

05 Spatial Planning

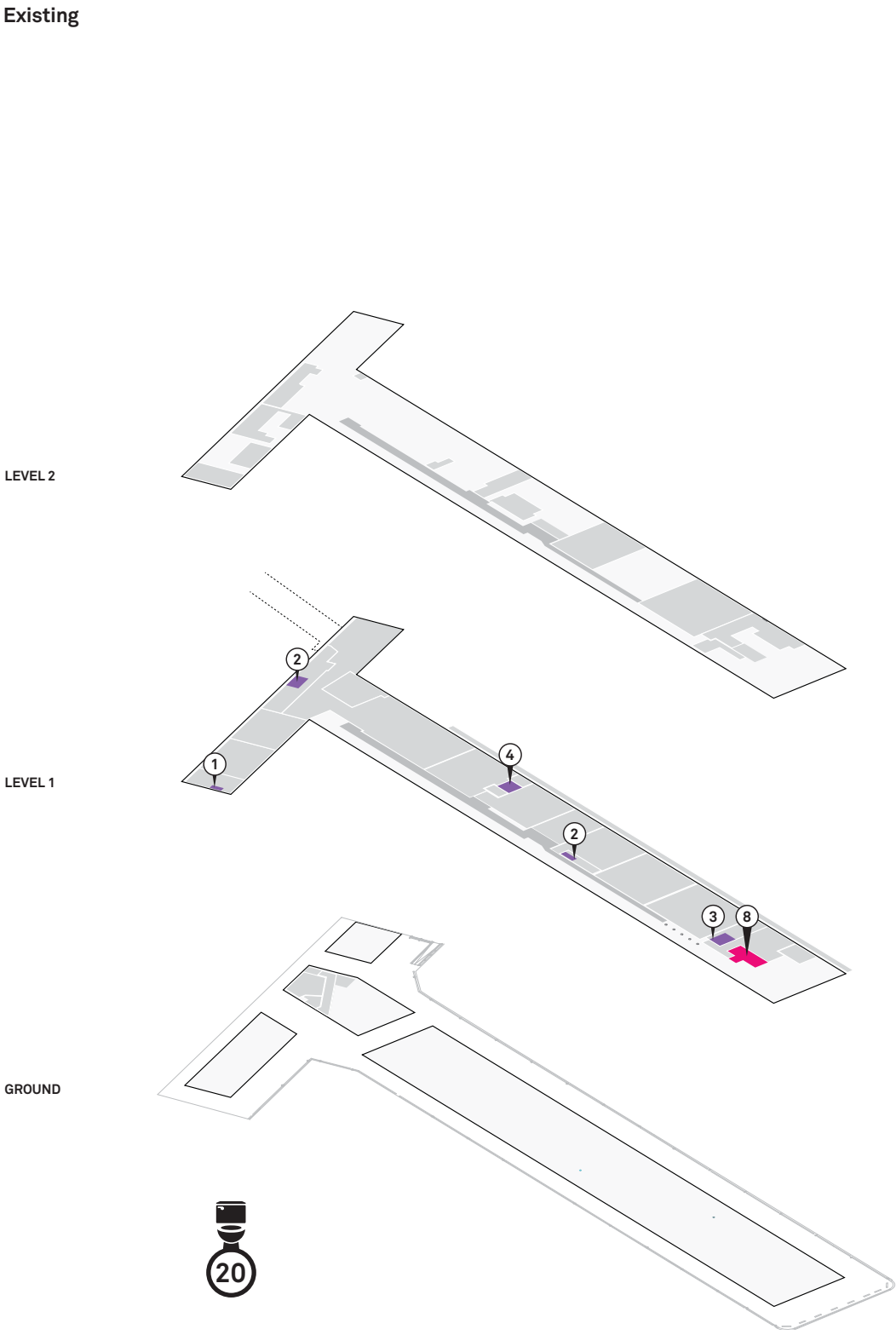
AMENITIES

The substantial refurbishment to the Wharf requires an increase of amenities, for both the public and staff, to satisfy both BCA requirements for compliance, and also the visitor's experience.

The increased provision and better distribution of bathroom facilities, including an increased provision of Universally Accessible Bathrooms, represents an enhanced solution for the Wharf.

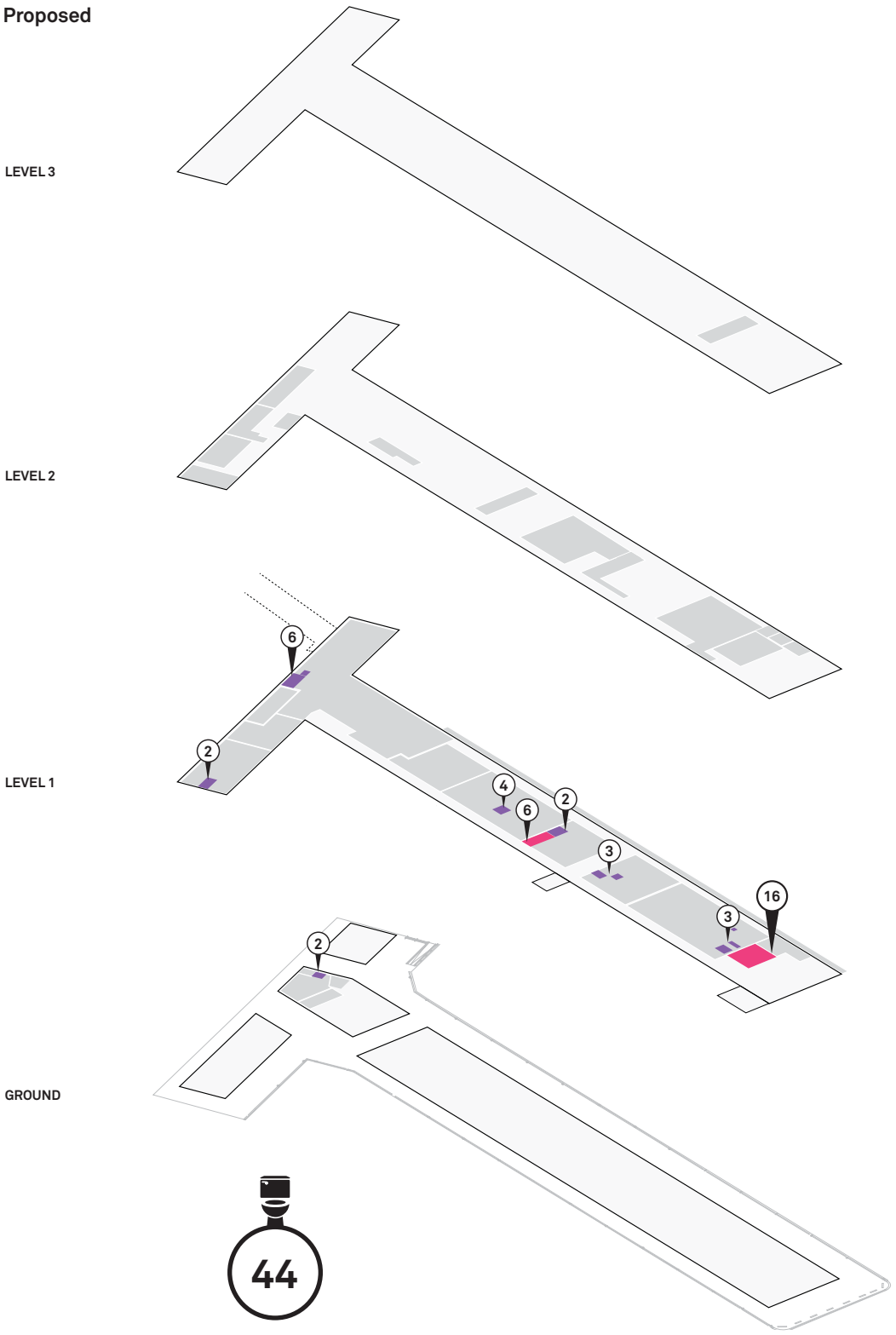
Public facilities are located at the Mid Wharf and End of Wharf locations to coincide with new arrival points, Theatres and public spaces.

Existing



DDA WCS: 1

Proposed



DDA WCS: 6

Legend:

- PUBLIC FACILITIES
- TOILETS

05 Spatial Planning

WASTE + DELIVERY

The existing strategy for the movement and storage of waste and delivery for food and beverage is not only inefficient but also visually intrusive to the neighbours of Wharf 4/5.

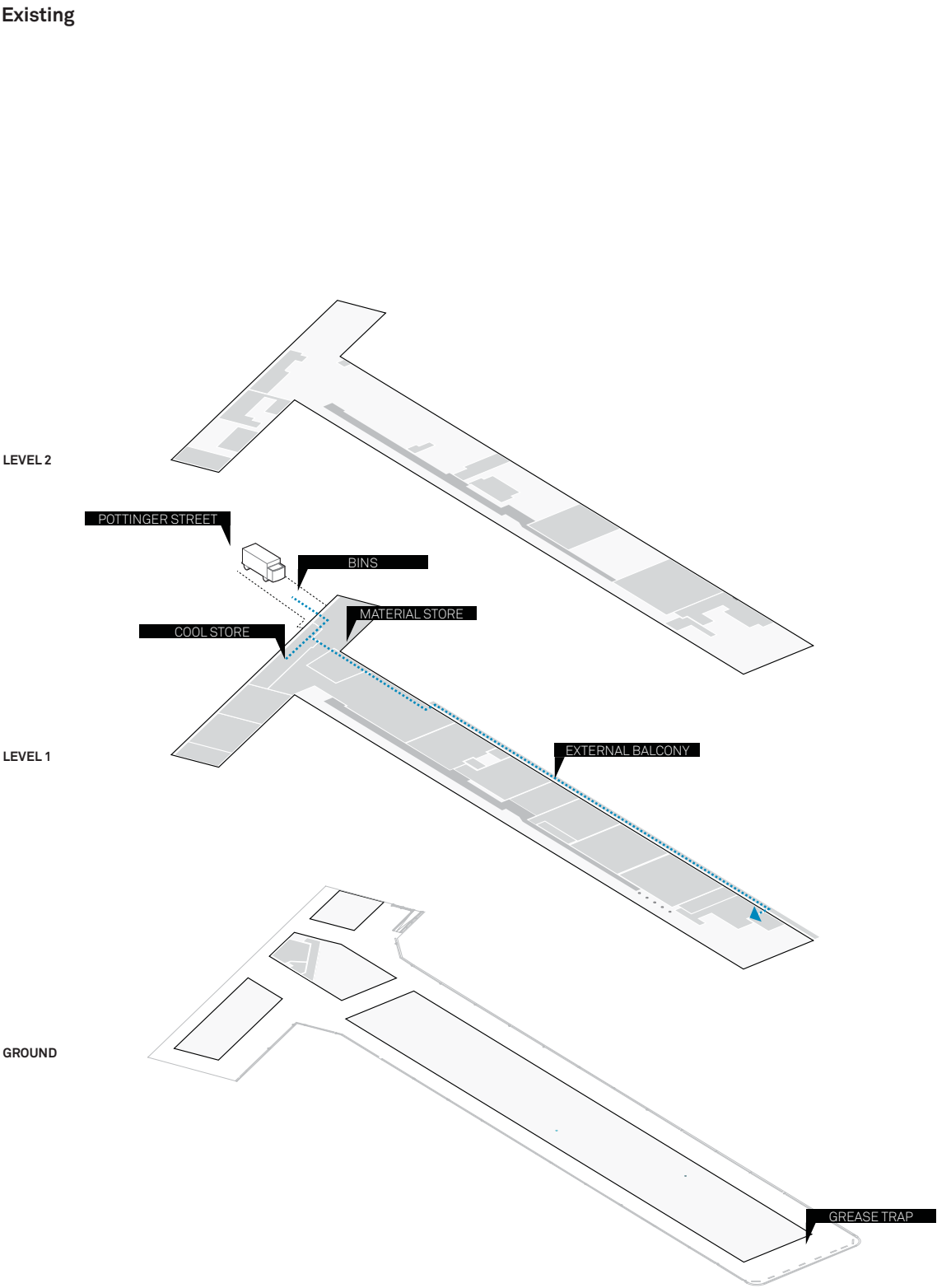
1100L bins currently store workshop and production waste on the Pottinger St bridge. Food waste is locally stored on the western balcony, externally, before being transported to Pottinger Street.

The current proposal allows for two bin stores within STC's tenancy. General food waste will be stored adjacent to the kitchen, transferred via the goods lift before being taken to the Wharf 4/5 Waste Store at Hickson Road.

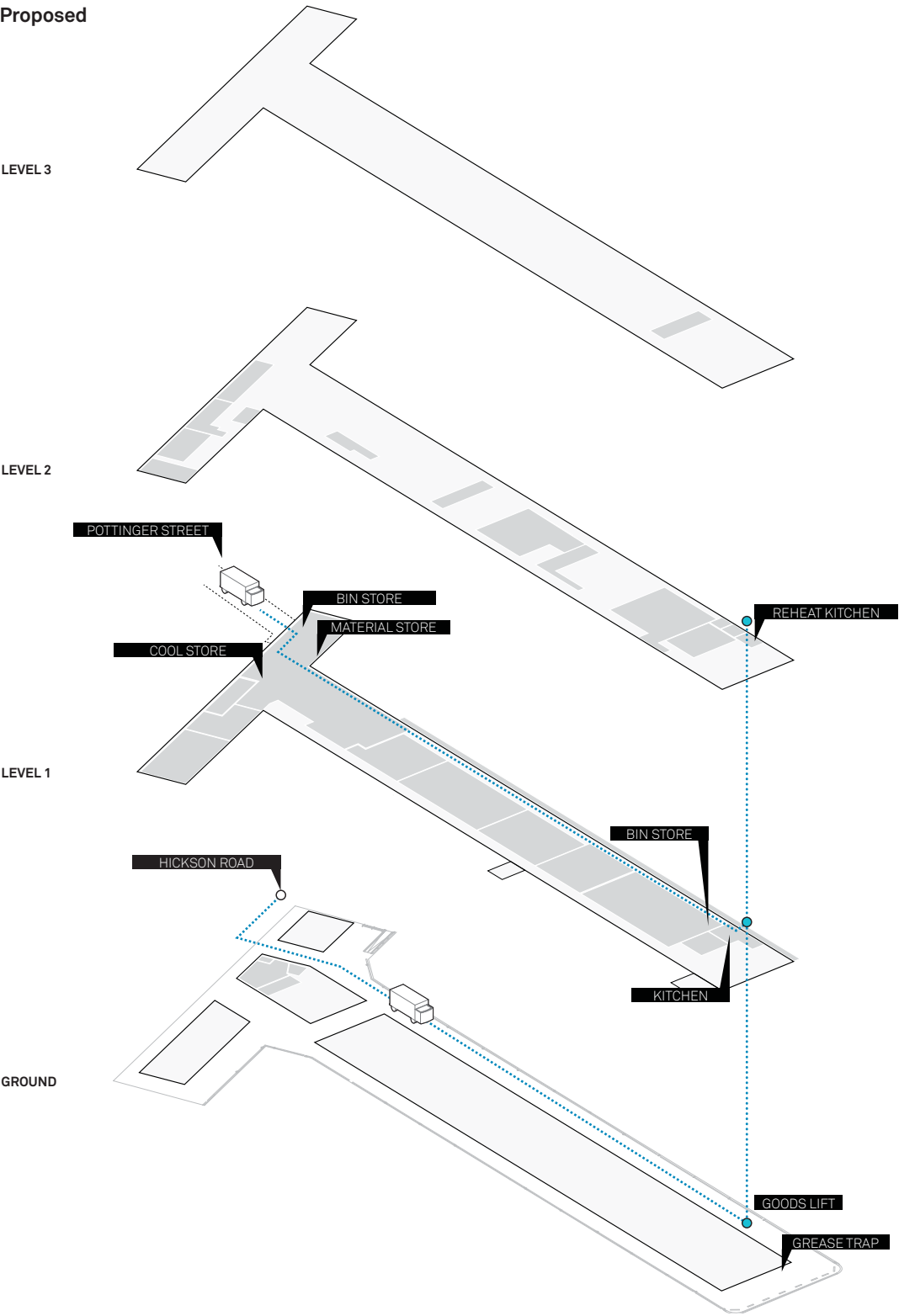
Workshop and production waste will be stored in the Bin Store adjacent to the metal bay, within the tenancy.

All delivery of workshop and production material and food and beverage requiring a cold store will be via Pottinger Street. Otherwise, food and beverage will also be delivered to the goods lift at the northern end of the Wharf.

Existing



Proposed



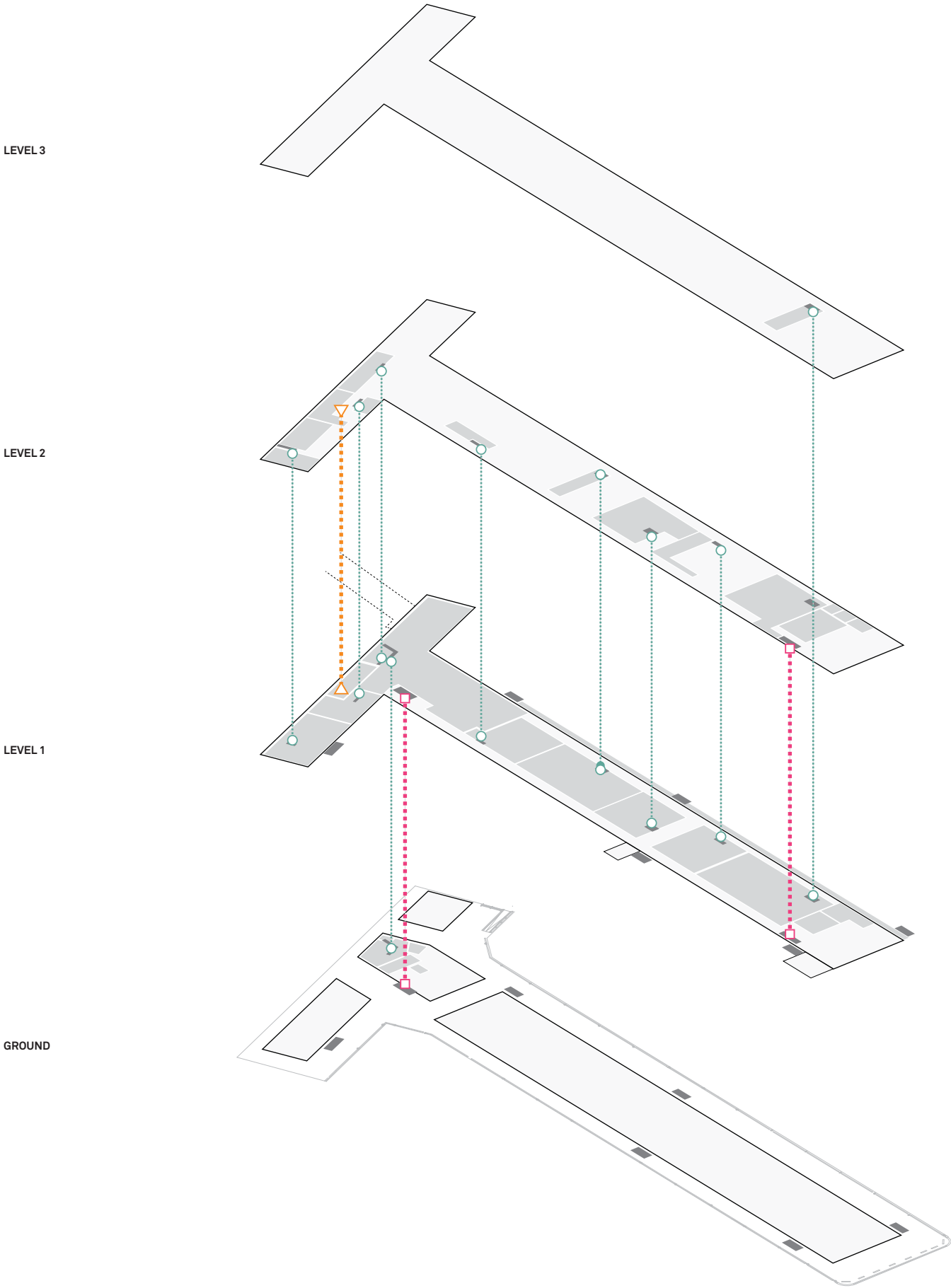
05 Spatial Planning

VERTICAL CIRCULATION - INTERNAL

New internal lifts and stairs satisfy operational, BCA, Fire Engineering and DDA requirements for the newly configured internal spaces.

The stairs are within the existing structural bays. The stairs will be designed and detailed as contemporary insertions with materials predominately of folded steel, timber treads and timber handrails.

- Legend:
- STC STAIR
 - PUBLIC STAIR
 - INTERNAL LIFT



05 Spatial Planning

ACOUSTIC ENVELOPE

Sydney Theatre Company aims to enhance the level of acoustic performance within its Theatres and Rehearsal Spaces. This forms part of Charcoalblue’s specialist Theatre and Acoustic brief.

While the overall background noise in the vicinity is reasonably modest, individual sound events such as fireworks, sirens, and helicopters are readily audible. Airborne noise can be heard from the occupied spaces below, particularly Sydney Dance Company.

Additionally, the development of the Walsh Bay Arts Precinct includes a new external public and performance space which may provide new noise sources in the vicinity.

The proposed back to back Theatres and Rehearsal spaces are isolated from the heritage facade, and maximise efficiencies in creating an acoustic and thermal envelope to yield high quality performance spaces.

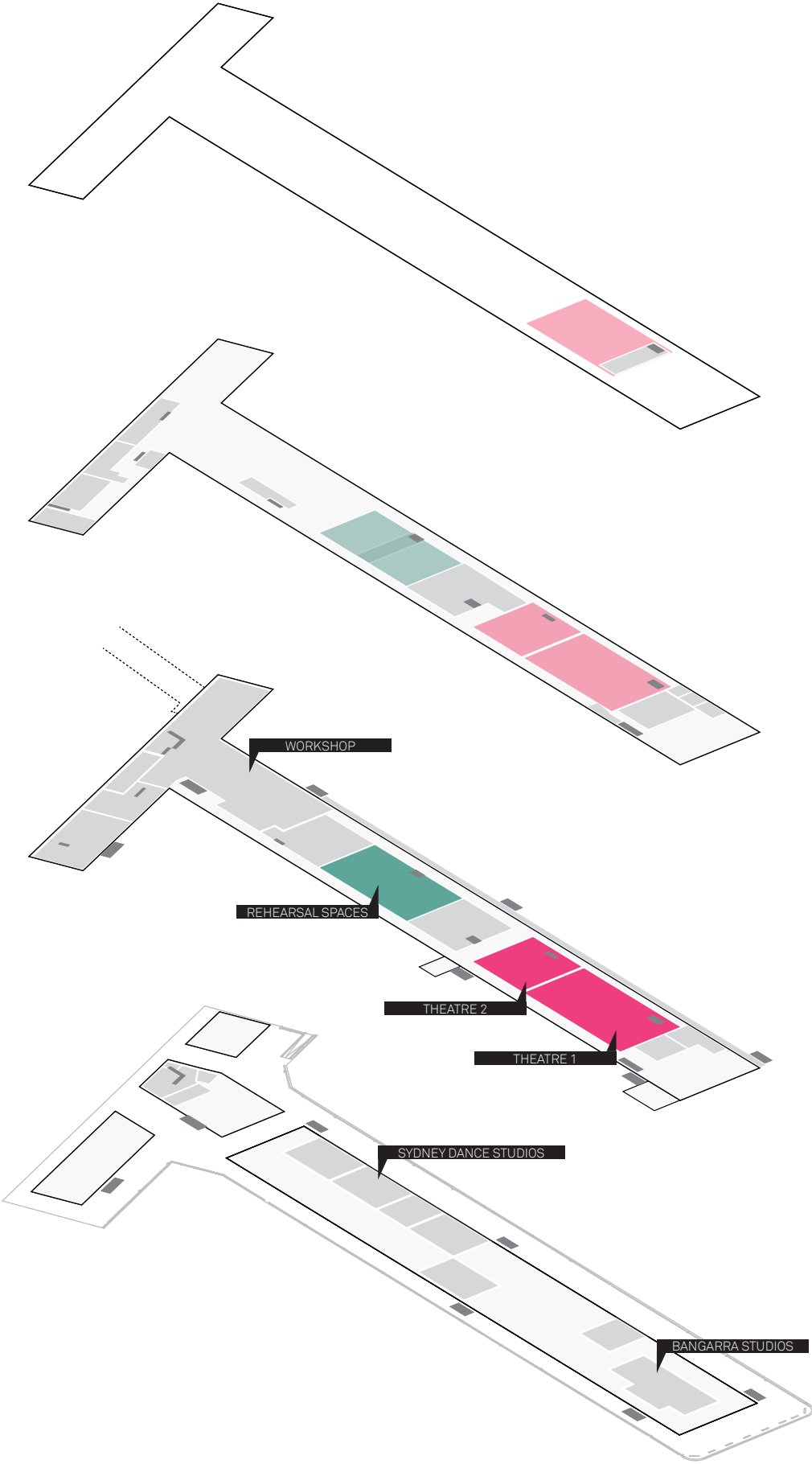
All new flooring will be on resilient mounts to reduce the transmission of impact noise to the adjacent spaces below

LEVEL 3

LEVEL 2

LEVEL 1

GROUND



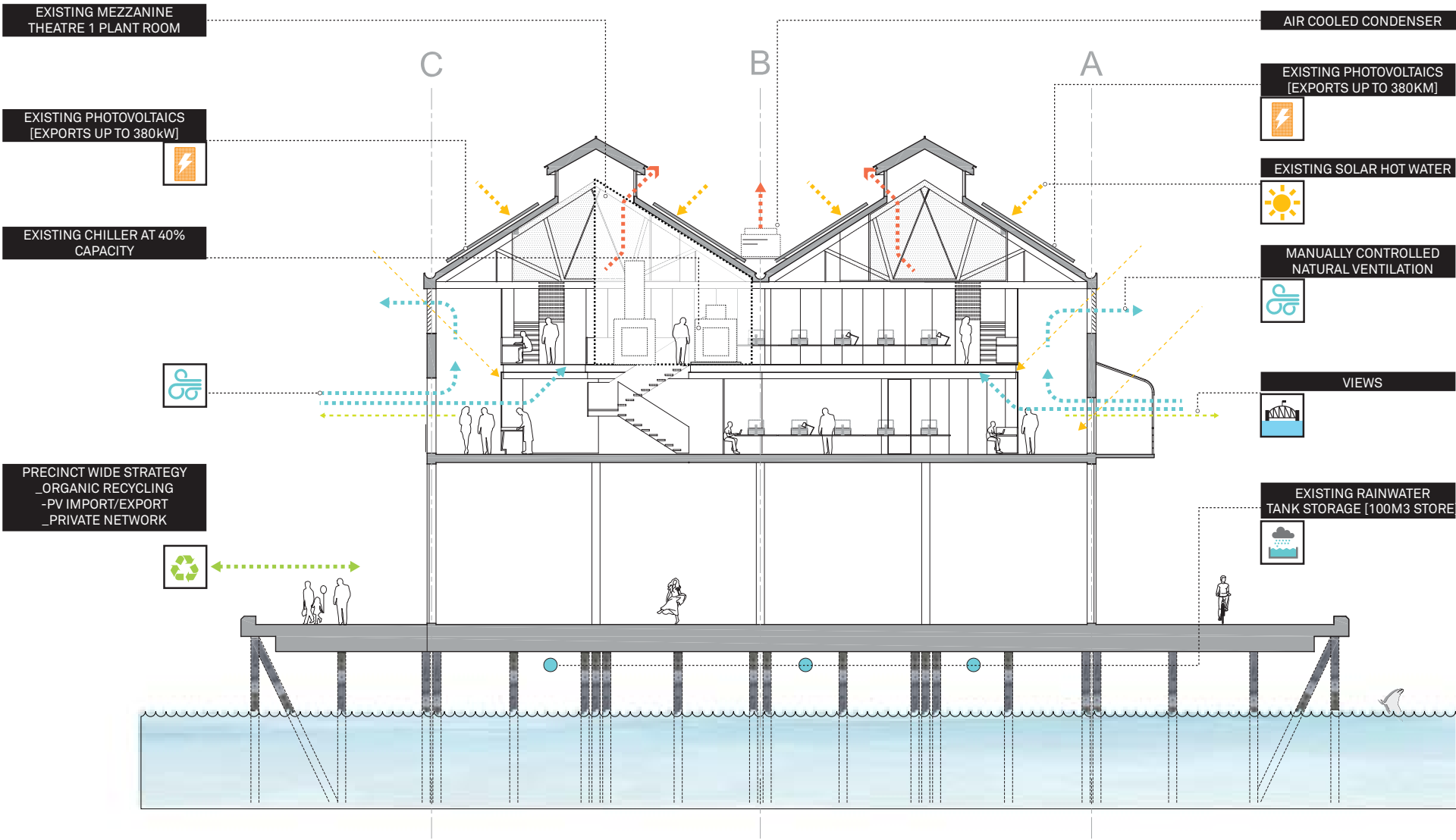
05 Spatial Planning

ENVIRONMENTAL DESIGN

Sydney Theatre Company has an underlying ethos of social & cultural sustainability and has continued this responsibly through the company's four key social outcomes of greening impact, community impact, equity & diversity and liveable communities.

In 2008 the Sydney Theatre Company created an ambitious and multifaceted environmental sustainability project called 'Greening The Wharf', with the objective to improve solar energy, rainwater harvesting, energy efficiency and best practice for waste management.

The STC50 project has allowed for an increase in natural ventilation, utilisation of natural light and improved views. STC seeks to continue to set a sustainable precedent for the Walsh Bay Arts Precinct.



SECTION LOOKING SOUTH - PROPOSED PERFORMANCE

06 Area Analysis

AREA SCHEDULE

Proposed Area Summary:

STC Proposed Area Schedule						
Functional Area	Ground	Mezzanine	Level 1	Level 2	Level 3	Total
Workshop + Techworld			1466	139		1605
Props			255	118		373
Costumes			389	66		455
Scenic			559	67		626
Rehearsals			616	86		702
Public WCs			89			89
Admin	130	90	320	316	213	1069
Atrium			103			103
Walk			657			657
BOH			313			313
Theatres + Dressing			1058	268	66	1392
Bar			421			421
Function Room + Stores				251		251
Plant		38		44		82
Kitchen + Stores			93	33		126
Loft				135		135
Archives	60					60
Services	36	30				66
Total	226	158	6338	1522	279	8523





07 Visualisation

MID-WHARF ENTRY / ATRIUM - 1

