

5.0 FUNCTIONAL LAYOUT

5.1 SITE LAYOUT

The site is comprised of three parts, Pier 2/3, Pier 4/5 and the Shore Sheds, each of which contains a combination of arts tenants and commercial premises. All arts tenants have a presence facing into the precinct which is defined by the new public domain and the Pier 3 and 4 aprons:

PIER 2/3

Currently in its original unaltered state, Pier 2/3 is to be internally adapted to house new facilities for three major Sydney arts companies: Bell Shakespeare, the Australian Theatre for Young People (ATYP) and the Australian Chamber Orchestra (ACO), as well as two new function and event spaces termed the Raw Space (Commercial 1) and the smaller Event Space (Commercial 6) on Level 1. This is achieved by the insertion of new mezzanine levels above the Ground Level in the Lower Shed (termed Mezzanine) and above Level 1 in the Upper Shed (termed Level 2).

WHARF 4/5

The Lower Shed (Ground and Mezzanine) of Wharf 4/5 are to be refurbished for the existing tenancies, Sydney Dance Company (SDC) and the Bangarra Dance Theatre.

With each, the alterations are internal, with relatively modest changes proposed, and reflect the developing use of the tenancies since their original fit outs in the 1990s.

The Upper Shed of Wharf 4/5 is occupied by STC.

SHORE SHEDS

The Lower Shed of the Wharf 4/5 Shore Sheds are to be internally altered to accommodate the Choirs tenancy, along with a range of commercial and service functions. STC retain use of the Upper Shed.



Figure 113 Walsh Bay Arts Precinct ground floor plan

- ACO
- ATYP
- BANGARRA
- BELL
- CHOIRS
- COMMERCIAL
- SDC
- SERVICES
- SHARED SPACES
- PUBLIC AMENITIES

5.2 PIER 2/3 LOWER SHED GROUND AND MEZZANINE

The lower shed accommodates a central foyer, a large 'raw' commercial arts/events space to the north, along with Bell Shakespeare's offices and workshops and ATYP's offices and smaller rehearsal space to the south. The Foyer, 'raw' Event Space and ATYP rehearsal room are double height spaces extending the full height of the lower shed, while the offices and workshops

- ATYP and Bell have a shared foyer that provides access to the ATYP and Bell tenancy areas for staff, visitors and small goods handling.
- Mezzanine floors have been inserted as contemporary elements, clearly independent of the original fabric to reveal the full height of the Lower Shed in many locations. As far as possible new elements are set back from the timber facades to maintain access for termite inspection.
- The ground floor foyer is centrally located and provides access to the public venues in the Upper Shed. The foyer can be accessed from both the Wharf 3 apron and the Wharf 2 eastern colonnade.
- The 'raw' event space to the north opens up to the Wharf 3 apron allowing it to engage with the new Waterfront Square.
- A new service hoist sized to accommodate the ACO's requirements for piano transport and for Bell and ATYP's scenery, services the 'raw' event space mezzanine and Level 1. Management protocols including Safe Working Method Statements will be in place to control public/service shared use of the Upper Foyer.

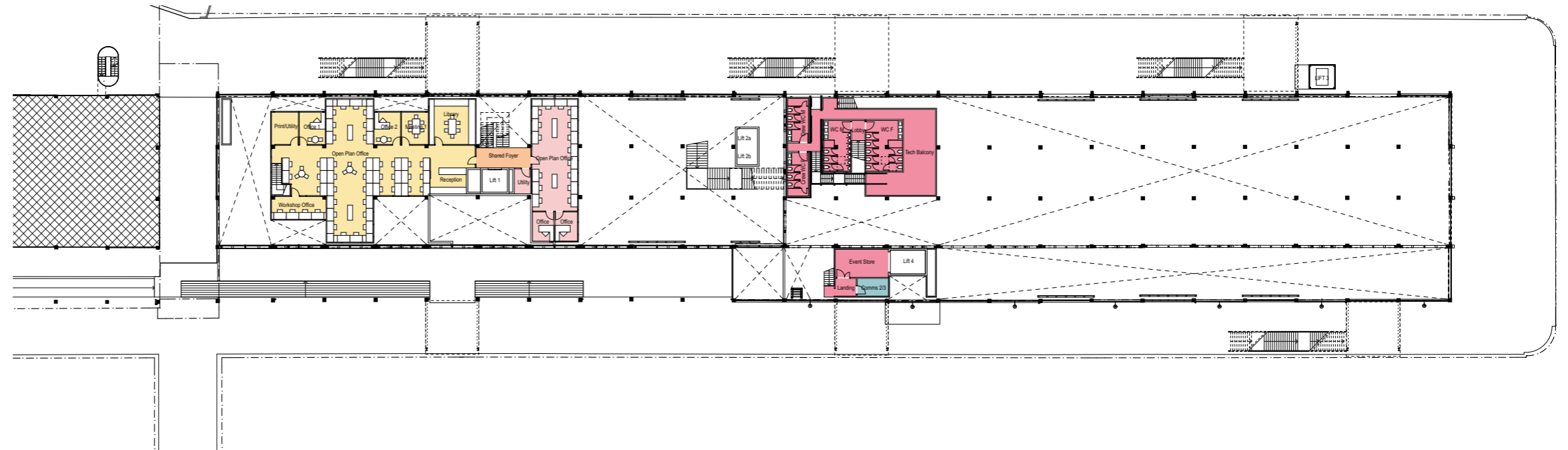


Figure 114 Mezzanine floor plan

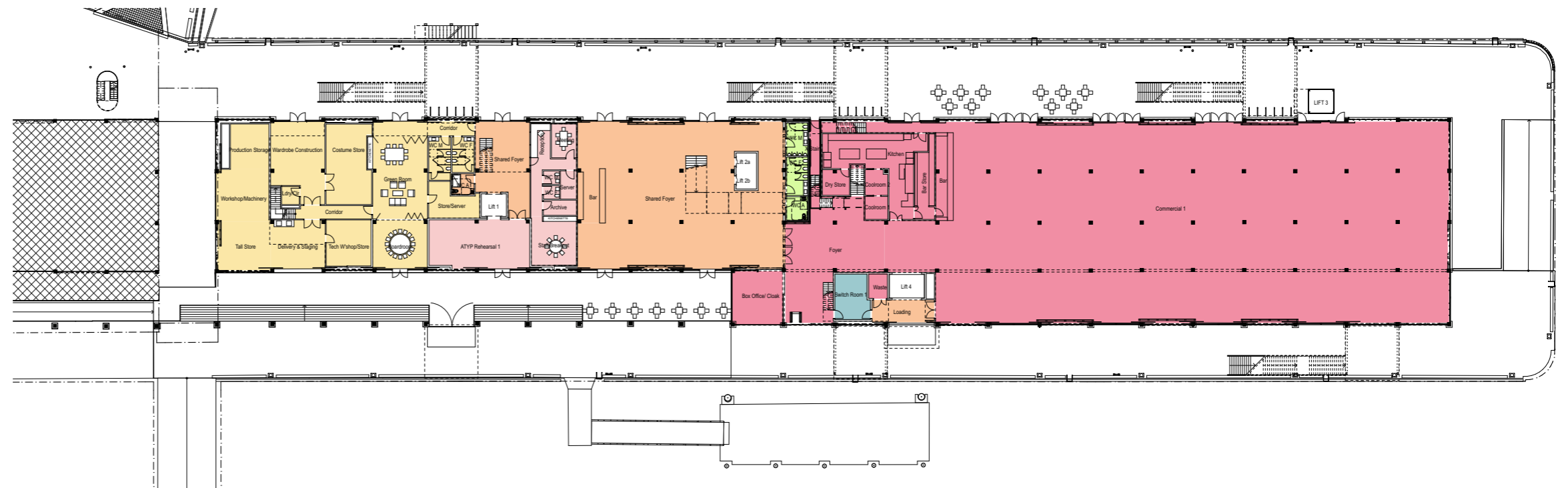


Figure 115 Ground floor plan

FOYER

At the centre of the Pier, a new two level shared foyer occupies linked space on the Ground Level and Level 1. The foyer will be developed minimally to retain the original timber structure and finishes, with the addition of new small voids in the original floor at Level 1, a new grand stair and a glass lift shaft with two passenger lifts.

At the Ground Level, the shared foyer will be accessed from the eastern colonnade and the western wharf apron. The foyer has generous views towards both the Harbour Bridge and the new Waterfront Square. To the north, the foyer links directly to the 'raw' Event Space and includes a bar area which will be serviced from the Event Space kitchen.

Featuring original timber screens and the heritage listed 'deadhouse' and bag chute, the foyer will also host a display of moveable heritage items on the southern wall.

Public toilets are located to the north of the shared foyer, accessible to the general public and serviced by the Precinct.



Figure 116 Ground floor Foyer

'RAW' EVENT SPACE

The northern half of the Lower Shed contains a 1700m² commercial arts/events space for exhibitions, festivals and functions. The space is proposed to be left as 'raw' as possible, to preserve the historic character of the early 20th century industrial maritime interior space.

The structure, floor and external walls remain largely untouched. The cargo doors will have glazing infill installed and space heating will be provided to provide thermal comfort in winter.

The event space spans the full width of the building, offering views both east and west. A new opening is proposed in the eastern bay of the north wall, which was previously part of the open colonnade, providing harbour views.

Contemporary elements within the space are located to the south. Along the east wall is a double height pod accommodating service rooms, goods lift, loading and store facilities. This sits behind the high level timber screen which was part of the original façade alignment before the colonnade was filled in. Backing onto the heritage stair is a pod containing the kitchen, bar and back of house uses. The top of this pod provides a mezzanine for public and crew toilets and performance support housing lighting and sound control.

The former 'Dead House' will be conserved as a Box Office and welcome space.



Figure 117 Ground floor 'raw' Event Space

BELL SHAKESPEARE - OFFICES & WORKSHOPS

Bell Shakespeare's production areas, workshops, green room and boardroom are located at the southern end of Pier 2/3 in the Lower Shed.

Bell's workshop and costume facilities are located at the southern end of the tenancy with doors that open to the breezeway and the eastern colonnade giving them a public presence in the precinct. The workshop provides space for Bell to make sets and props, as well as costumes.

Bell's green room and boardroom are located at ground floor adjacent the workshops. They are located as such in order to encourage overlap between all members of the company. The spaces can be combined for functions.

Bell's reception and administrative offices are located on the mezzanine level in the Lower Shed. The offices accommodate up to 40 staff, along with meeting rooms and a library.

AUSTRALIAN THEATRE FOR YOUNG PEOPLE - OFFICES & REHEARSAL

ATYP's reception, offices and smaller rehearsal room are located at the southern end of Pier 2/3 in the Lower Shed.

ATYP have their reception at ground floor, while Bell's reception is on the mezzanine level. This will allow ATYP to gather children in the foyer prior to rehearsals, while minimising the impact on Bell's day to day activities.

ATYP's offices are located on the mezzanine level in the Lower Shed. The offices accommodate up to 20 staff, along with a meeting room and staff breakout facilities.

ATYP have a second, smaller rehearsal room at ground level. The rehearsal room is a double height space, which can be accessed from both the shared foyer and the eastern colonnade.



Figure 118 Bell Shakespeare Board Room.

- ACO
- ATYP
- BANGARRA
- BELL
- CHOIRS
- COMMERCIAL
- SDC
- SERVICES
- SHARED SPACES
- PUBLIC AMENITIES

5.2 PIER 2/3 UPPER SHED LEVEL 1 AND LEVEL 2

The Upper Shed accommodates all of the performance spaces and associated back stage areas for ACO, Bell Shakespeare and ATYP.

Public access to the performance spaces is via the shared foyer, which is connected from ground floor to level 1 by lift and stair. Bell and ATYP's spaces are located to the south of the foyer, while ACO's auditorium are to the north. Also to the north is the independent function space, which has expansive views towards Luna Park and the Harbour Bridge.

Along with the performance spaces, the Upper Shed also contains all of the associated back stage areas for crew and performers, along with the primary rehearsal spaces for the arts tenants. The ACO offices are located on the mezzanine level at the northern end of the pier.

Back of house access to the upper shed is via a shared lift at the southern end of the pier for ATYP and Bell and a shared lift at the northern end of the pier for ACO and the function space. A goods hoist at the centre of the pier serves all tenancies in the upper shed.

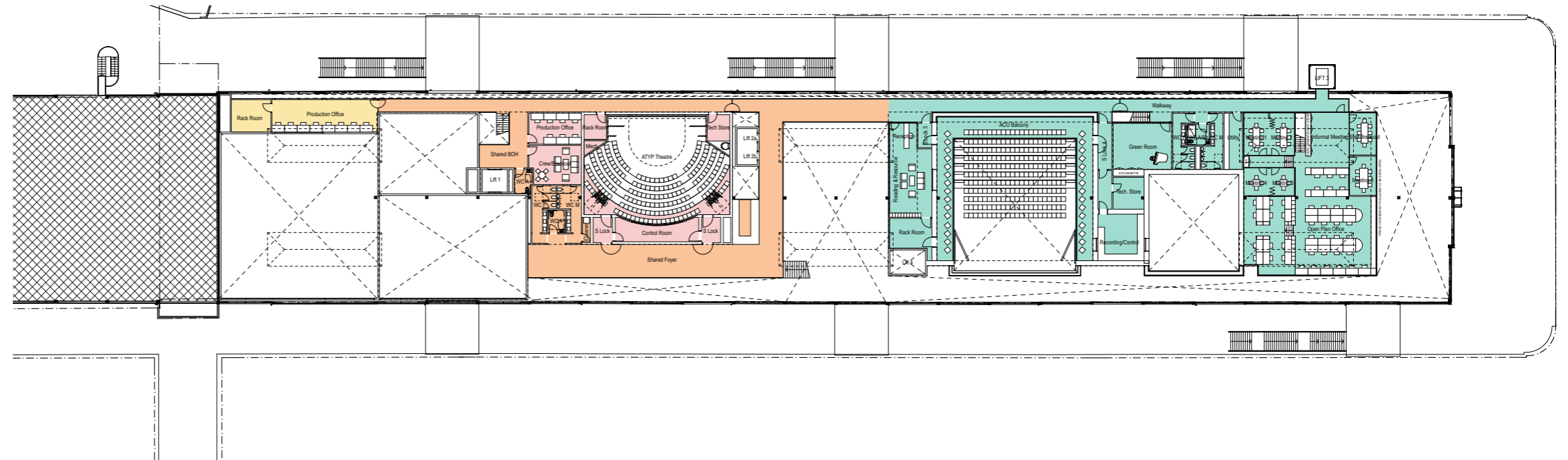


Figure 119 Level 2 floor plan

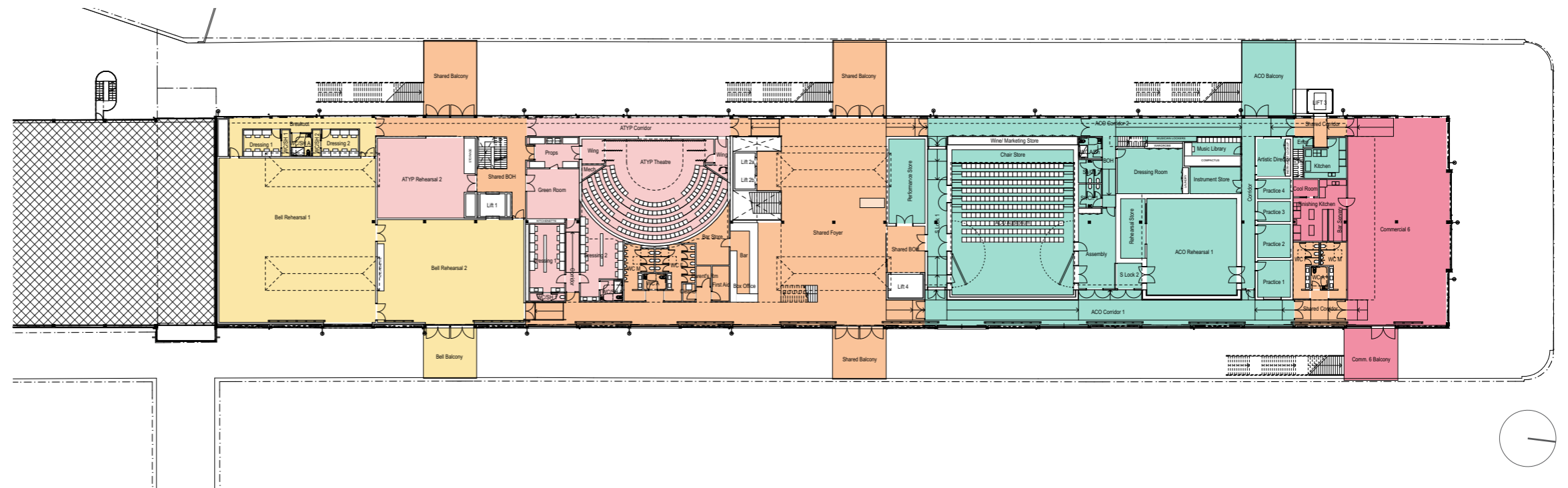


Figure 120 Level 1 floor plan

CENTRAL FOYER

At the centre of Level 1 is a double-height foyer with a partial mezzanine. The foyer is set over two bays, underneath the existing lanterns with generous balconies to both the east and west of the space. The central Foyer provides audience access to the ACO, ATYP and Bell performance venues, and visitor and management access to the ACO tenancy. A small area of glass floor displays the retained heritage stair (see HIS).

At Level 2, a mezzanine foyer is reached by both lifts and a separate stair, and provides audience access to the ATYP Theatre and the ACO's Performance Space and Reception/Lounge area.

On both Level 1 and 2 of the foyer, there are patron toilets and bar/box office spaces, to serve audiences.

The central foyer connects all of the circulation routes in the upper shed. A front of house corridor along the east of the shed provides access to Bell's rehearsal spaces, the ACO auditorium and the northern function space. A back of house corridor along the west of the shed provides access for performers and crew into their respective back stage areas.

Access to the ATYP theatre and supplementary access to the ACO auditorium also occurs at the mezzanine level. The mezzanine level of the foyer wraps around the eastern side of the ATYP theatre providing a separate pre-show function area for ATYP complete with its own bar and views of the Harbour Bridge.

ACO's Resource Room, which doubles as a reception and friend's lounge, is also located at Level 2. Visible from the foyer at Level 1 this provides ACO with a 'front door' within the Pier.



Figure 121 Level 1 Foyer