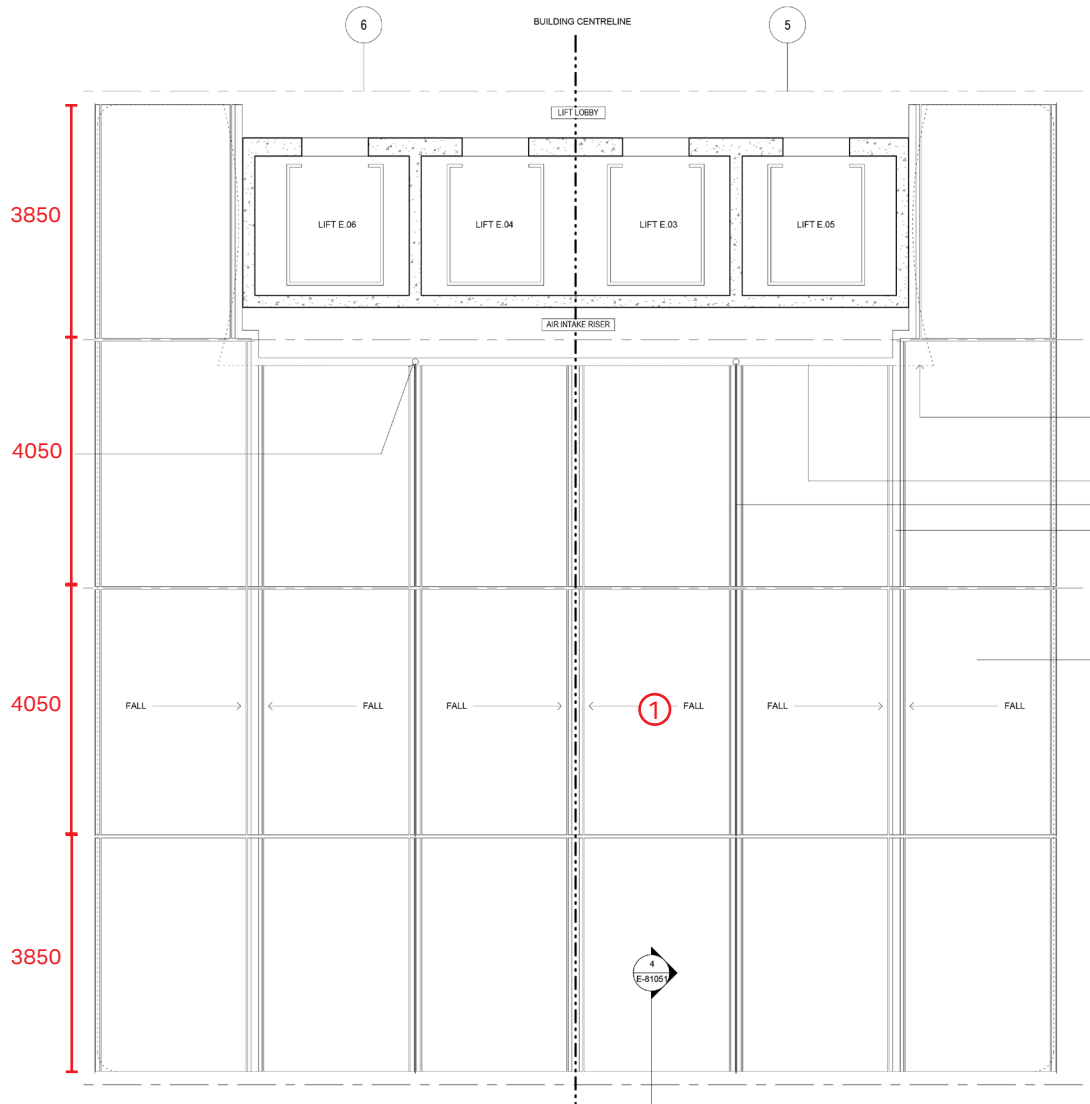


Ant House - Japan

Courtyard roof

MOD 3

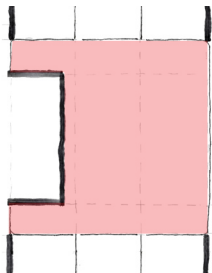
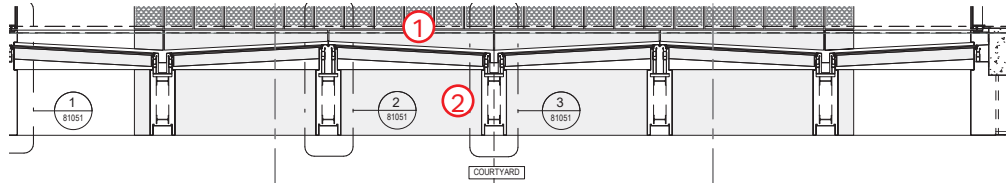
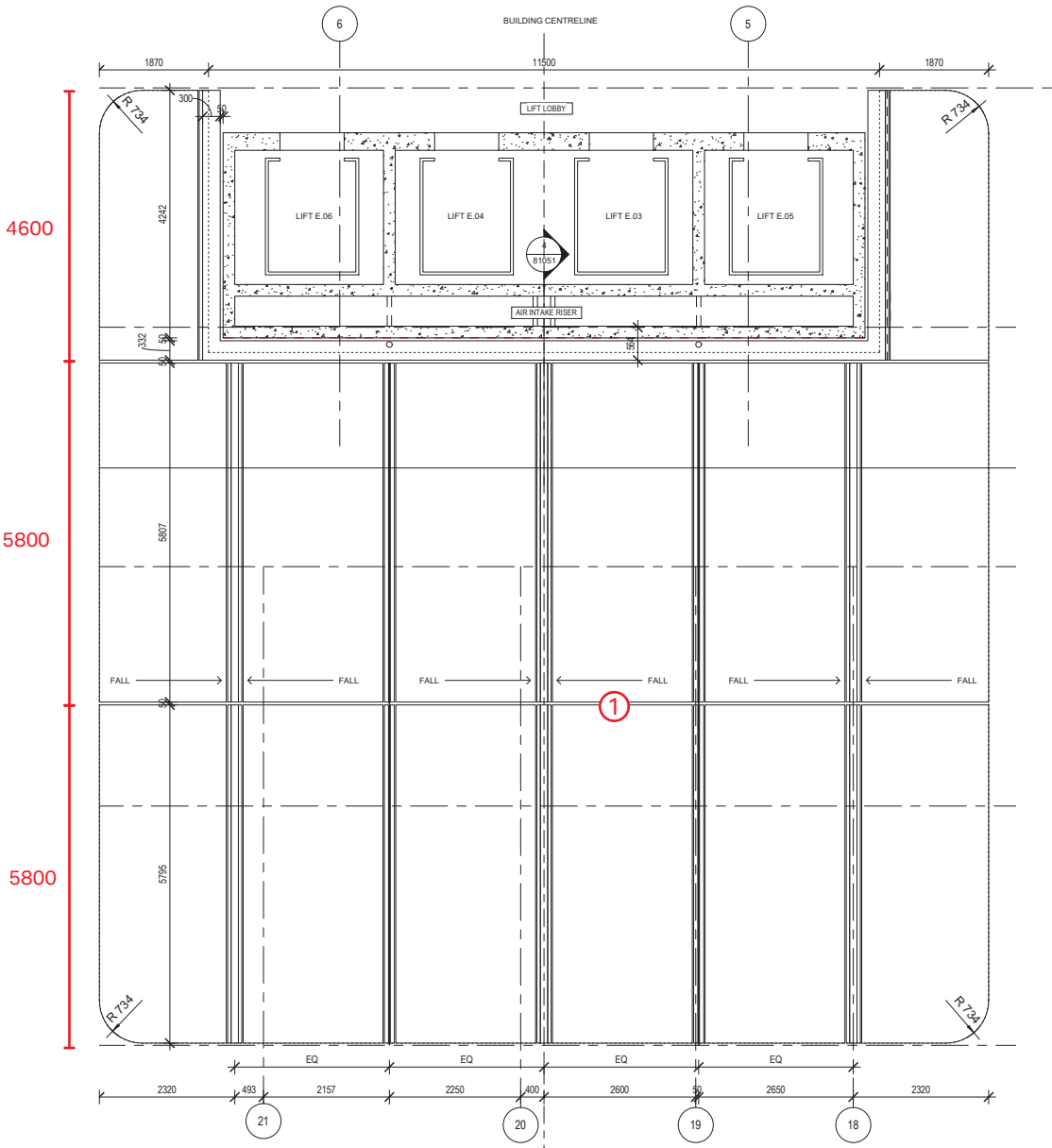
- 1. Large format, single laminate safety glazing
- 2. Metal clad, charcoal toned, beams with integrated stainless steel gutter



Proposed

The setting out of courtyard roof glazing has been amended to align with the revised courtyard facade glazing.

- 1. Large format, single laminate safety glazing
- 2. Metal clad, charcoal toned, beams with integrated stainless steel gutter

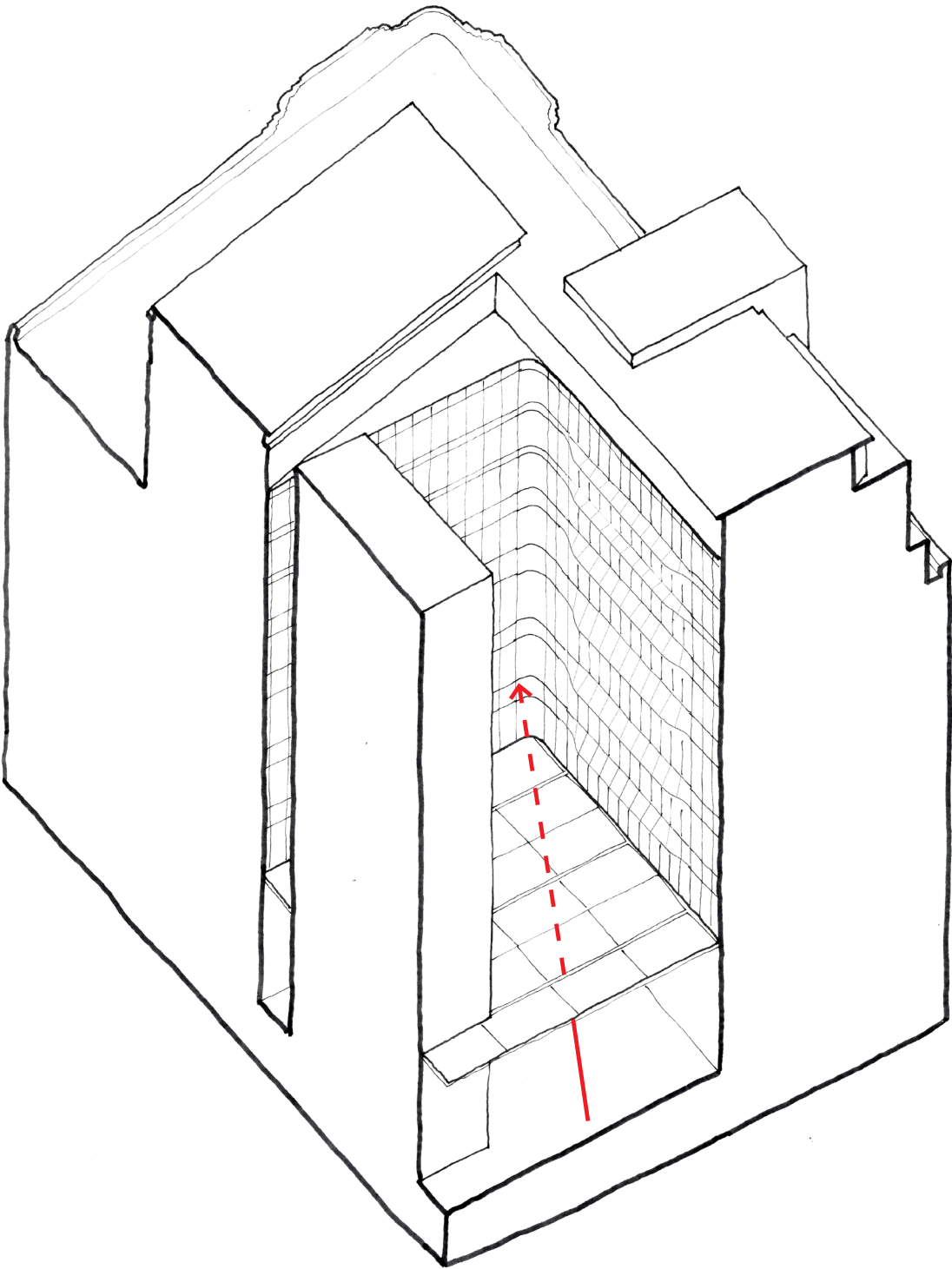
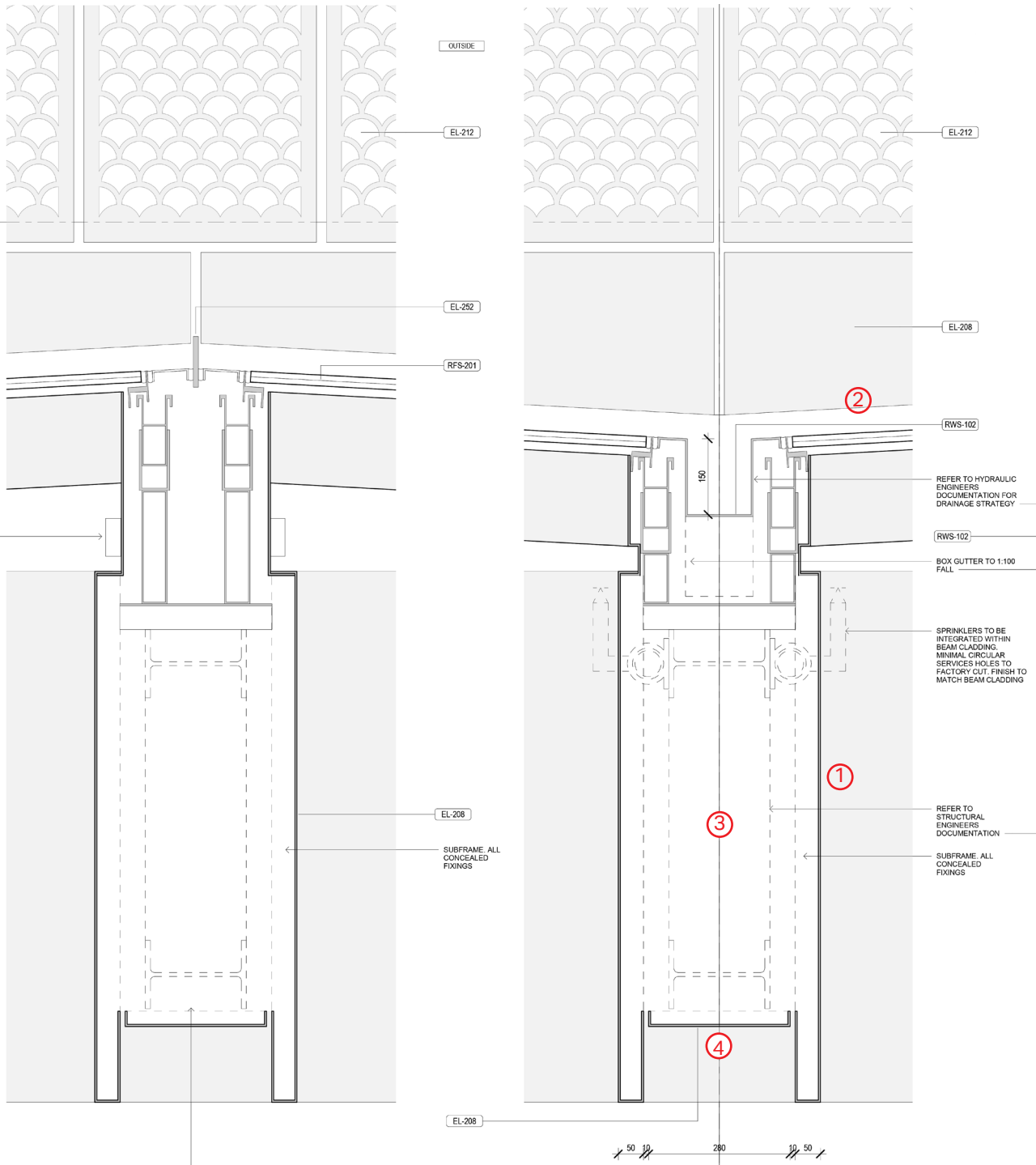
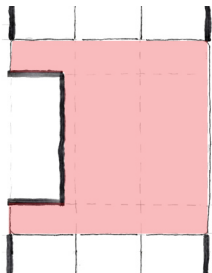


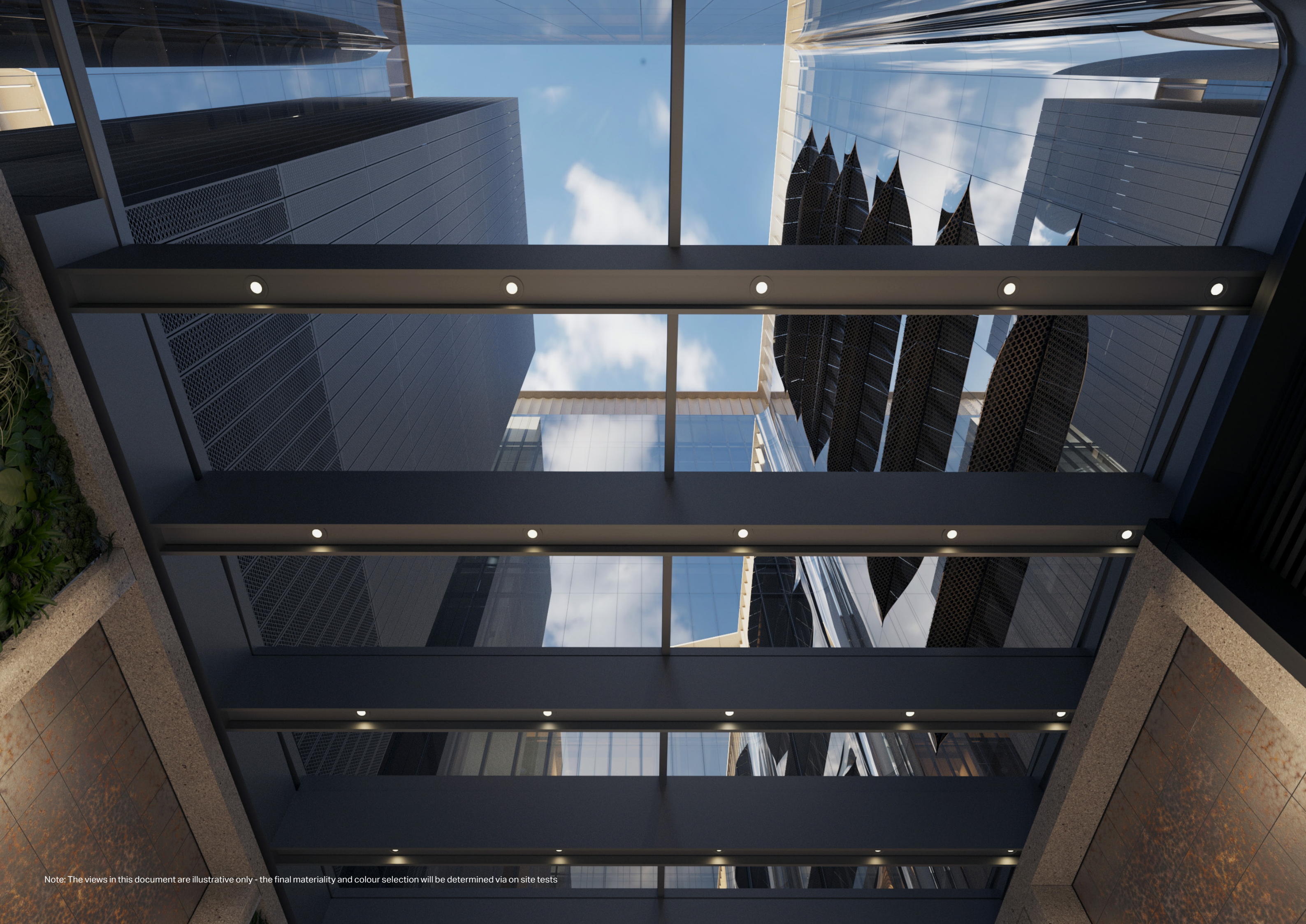
Courtyard roof

—

Proposed beam detail

- 1. PPC aluminium cladding
- 2. Glass held clear of, and above, the beams to allow a clearer expression of the structure and easier drainage detail.
- 3. 1m steel truss as per structural engineers requirements
- 4. Recessed services zone for lighting





Note: The views in this document are illustrative only - the final materiality and colour selection will be determined via on site tests

