



SHOR DEVELOPMENT

SSD RESPONSE

25.04.18



1.0 Response to Government Architect's Office Commentary

SCALE & BULK

1.1 DISTRIBUTION OF SCALE ACROSS THE SITE

- The distribution of area across the site and the scale and form of the building are in accordance with the approved Section 75W Modification which indicates the consolidation of the Site 4a building envelopes into a single building envelope, and the Modification request which identifies a 32,000m² office building for health related uses to be within this footprint

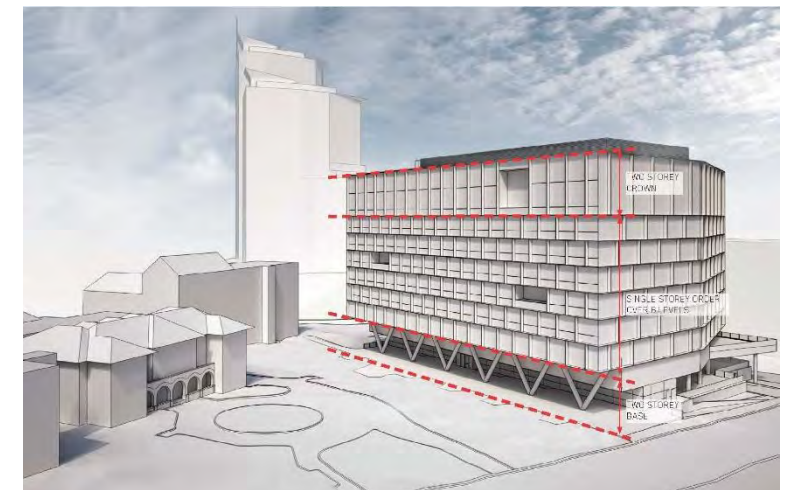
1.2 10 STOREY ELEVATION OVER-SCALED

The proposal is cognisant of the location of the new building in relation to its heritage context to the north. There are a number of design elements that speak to this important context:

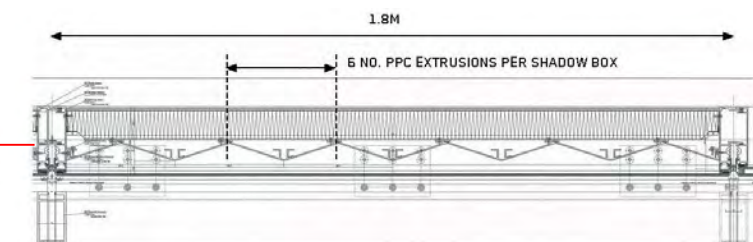
- A 2 storey colonnade is created which relates to the scale and height of the Vanderfield building
- The colonnade utilises a 'v' column structure, rather than vertical columns, which provide a more sculpted approach and which are an abstracted response to the arched column entry to Vanderfield
- A 600mm deep sunshading element is applied to the north, and west of the building creating a depth and articulation to the façade which also breaks up the scale of the building's height. The sunshades are structured from level 2 to level 7 as single level scale, with the top 2 levels, 8 and 9, having a double height reading to provide a generosity of scale at the top of the building and to provide variation in scale
- The spandrel panels are all detailed with vertical folded aluminium panels within the glazed spandrel unit. The spandrel panels are coloured with a colour palette that is based on the ochres and sandstone colours from the brick and the terracotta of the Vanderfield building. The finer grain of detail breaks down the scale of the panel and enables a layering of vertical colour, with the folded profile providing a varied light reflectance.



VIEW FROM NORTH WEST



VIEW FROM NORTH WEST



SPANDREL SHADOW BOXES
UPPER LEVELS



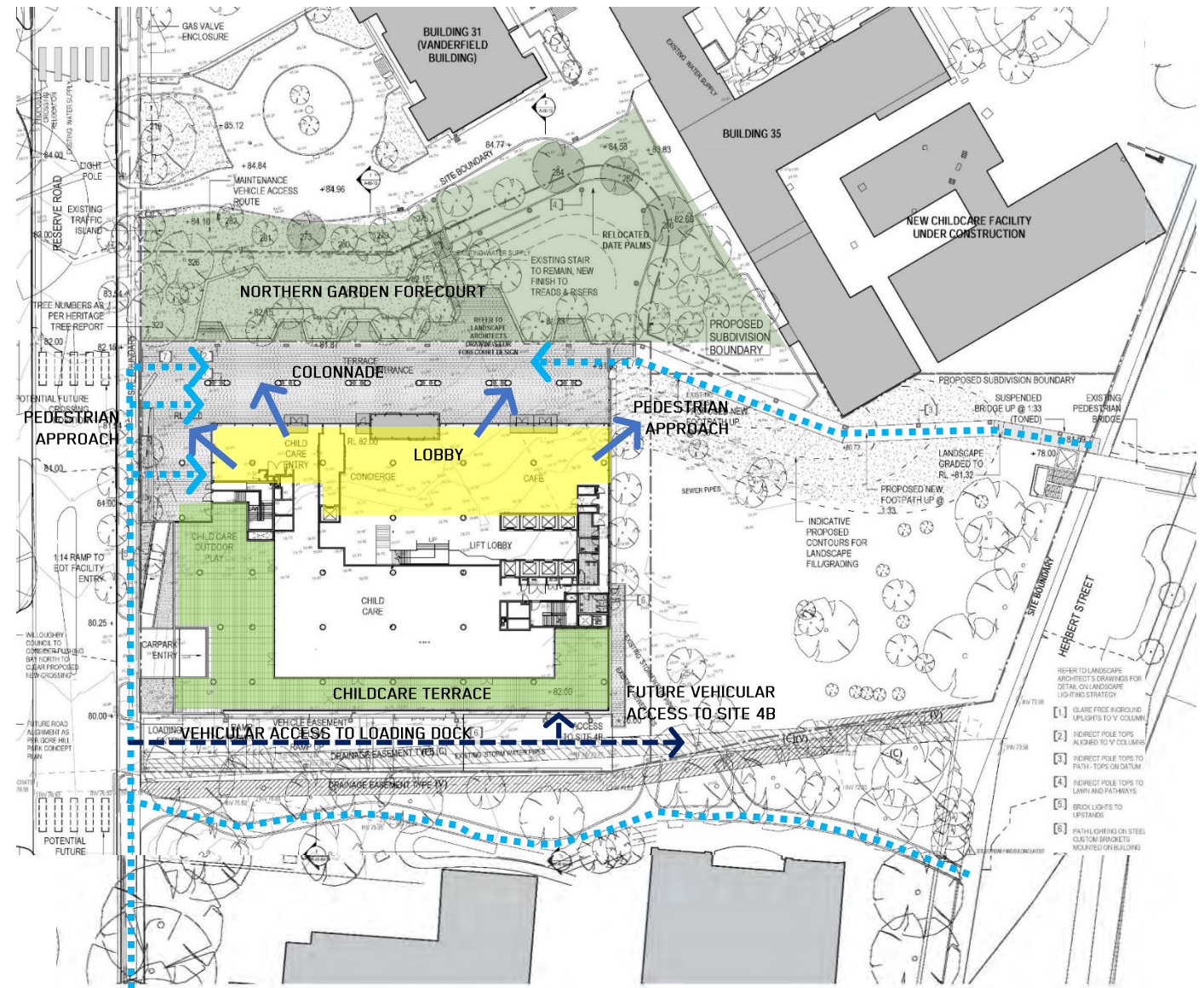
SPANDREL DETAIL AND COLOUR

1.0 Response to Government Architect's Office Commentary

BUILDING DESIGN

1.3 PUBLIC DOMAIN INTERFACE

- The public domain interface has been designed with its primary focus on the northern frontage of the building. This relates to the creating a landscaped court between the new building and the heritage precinct, with this northern garden court forming the building's main entry and approach.
- The key approach for pedestrians will be from Herbert Street on the east, and from Reserve Road on the west – with both these eastern and western approaches linking into the northern courtyard, the colonnade and the glazed lobby. The glazed northern lobby of the building extends the full length of the northern façade and wraps around to the east and the west to engage with the Herbert Street link and Reserve Rd.
- The western interface with Reserve Road has been redesigned to create a more open street frontage from the footpath to the colonnade
- The southern side of the building is dedicated at a lower level to vehicular access to the loading dock, and future vehicular access to site 4b. This vehicular access is in keeping with the current site vehicular access which currently has a road at the rear of the existing building. The upper level of the southern elevation has a full length balcony for the retail tenancy (childcare) that wraps around to the east and the west corners.



VIEW FROM NORTH WEST

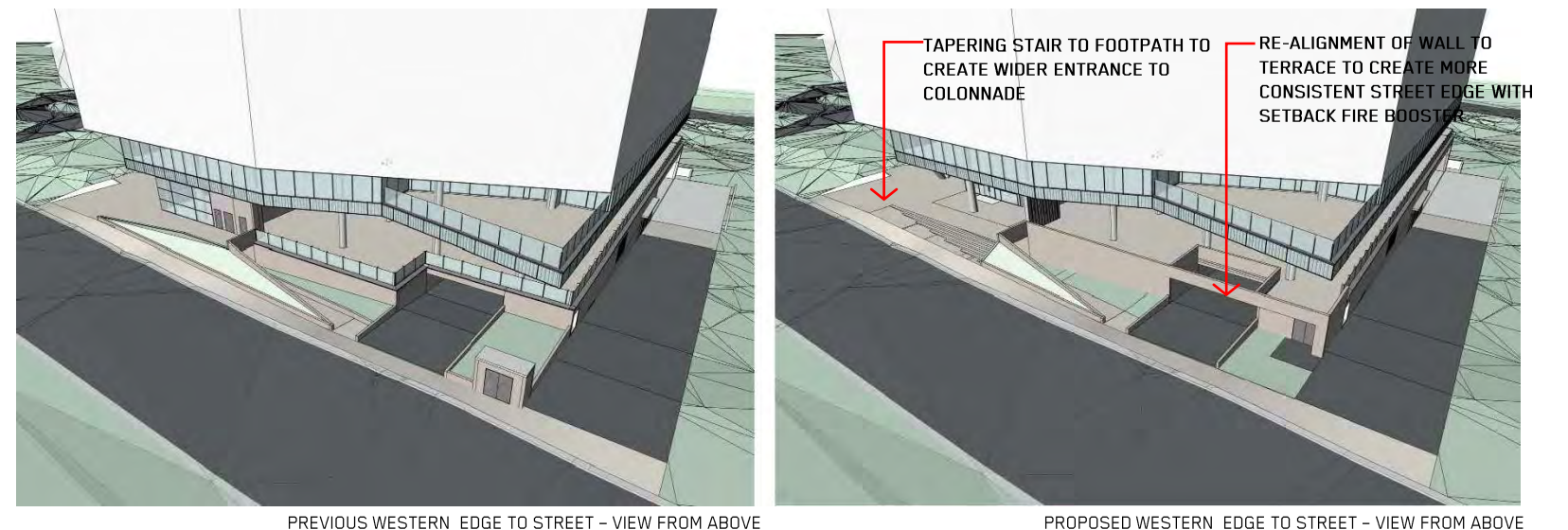
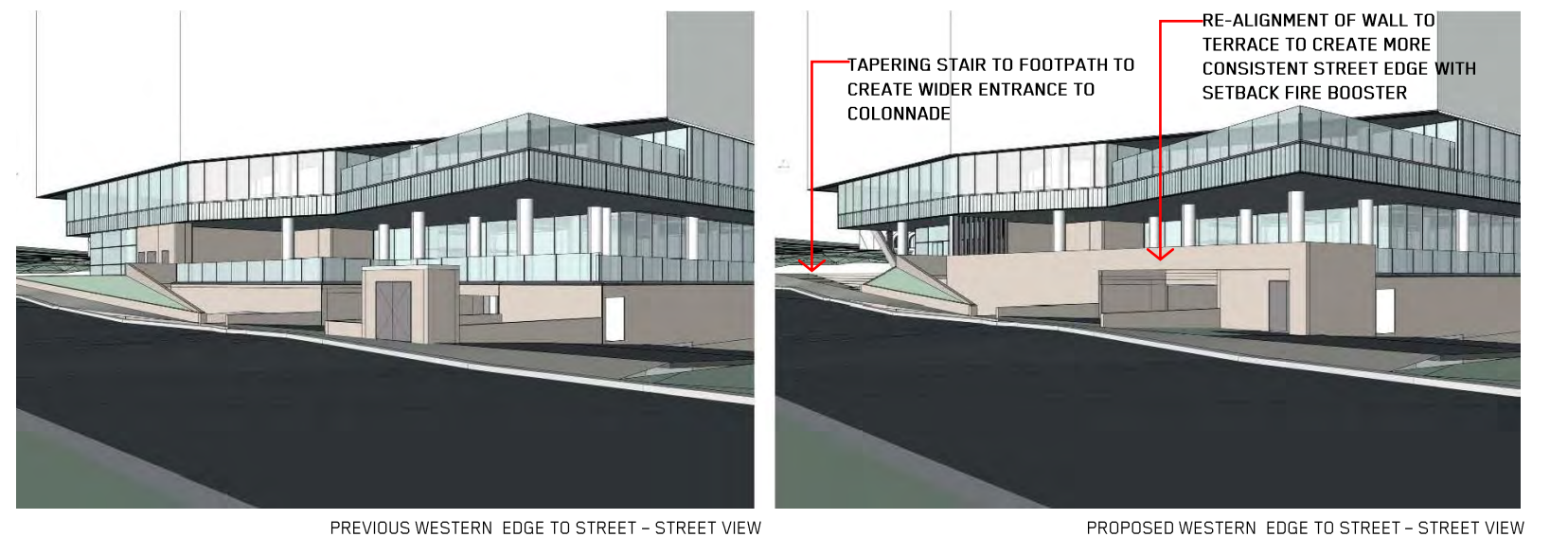
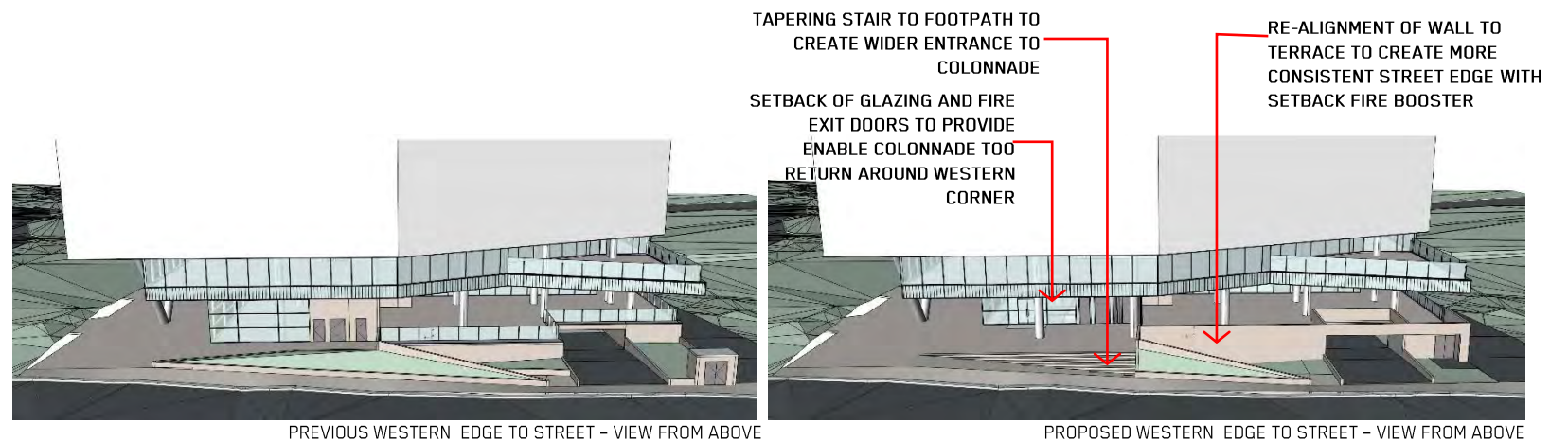
PROPOSED SITE PLAN

1.0 Response to Government Architect's Office Commentary

BUILDING DESIGN

1.3 PUBLIC DOMAIN INTERFACE (cont'd)

- The diagrams below illustrate the adjustment to the north western corner of the building to improve the public interface through from the colonnade to the footpath and to realign the balcony to create a more uniform edge along the street.

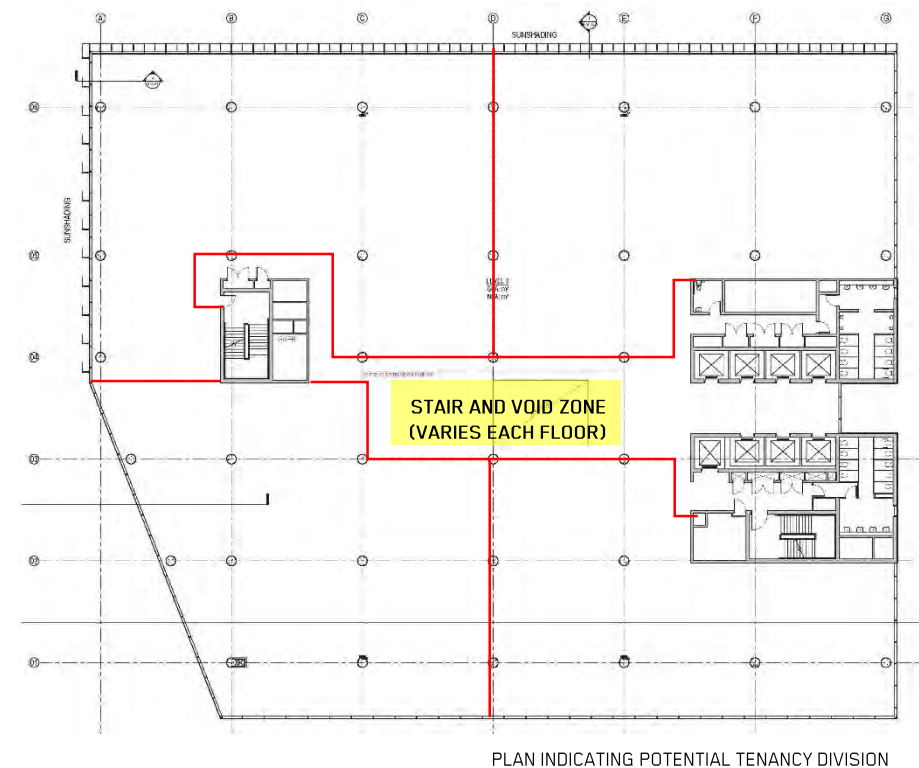
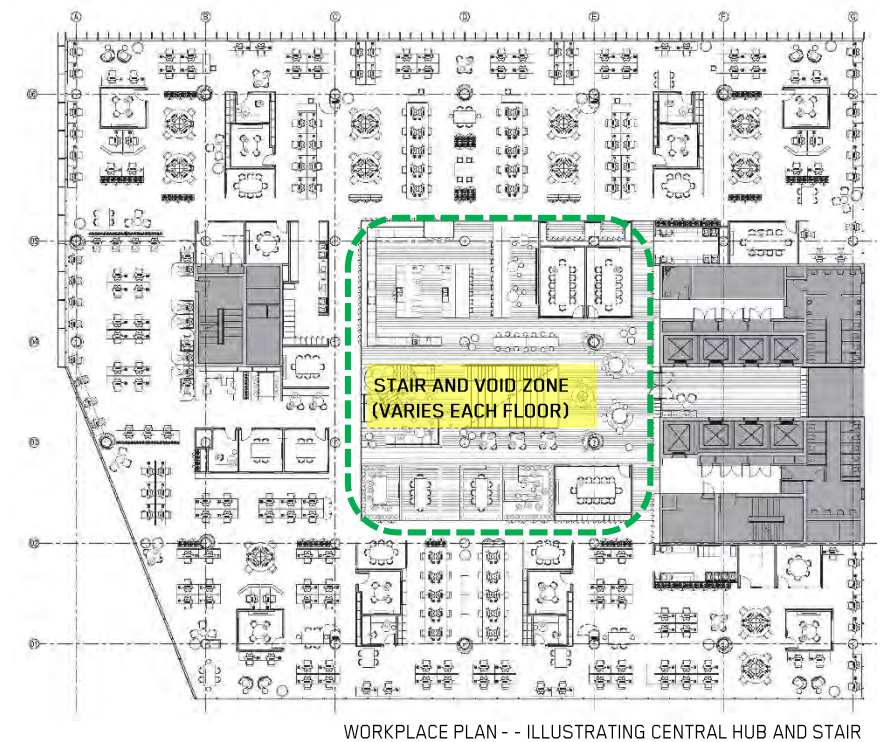
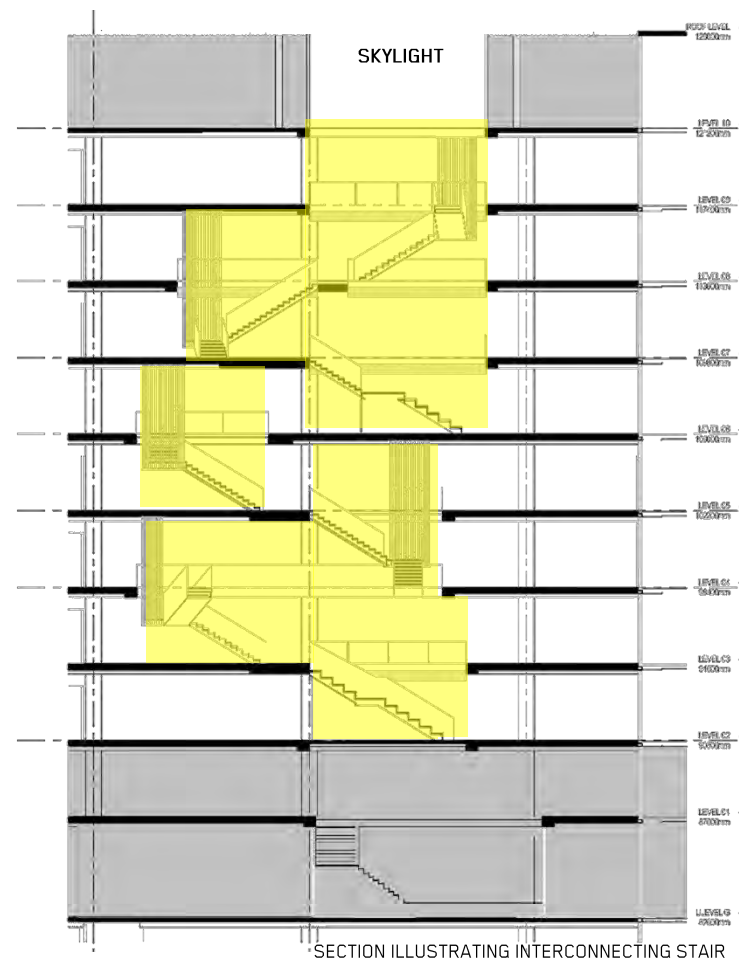


1.0 Response to Government Architect's Office Commentary

BUILDING DESIGN

1.4. SIZE OF FLOOR PLATE

- The large floor plate of the building provides excellent opportunities for a modern and flexible workplace. The centre of the footprint has a connecting void and stair provided, with the upper levels benefitting from a large rooftop skylight. The stair and void are now included in the final proposal. The workplace has been designed to enable a central collaborative and meeting hub to be located in the centre of the floor, providing excellent access to daylight for the individual workspaces.
- The building has been designed to break up into multiple tenancies if so required, with a central corridor connecting the eastern lift core and western minor core. This enables all tenancies access to the lifts, amenities and fire stairs.



1.0 Response to Government Architect's Office Commentary

BUILDING DESIGN

1.5. UNARTICULATED EXPANSES OF FAÇADE

- As noted above, the northern façade has been carefully considered to break up the scale of the building envelope in reference to the heritage buildings to the north. This is done through articulated sunshades, a double height colonnade, sculptural 'v' columns and spandrel panels with a fine grain of detail and colour to reference the colours of the heritage buildings, and the three recessed balconies on the north providing variation, depth and articulation
- The building's form is angled back on the west to soften its approach and frontage to Reserve Rd and Gore Hill Oval. This angling also provides benefit to the solar orientation through minimising the direct western exposure.
- The extent of sunshade has been adjusted since submission (previously north and western façade) to extend across the south western façade also – acknowledging the high level of visibility this façade has on the southerly approach from Reserve Rd



PREVIOUS PROPOSAL: VIEW FROM RESERVE ROAD SHOWING DIAGONAL BLADES AND NO SUNSHADING TO SOUTH WEST FAÇADE



REVISED PROPOSAL: VIEW FROM RESERVE ROAD SHOWING CONSISTENT APPROACH TO SUNSCREENING AROUND ALL FAÇADES AND INCREASE IN SUNSHADING EXTENT

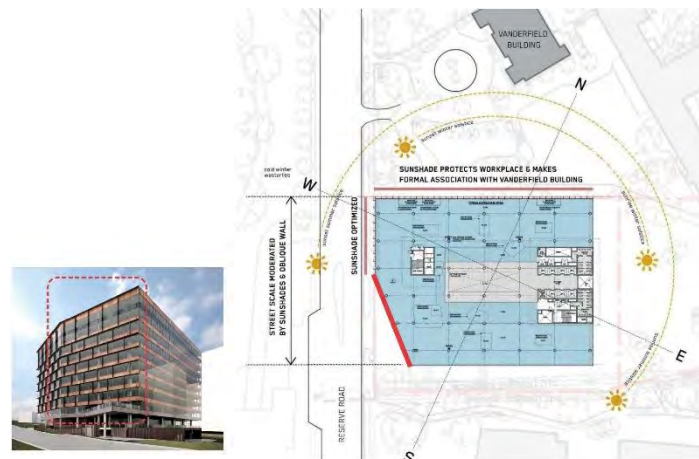
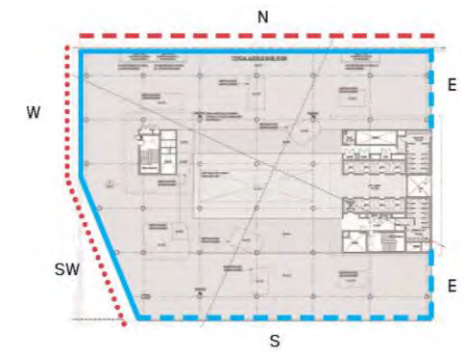
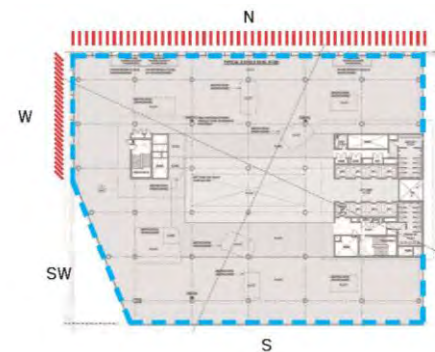


DIAGRAM SHOWING SOUTH WEST FAÇADE ANGLING BACK FROM STREET, AND ADDITION OF SUNSHADING



PREVIOUS PROPOSAL: VIEW FROM RESERVE ROAD SHOWING NO SUNSHADING TO SOUTH WEST FAÇADE



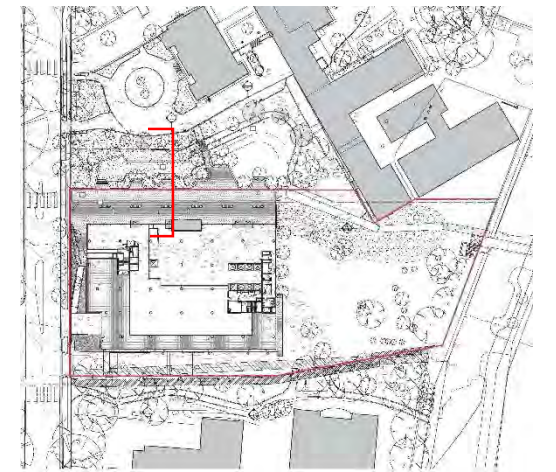
REVISED PROPOSAL: VIEW FROM RESERVE ROAD SHOWING INCREASE IN SUNSHADING EXTENT

1.0 Response to Government Architect's Office Commentary

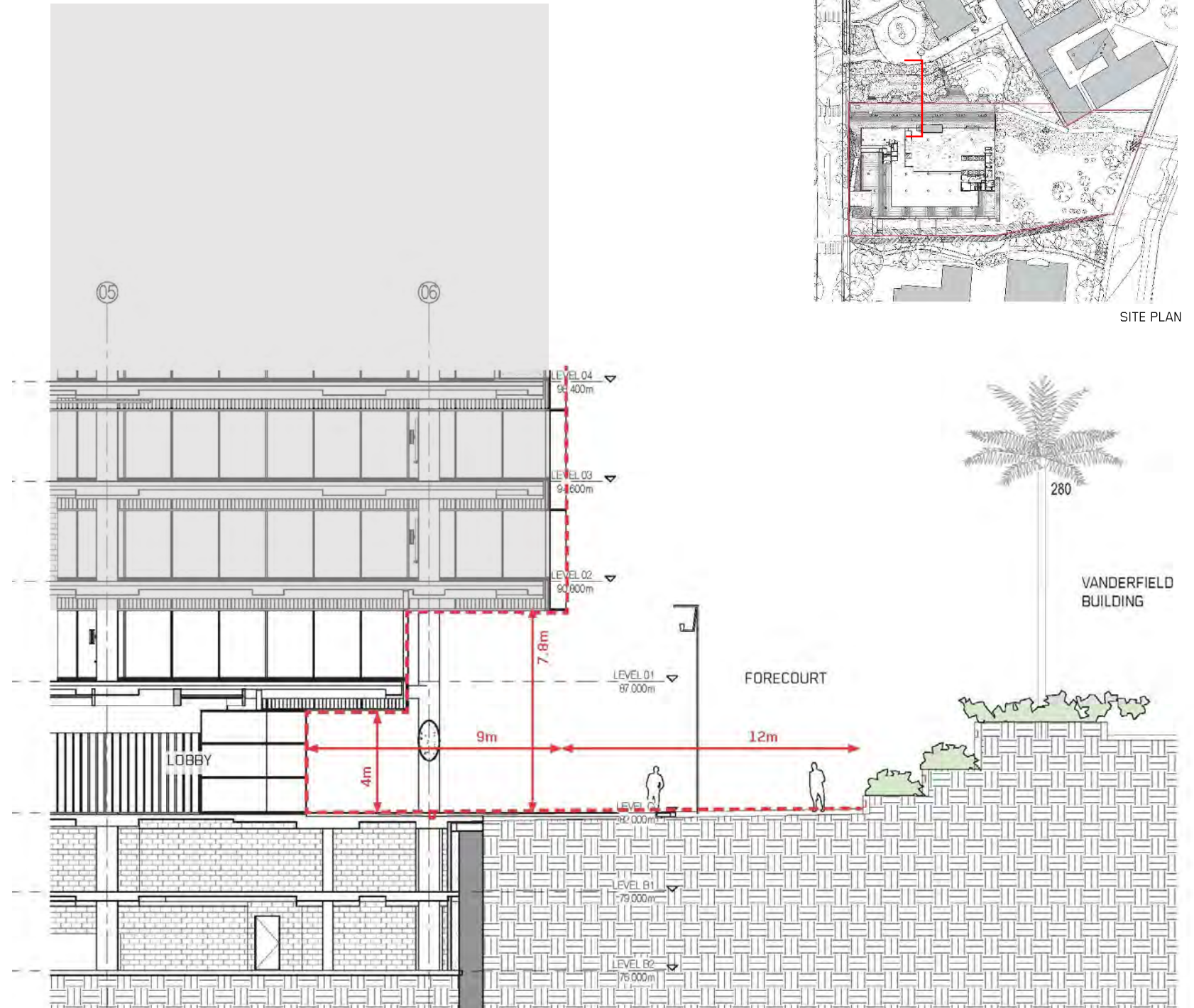
BUILDING DESIGN

1.6. COLONNADED FRONTAGE

- The colonnaded frontage has been carefully considered to provide a sense of scale, shelter and activation:
 - The sculptural 'v' columns provide a dialogue to the arches of the Vanderfield
 - The colonnade provides shelter from the sun and the rain with a 2 storey high overhang stepping down to a single storey overhang as it transitions into the building's lobby.
 - The step down in scale of the colonnade responds to the differing qualities of the space – with the higher level responding to the northern garden court, and the single level responding to the building lobby and entrance



SITE PLAN



SECTION THOROUGH NORTHERN COLONNADE

DIAGRAM SHOWING SOUTH WEST FAÇADE ANGLING BACK FROM STREET, AND ADDITION OF SUNSHADING

1.0 Response to Government Architect's Office Commentary

PUBLIC DOMAIN

1.7. THROUGH SITE LINK LEGIBILITY

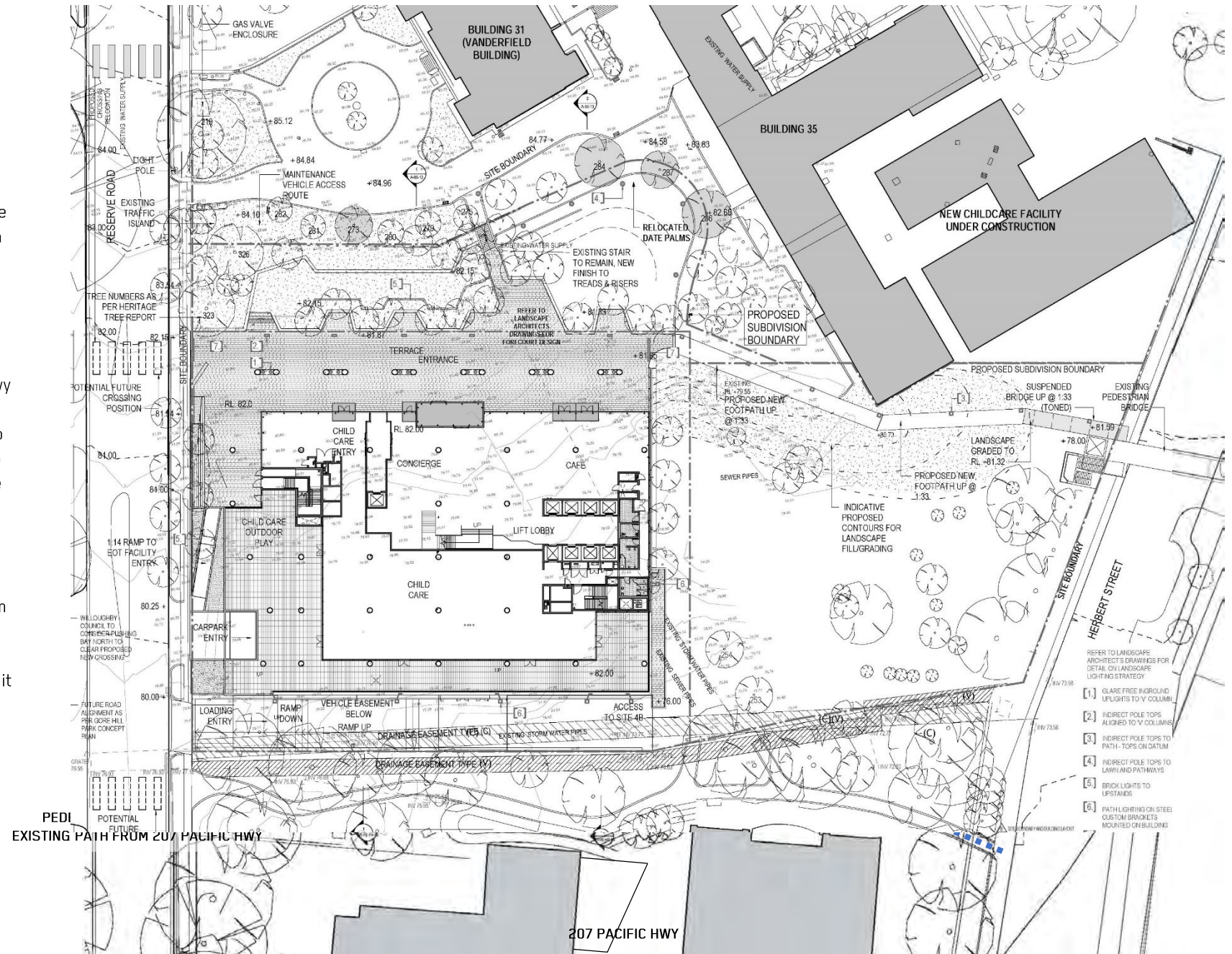
- The through site link from the Herbert Street Bridge is not a totally straight path due to the location of Building 35. However, it has gentle angles that are appropriate to its garden nature. In addition, the path is temporary until future development of Site 4b will consider the landscaping in more detail. The signage blade that is referred to is under the colonnade of the new building and would not obscure visibility of the building, the colonnade or the lobby.

1.8. PEDESTRIAN ACCESS TO HERBERT STREET

- It is correct that the through site link along the north of the site from the Herbert Street bridge is either accessed at grade if a pedestrian is on the bridge, or only accessed by stair or lift if a pedestrian is Herbert Street itself.
- However there is pedestrian access from Herbert Street that doesn't require stair or lift access. This is via the current pedestrian path that runs along the north of the 207 Pacific Hwy property. If a pedestrian is coming up Herbert Street from Pacific Hwy (from the bus or from the future Crows Nest Metro Station) they are able to use this pedestrian path to connect to Reserve Rd and approach the new building entry and colonnade from the west.

1.9. THROUGH SITE LINK TO THE SOUTH

- The existing through-site link through the centre of site 4 (from 207 Pacific Hwy) has been removed. This site access has a number of steep paths and stairs. As noted above, the access from 207 Pacific Hwy's northern path is still possible, however it connects through to Reserve Rd, allowing pedestrians to approach the new building from the west.



SITE PLAN

1.0 Response to Government Architect's Office Commentary

PUBLIC DOMAIN

1.9. THROUGH SITE LINK TO THE SOUTH (cont'd)

- The following photographs show the existing through site link through the 207 Pacific Hwy site that will remain, with the exception of the diagonal path and stairs through the centre of site 4.



VIEW 1 - FROM HERBERT STREET



VIEW 2 - ALONG PATH LOOKING WEST



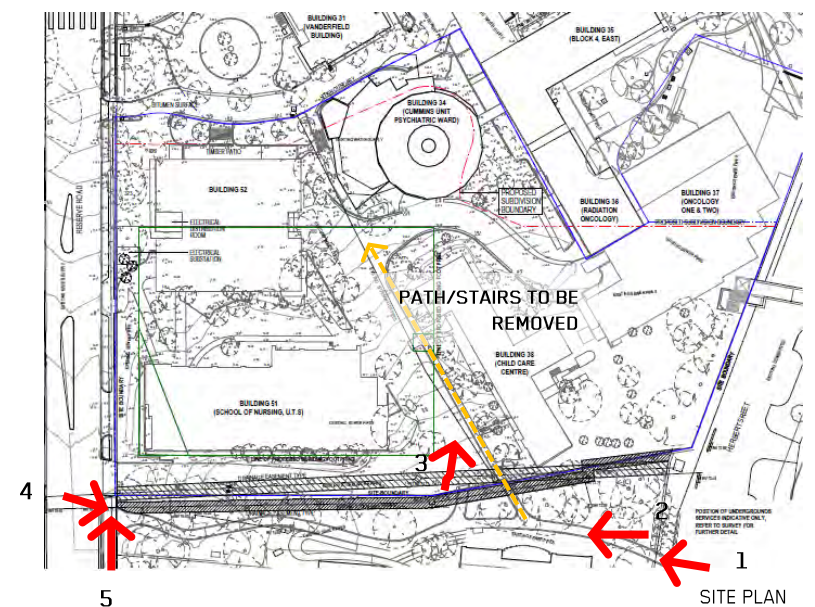
VIEW 3 - PATH/STAIRS TO BE REMOVED



VIEW 4- PATH ENTRY FROM RESERVE RD



VIEW 5- PATH ENTRY LOOKING NORTH UP RESERVE RD



2.0 Response to Department of Planning & Environment Commentary

2.1 SUBDIVISION

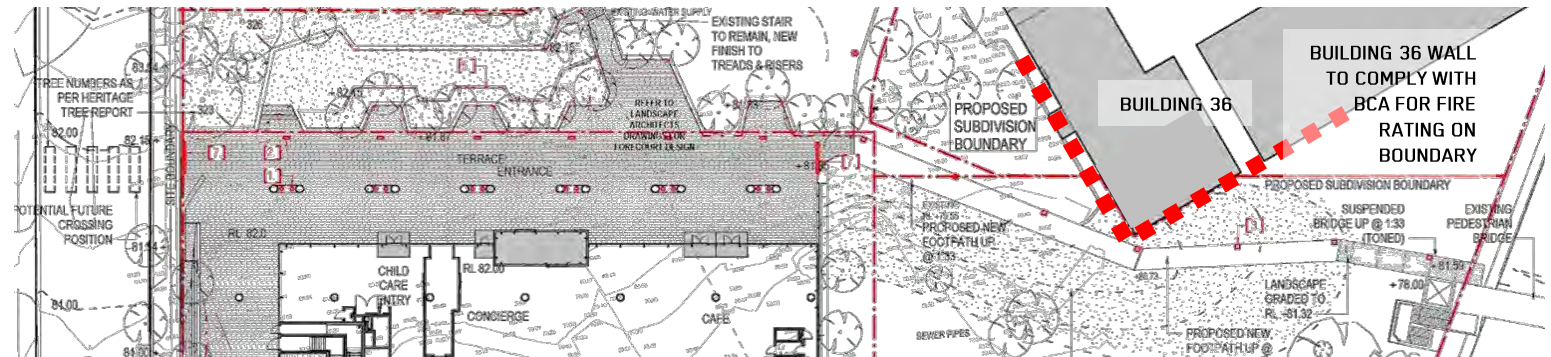
- The new boundary subdivision at the north of Site 4 at Building 36 is formed by Building 36's south-western corner. The building will meet the fire rating requirements required by the BCA along this boundary.

2.2 EOT RAMP

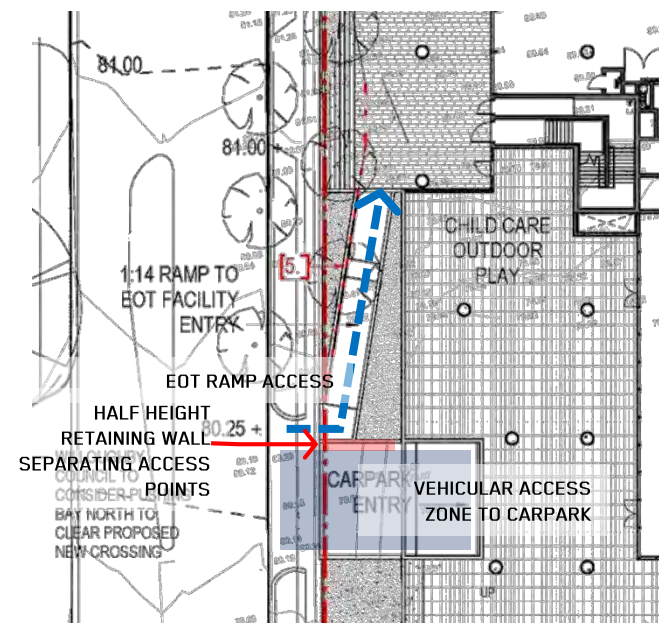
- The ramp which links to the end of trip facilities is fully accessed off the footpath on Reserve Rd. The retaining wall that is located alongside the north of the carpark ramp has now been extended to the boundary to ensure there is no conflict between pedestrians, cyclists and vehicles. Refer adjoining diagram.

2.3 CONCRETE RETAINING WALL ALONG EASTERN BOUNDARY

- Details of this wall are provided in attached drawings



SITE PLAN



SITE PLAN

2.0 Response to Department of Planning & Environment Commentary

2.4 DIMENSIONS OF CARPARK

- Drawings are attached which indicate the dimensions of the carpark

2.5 SOUTHERN PEDESTRIAN CONNECTION AND PEDESTRIAN ACCESS

- Refer Section 1.8 and 1.9 in this report

2.6 CHILD CARE CENTRE

- The design of the child care centre is not included in this application, however the space provided for it is. The child care centre is briefed for 100 children capacity. The internal and external areas provided meet the requirements of the *Education and Care Services National Law Act 2010* ('National Law') and the *Education and Care Services National Regulations 2011* ('National Regulations') for 100 children- ie 7m²/child for external area, and 7m²/child for internal area (exclusive of toilets, staff areas and circulation)

2.7 VIEW LOSS- HERBERT STREET RESIDENTS

- The height of the building is in accordance with both the previously approved Concept Plan and the approved Section 75W Modification. Therefore there should be no requirement to provide view studies for view impact to Herbert Street buildings.

3.0 Response to Willoughby Council Commentary

3.0 VIEWS FROM GORE HILL OVEL

- Gore Hill Oval is currently in the process of a major redevelopment which re-orientates the sports oval and locates a major new sports centre along the Pacific Hwy frontage.
- The new building's western frontage will be visible at various points around the oval through the significant grove of mature trees that enclose the oval proper.
- The building's form is angled back on the west to soften its approach and frontage to Reserve Rd and Gore Hill Oval.
- The elevations of the building that are visible from the oval are the western and south western elevation. Both these elevations have a deep sunscreen across the façade providing depth, pattern and articulation to the building.



VIEW FROM WEST INDICATING SIGNIFICANT GROVE OF MATURE TREES SURROUNDING GORE HILL OVAL



SITE PLAN SHOWING NEW REDEVELOPMENT FOR GORE HILL OVAL AND PROPOSED BUILDING LOCATION