



Brewery Yard, Central Park Sydney

Response to Submissions: City of Sydney

20 DEC 2019

Tzannes

Response to City of Sydney Submission

COS1 Roof Top Addition

COS2 New External Stair

COS3/4 Removal of Coal Hopper/
Reorganisation of Ex Floor

COS5 Removal of Silos in Building 23

COS6 External Windows and Doors

COS7 Building 30 Northern Facade

COS10 Bicycle parking and end of trip facilities

These notes are prepared in response to comments made by the City of Sydney in relation to SSD-9374 and it should be read in conjunction with related correspondence by Ethos Urban and associated consultants.

CS01

Roof top additions

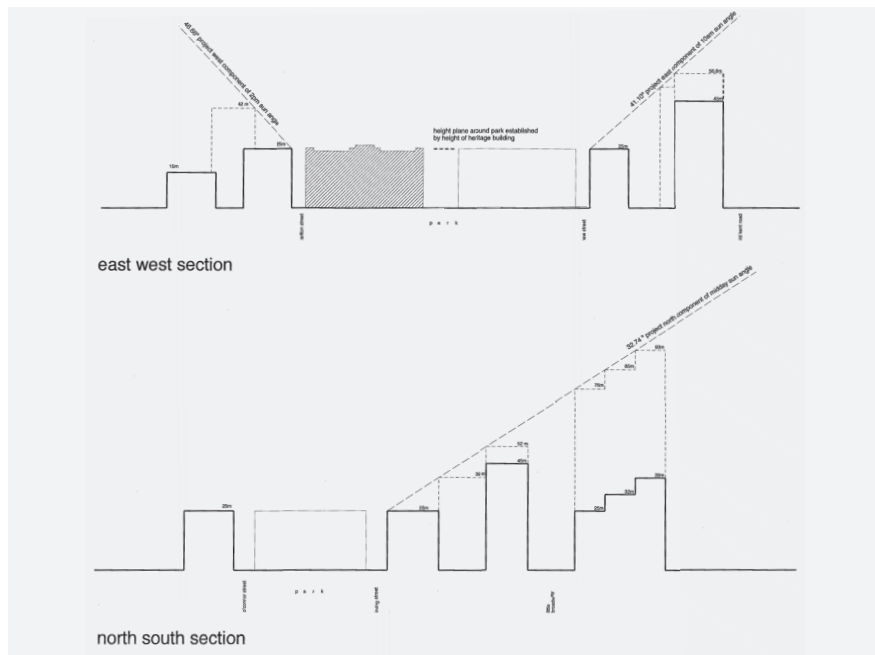
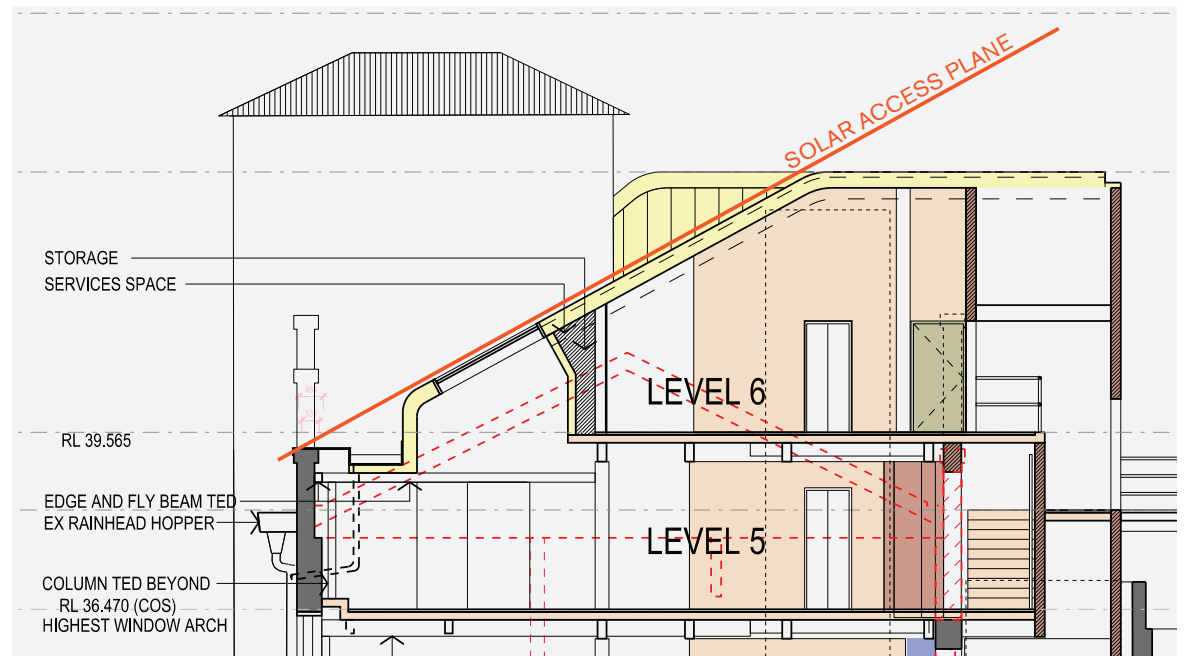
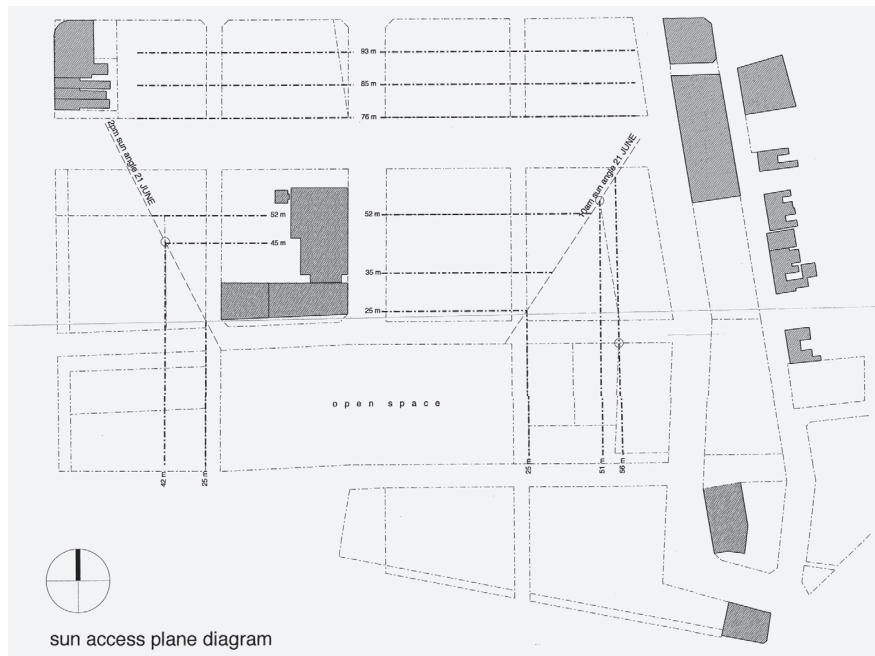
The new rooftop additions to Building 23 provides additional accommodation at the roof level of this building. They comply with amenity controls designed to protect the park and minimise impact on the heritage character of the view of the most intact aspect of the building, from the south.

In addition they follow the pattern established by the Stage 01 design which looked to add new roof elements which balanced the demands of the new functions as well as the architectural logic of the existing building, creating new roofscapes which are recognisably contemporary.

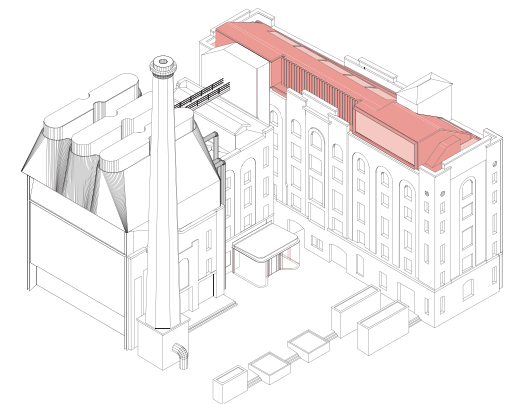
This strategy also provides for a new type of commercial space not currently available in the building, defined by the sculpted geometry of the roof form, skylights and varied types of windows, creating new types of relationship to the surroundings. The new level will also include heritage interpretation zones where retained elements will be placed on display.

view from Central Park
the proposed additions minimise impact from the main public space and above the primary intact building facade

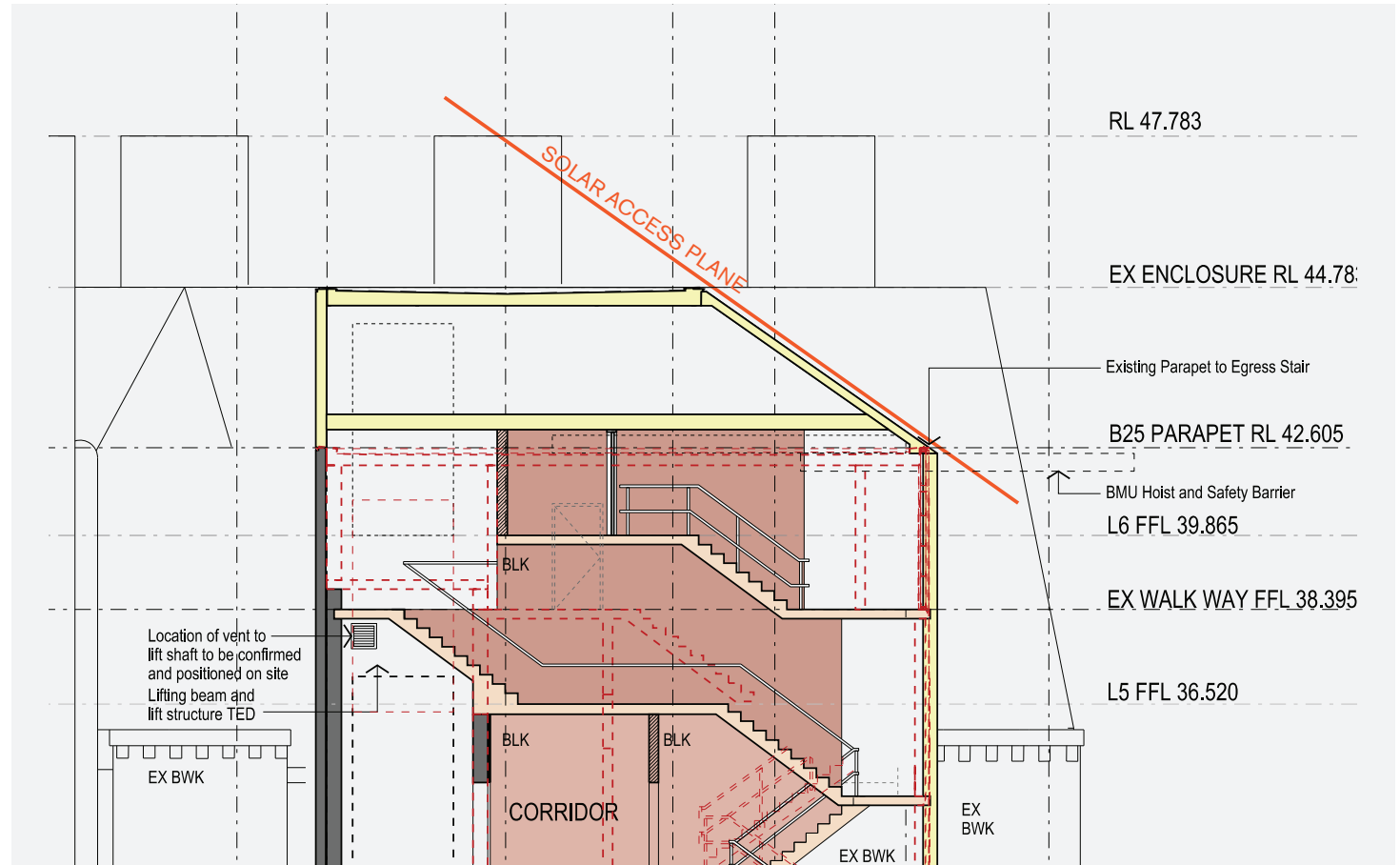
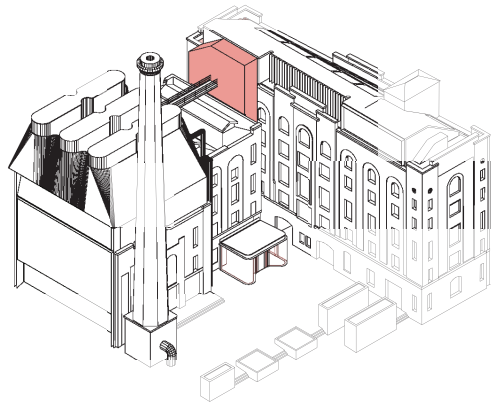




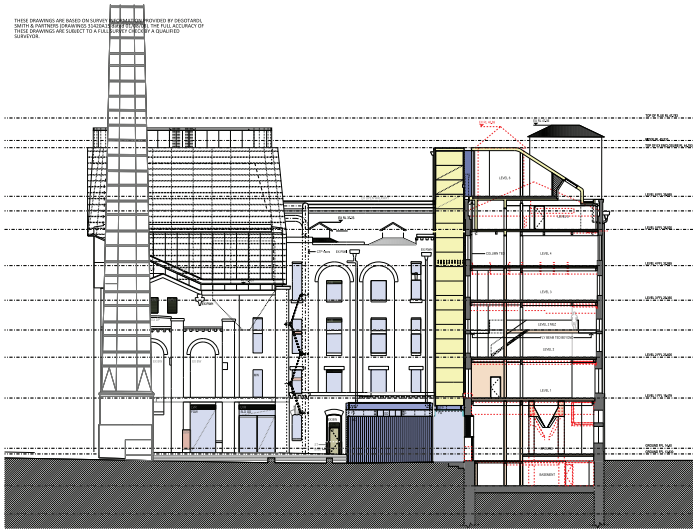
above
Section showing compliance with the Solar Access plane



top left and left
Diagrams defining the Central Park Solar Access Plane



right
Section showing compliance with the Solar Access Plane

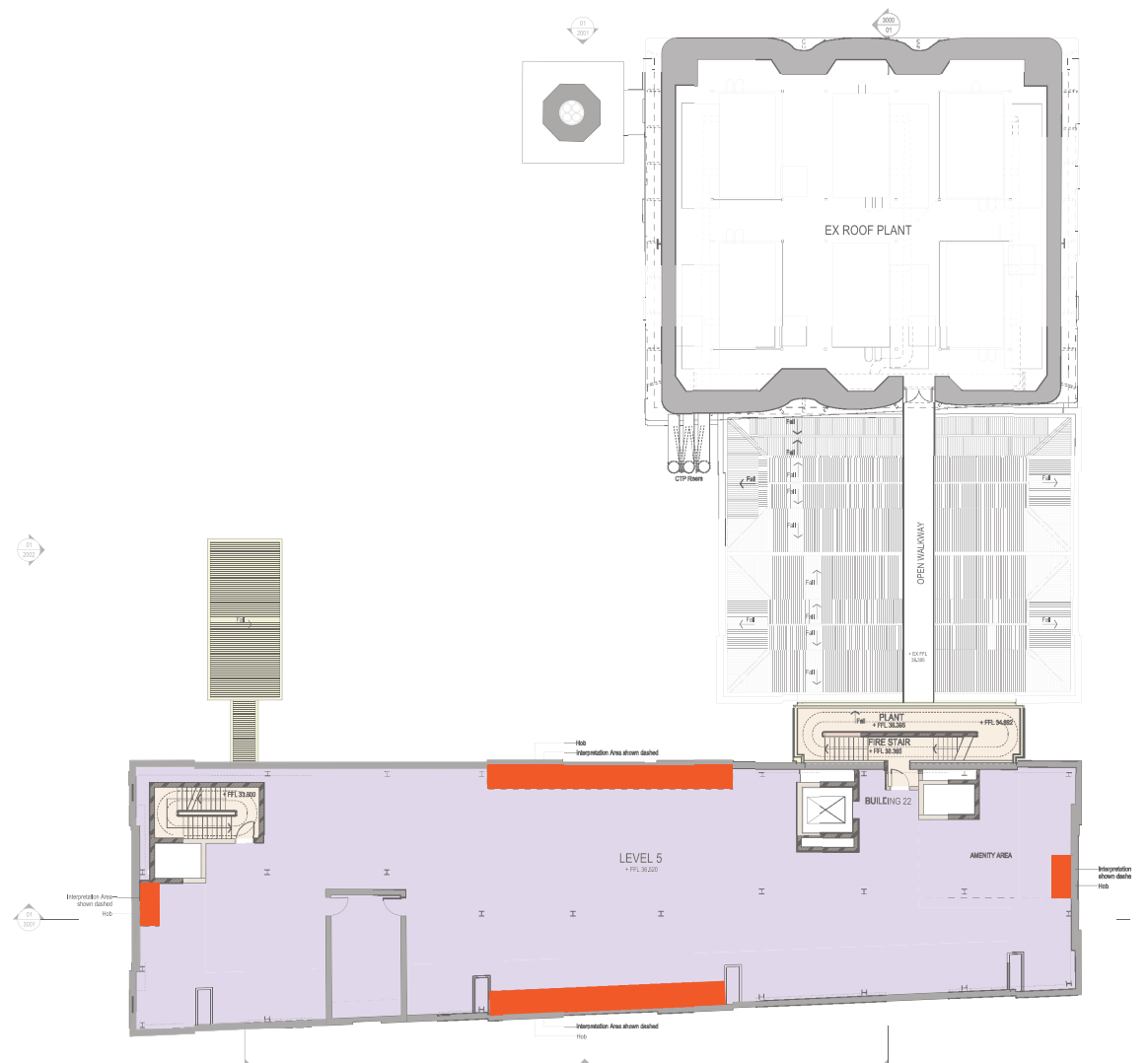


above
section showing distinctive new spatial quality of
accommodation located in new roof form



view from Brewery Yard
Contemporary rooftop following the pattern set by the stage 01 works
and allowing a new interior relationship with the surrounding context

Level 5 Plan
Level 5 provides additional heritage interpretation zones where heritage items will be placed on display shown in red



CS02

New external stair

The new external stair has been positioned in its current location for a number of important urban design and heritage reasons:

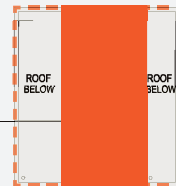
- It integrates the existing built form elements within the existing Brewery Yard public square in the one composition, minimising public domain clutter.
- It allows an appropriate distance from the existing northern wall of the Brewery Building 23. This allows better views of the existing fabric as well as the detailed resolution of the junction of old and new work to be better appreciated.

view from Brewery Yard
view showing how new stair integrates existing built form elements in the square as well as allows views through to existing fabric

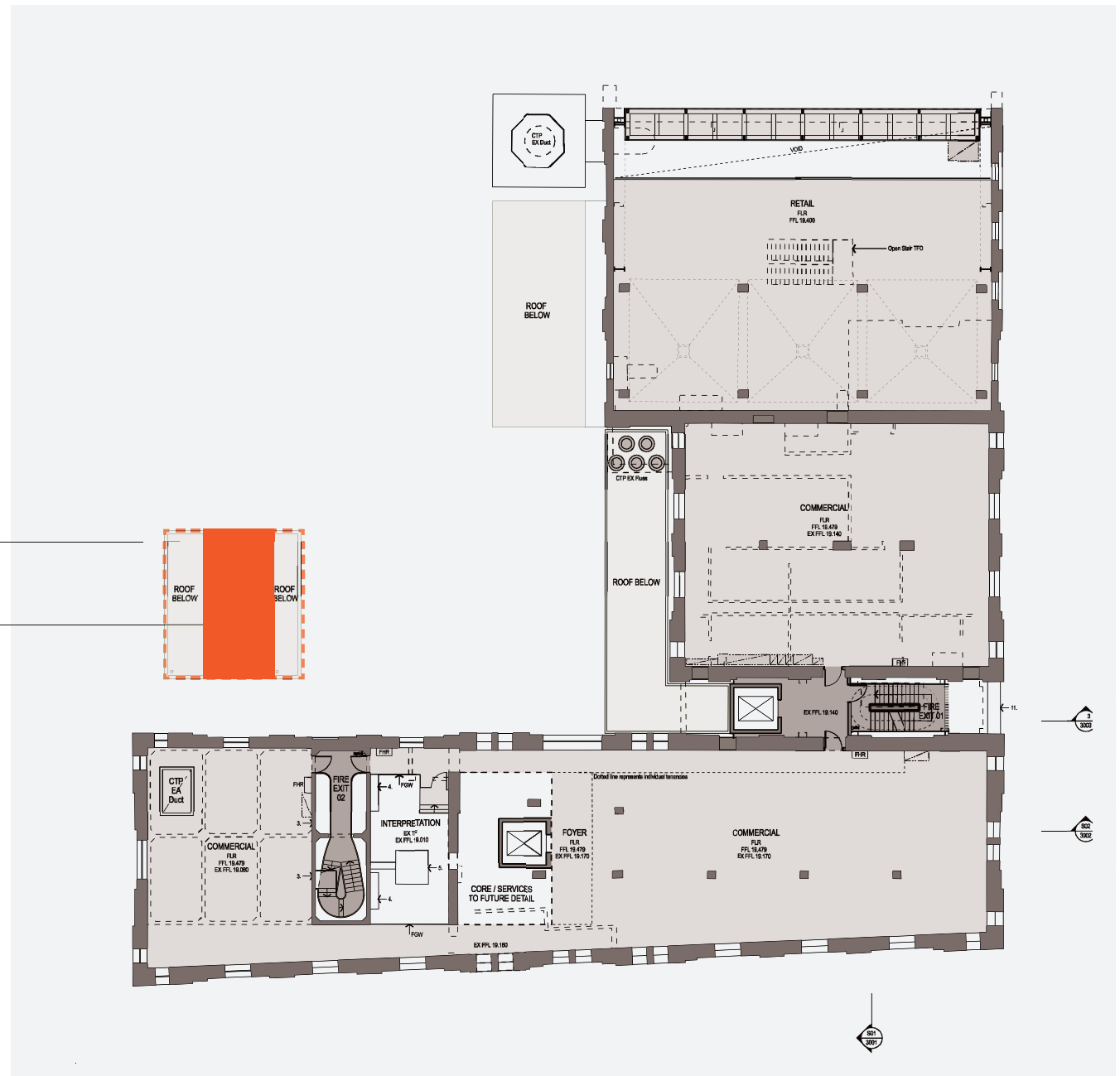


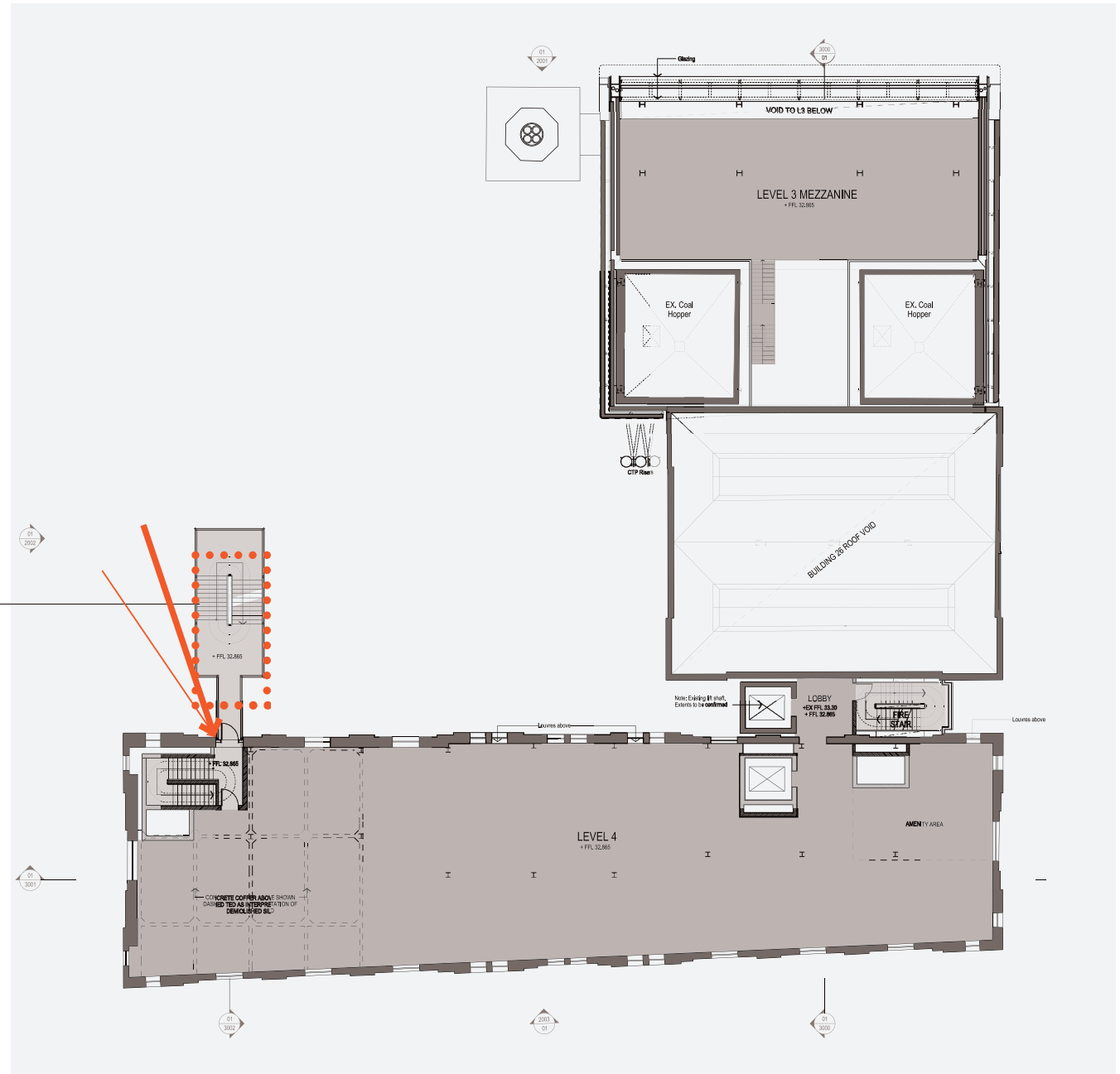
Existing structure in square
shown dotted

New Stair over shown in red



Approved Ground Floor Plan
Plan showing previously approved and constructed elements
in the square. The new stair shown in red is designed
to integrate these elements in the public domain





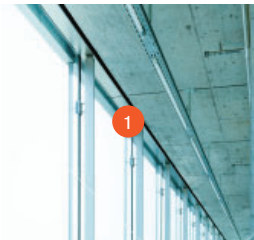
View impact if stair relocated
closed to the building facade
(shown dotted)

Proposed Upper Floor Plan

Plan showing proposed relationship between new
stair and northern wall of the existing building

Arrows demonstrate how view lines to the existing
fabric are opened up by the current stair set out
compared to reduced set back option

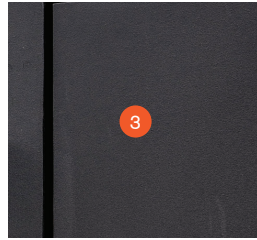
The proposed metal mesh relates to the mesh in the stage one works, as well as balances the formal strength of the stair (minimising views of the details of the stair) with transparency and lightness.



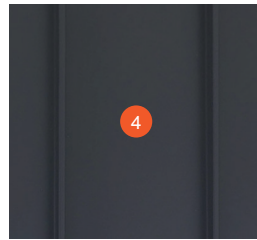
High Performance Clear Glazing



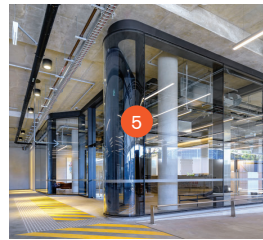
Framed Windows



Architectural Steel



Standing Seam Aluminium Cladding



Structural Silicone Glazing

View from Brewery Yard
Proposed material selections are to be compatible to the Stage 01 works and complementary to the existing building

Brewery Yard
COS 2_New External Stair Tower

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CS03/04

Coal hopper removal and reorganisation of floor levels

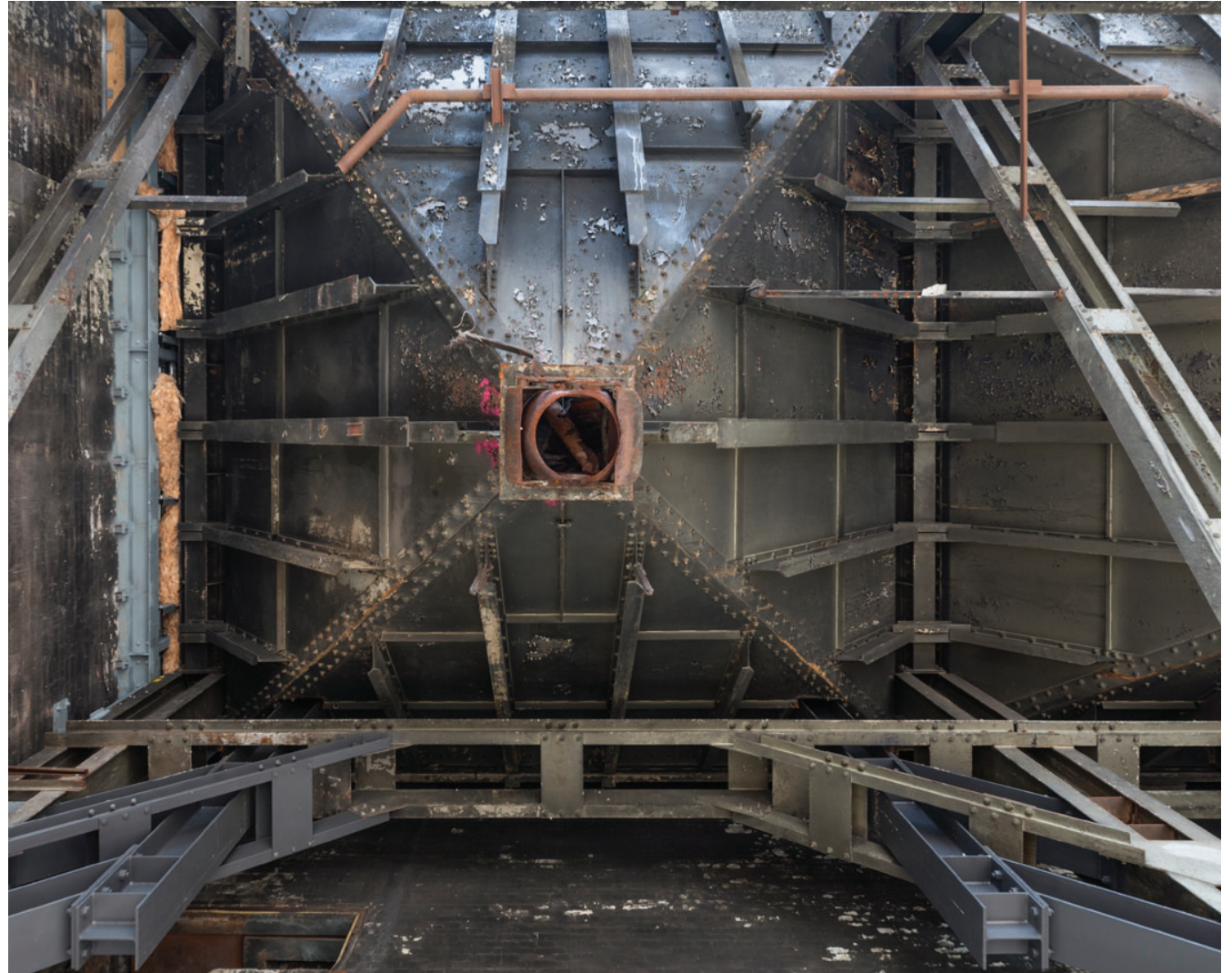
The current revised proposal balances views of and interaction with these significant heritage items with the new life of the proposed commercial building.

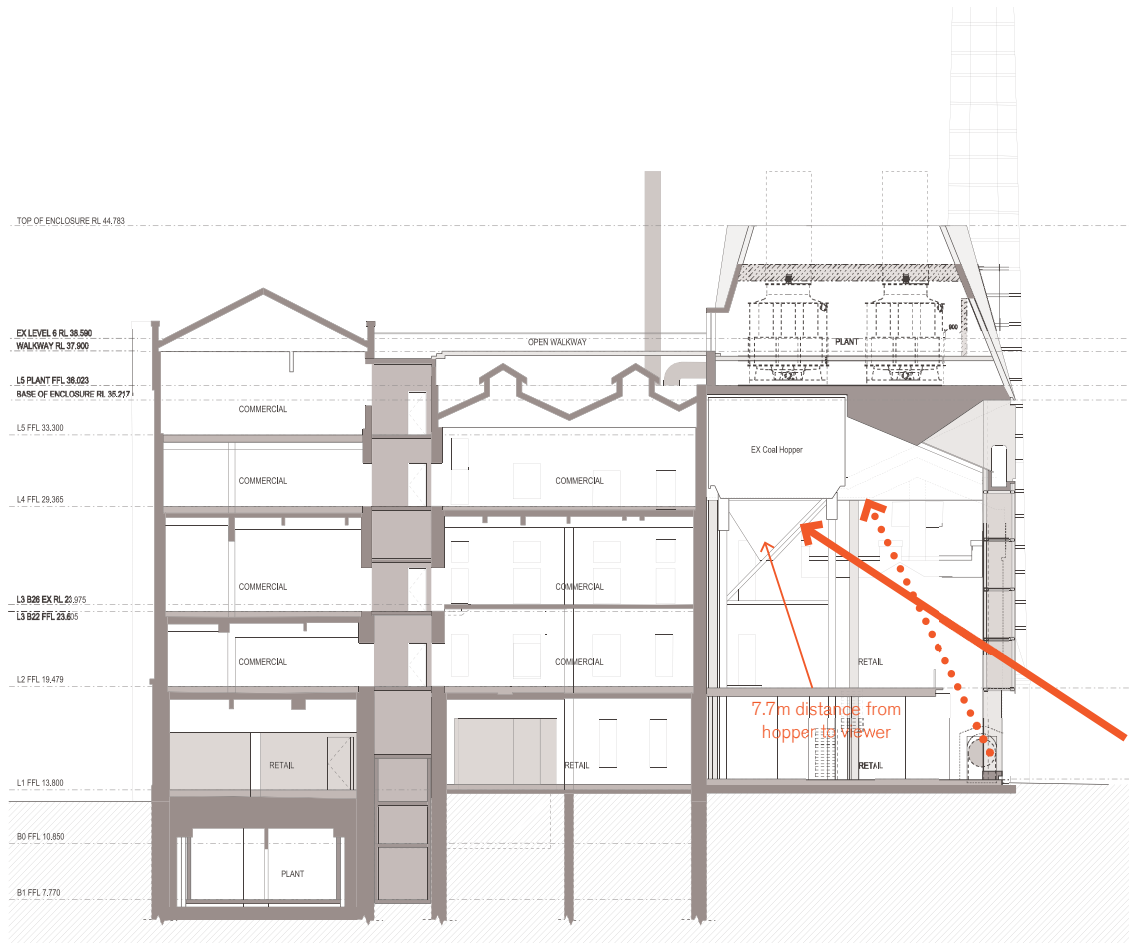
Under the previous approval, limited access to views were available from the ground floor retail space and was largely limited to views from the public domain. There was no close interaction with the heritage items.

The DA proposal integrated new floor space into this volume allowing significantly closer interaction with these heritage objects albeit with the removal of one of the hoppers to allow equal access. This also had the impact of limiting visual connection to the hoppers from the public domain.

A design alternative developed during the consultation with the CoS maintains the interpretive potential of close contact with the retained hoppers in different floor levels, with better visual connection from the public domain through the redistribution of floors and voids in this space.

right
view of one of the existing hoppers





above
previous approval showing limited visual access from the interior
of the space balanced with views from the public domain

right
view of the existing hoppers

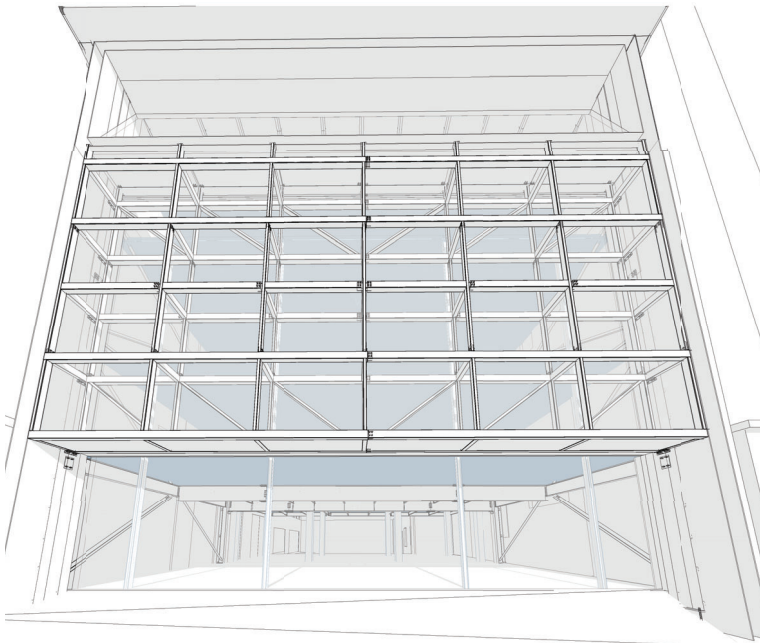
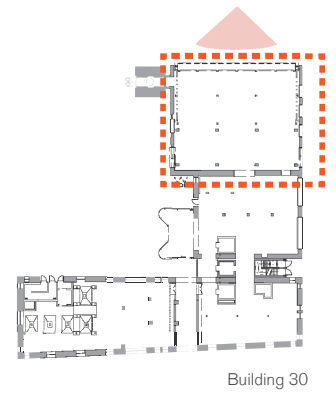


Brewery Yard

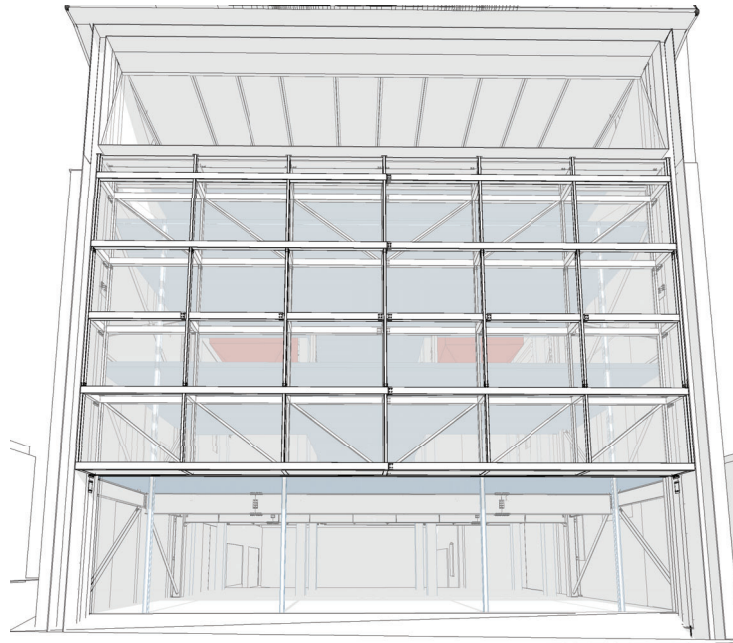
COS3/4_Removal of coal hopper and reorganisation of floor levels

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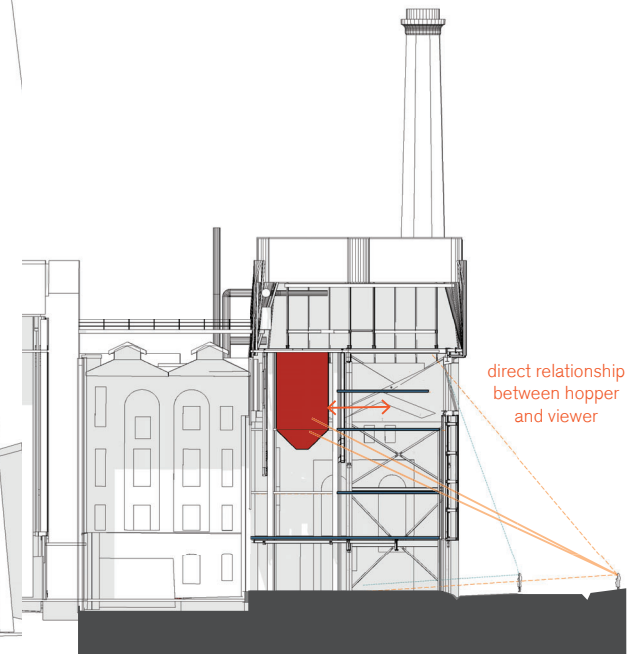
SSDA design showing impact on views from the public domain resulting from the addition of new floor slabs in the northern room



Current SSDA submission scheme
View from footpath (4m from facade)



Current SSDA submission scheme.
View from footpath (15m from facade)



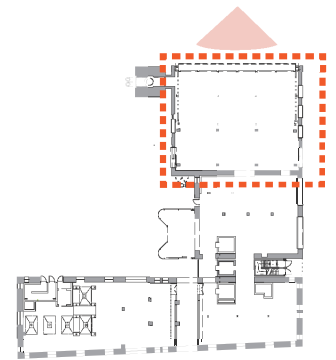
Brewery Yard

COS3/4_Removal of Coal Hopper and Reorgamosation of Existing Floor

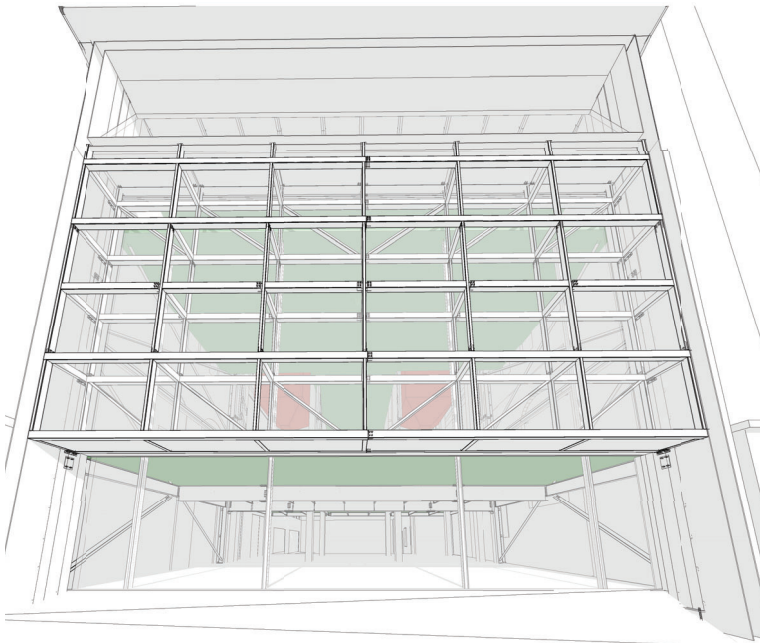
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Revised SSDA design following consultation with the CoS showing improved views from the public domain of the coal hoppers resulting from the redistribution of floor slabs in the northern room. The significant view to the bottom of the hoppers is also maximised following the redistribution of floor slabs design. This scheme allows for better interaction between each floor level and the hoppers.

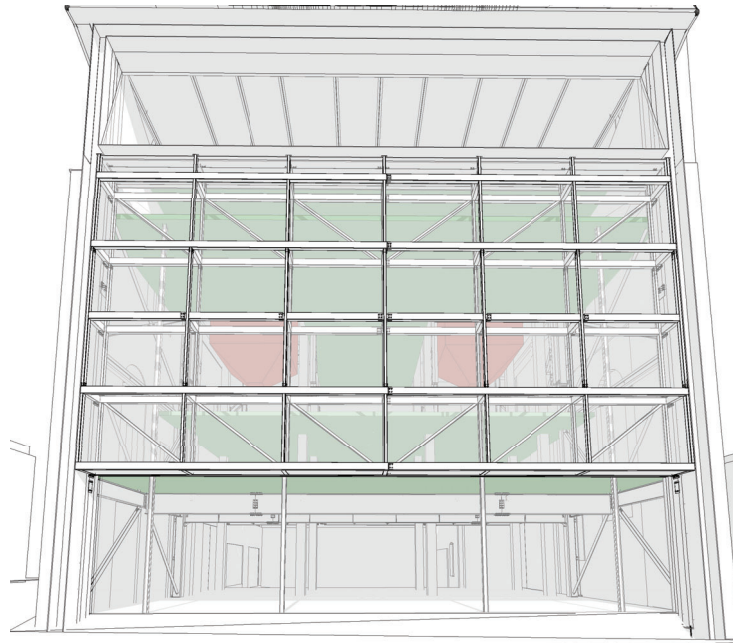
Fire engineering strategies were considered to remove the glass around the hoppers, however none of the strategies met the minimum fire separation regulations for a space over 3 levels.



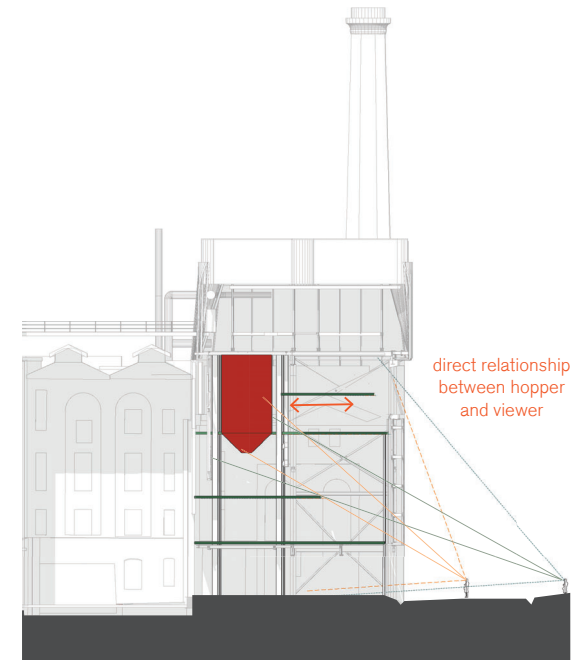
Building 30



New proposed scheme.
View from footpath (4m from facade)



New proposed scheme.
View from footpath (15m from facade)



direct relationship
between hopper
and viewer

Brewery Yard

COS3/4_Removal of Coal Hopper and Reorgamosation of Existing Floor

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CS05

Building 23 Silo removal

Design development as well as structural and construction investigations have revealed that it is extremely challenging to partially retain the silos as proposed in the previously approved SSDA. A number of options were reviewed including the previously approved scheme, which was not achievable from a structural perspective, buildability and earthquake standards.

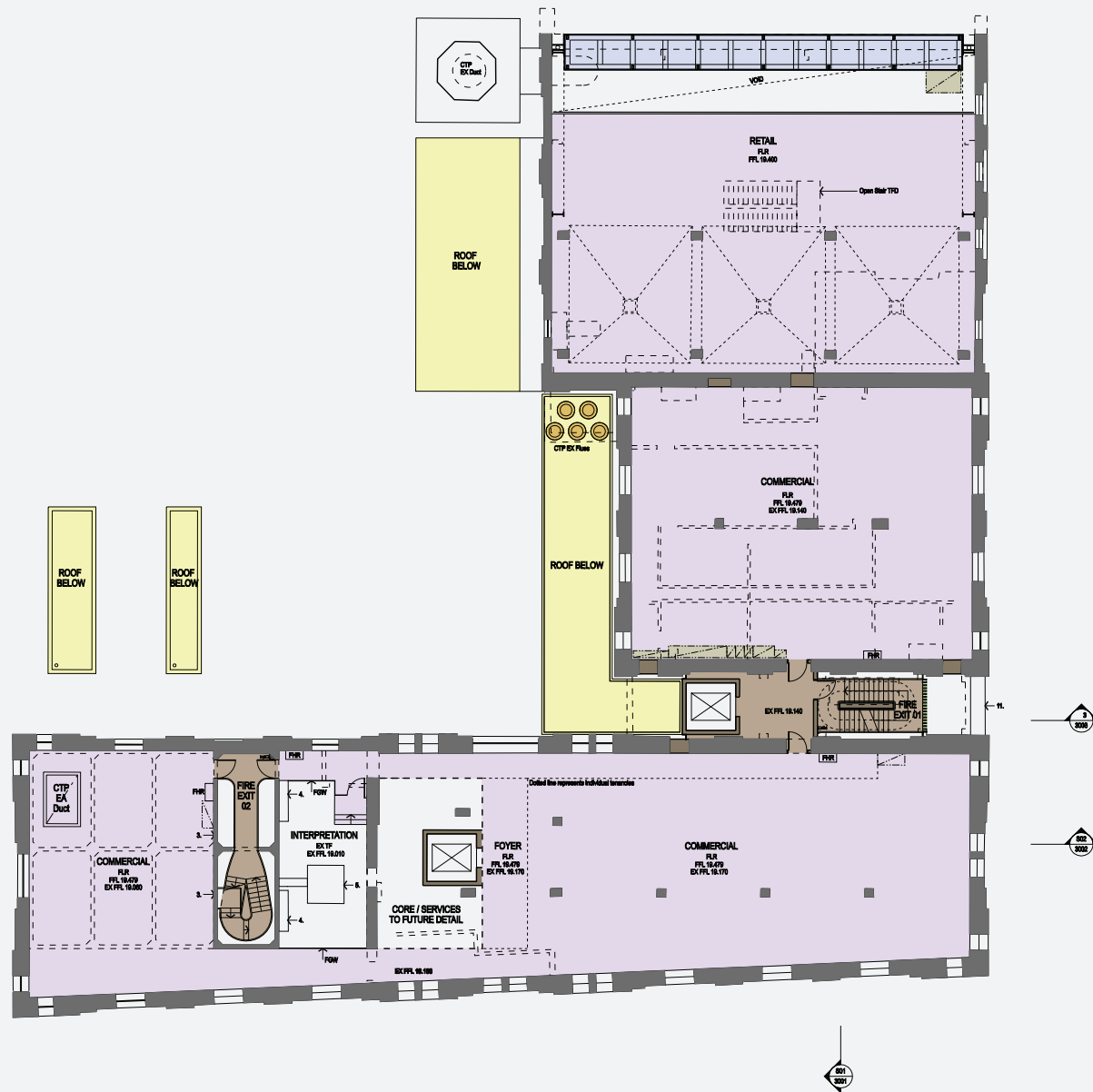
The interpretative capacity of the fully retained silo's is also challenging as it is not possible to engage with them beyond the external appreciation of a concrete wall.

As such it has been proposed to retain where possible and reconstruct where this is viable. Where the concrete silos engage with the existing brickwork of the external walls (and without clashing with windows) it is proposed they are retained.

As an interpretive strategy it is proposed that the base of the hoppers (see right) and wall are reconstructed, as with the eastern most pair on Level 01. This enables the most significant equipment to be understood. In addition to this, the new concrete coffer ceilings will provide a strong interpretation in the scale and positioning of the silos level by level. The new coffer ceilings and any of the retained silo fabric will complement each other and assist in reading the heritage significance of building 23.

right
Existing Silos to be re-interpreted



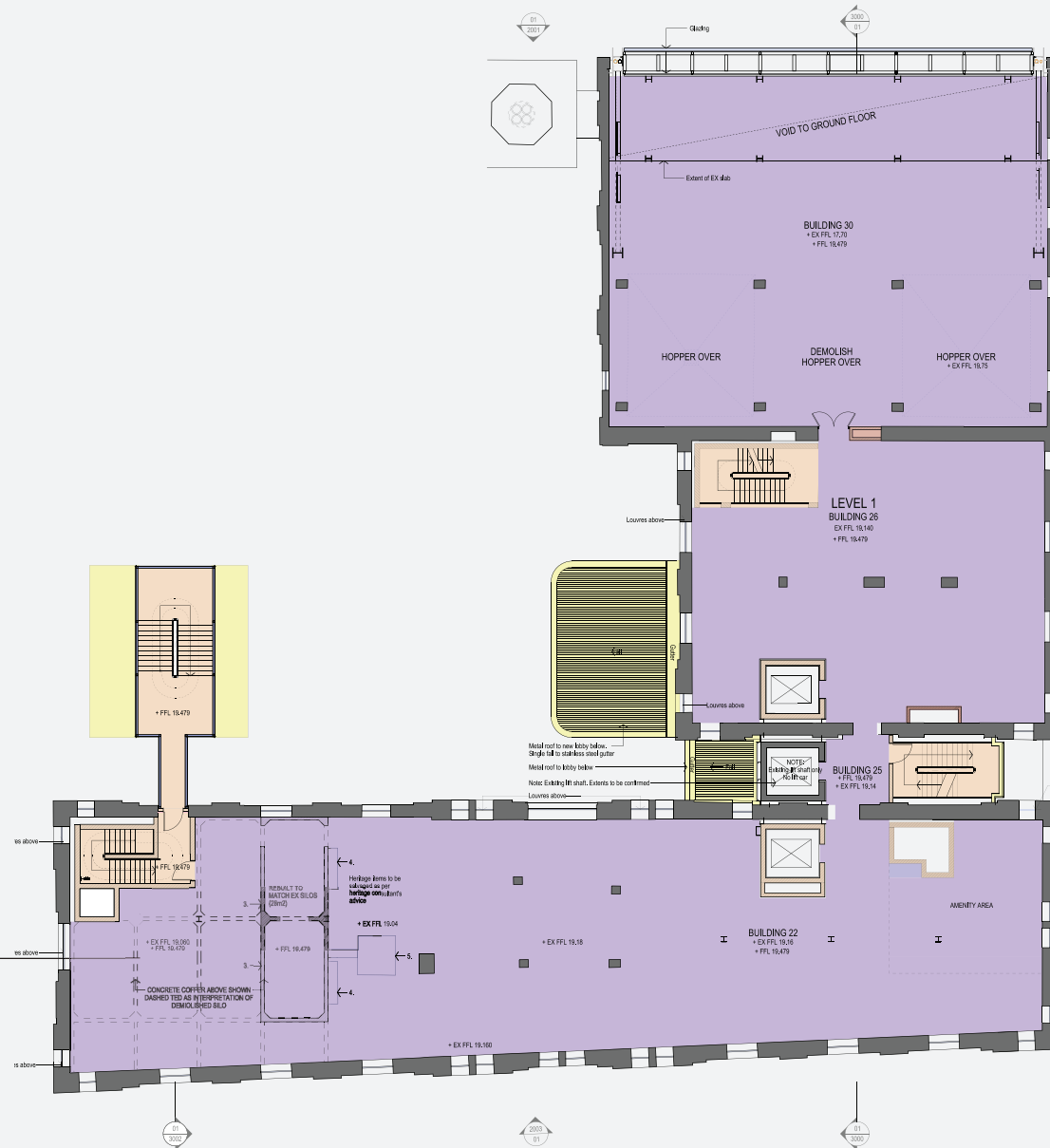


Approved SSDA
Showing partial retention

Brewery Yard
COS5_Re-interpretation of Existing Silos

Tzannes

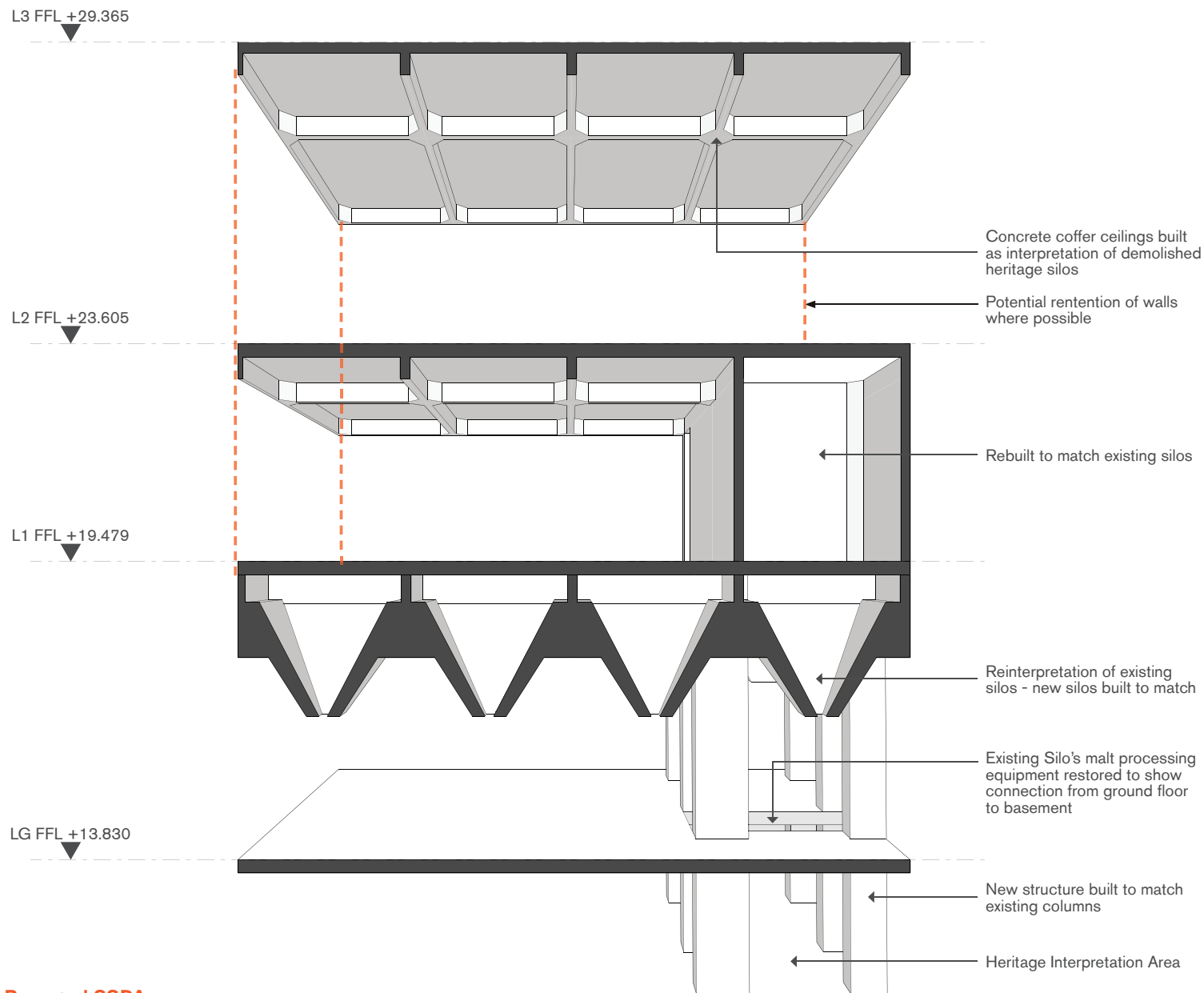
concrete coffers in ceiling
reflect form of demolished
concrete



Proposed SSDA
Typical floor showing proposed interpretation

Brewery Yard
COS5_Re-interpretation of Existing Silos

Tzannes



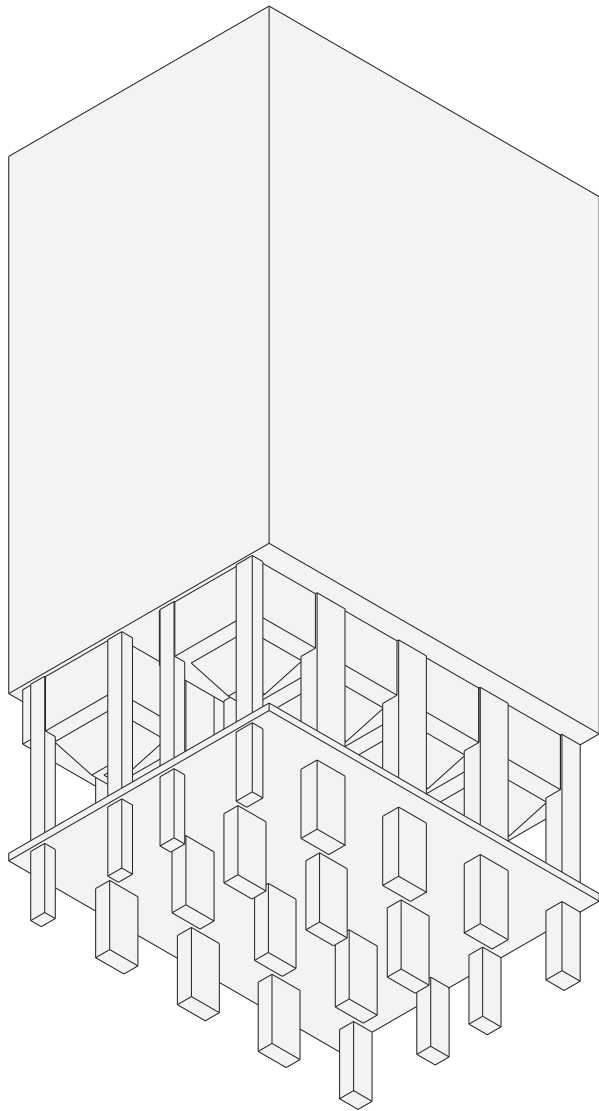
Proposed SSDA
Diagram showing proposed interpretation

Brewery Yard
COS5_Re-interpretation of Existing Silos



Section 02

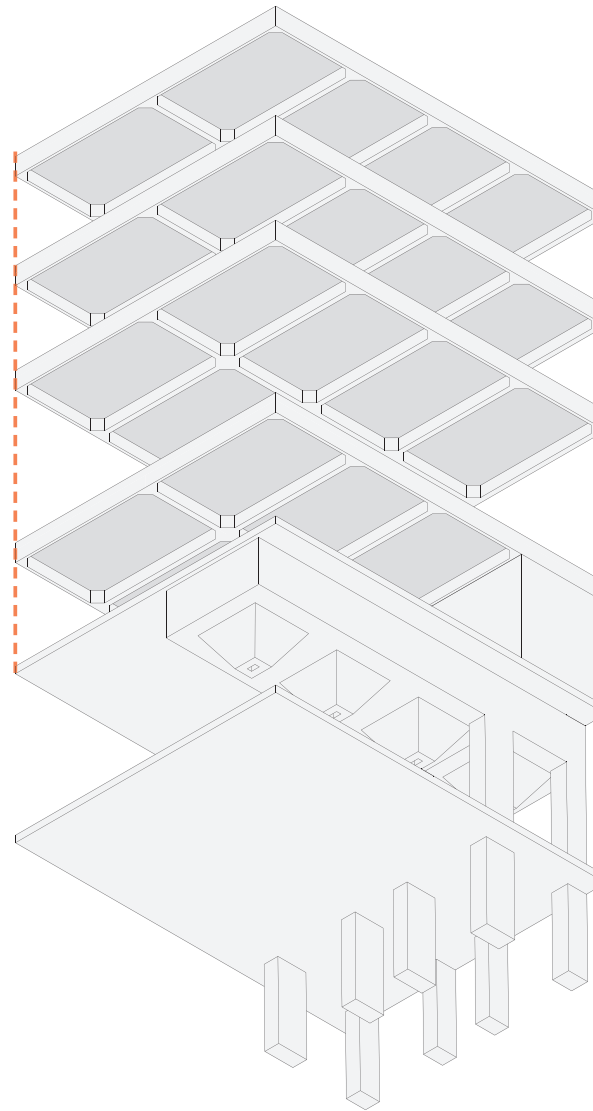
Tzannes



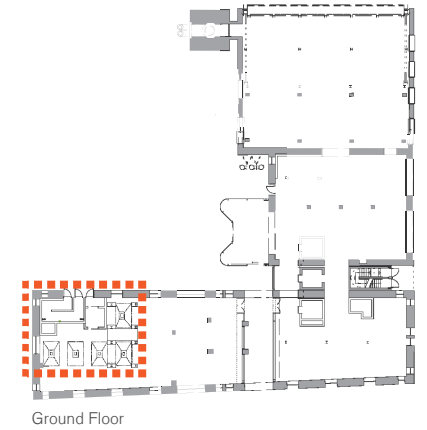
Existing concrete silos and associated structure
[Isometric view from below]

Proposed SSDA
3d diagrams showing proposed interpretation

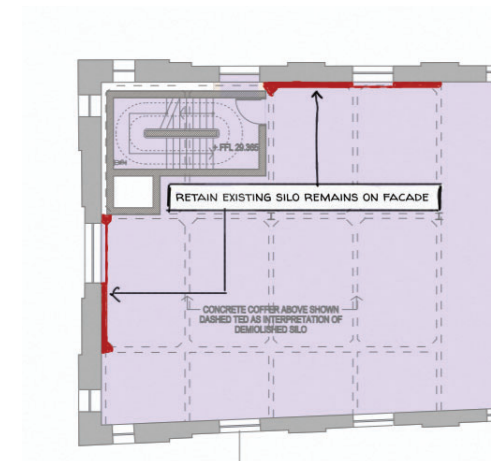
Brewery Yard
COS5_Re-interpretation of Existing Silos



Proposed concrete coffer ceilings as interpretation of silos
[Isometric view from below]



Ground Floor



Proposed reinterpretation of silos and
extent of retention in plan view

CS06

External windows

Preliminary investigations has revealed that a large number of the existing windows are damaged beyond repair or refurbishment. As part of the next stage a revised audit of the existing windows will be completed confirming the current status of this program.

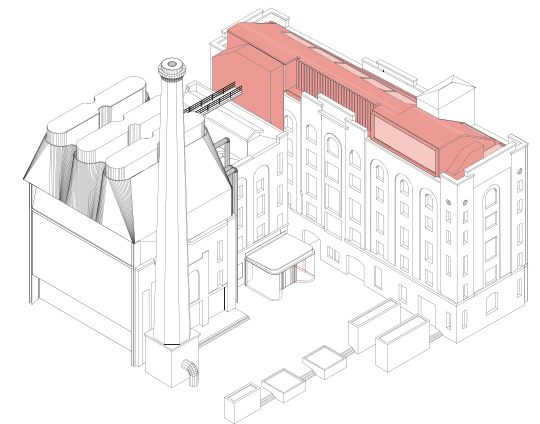
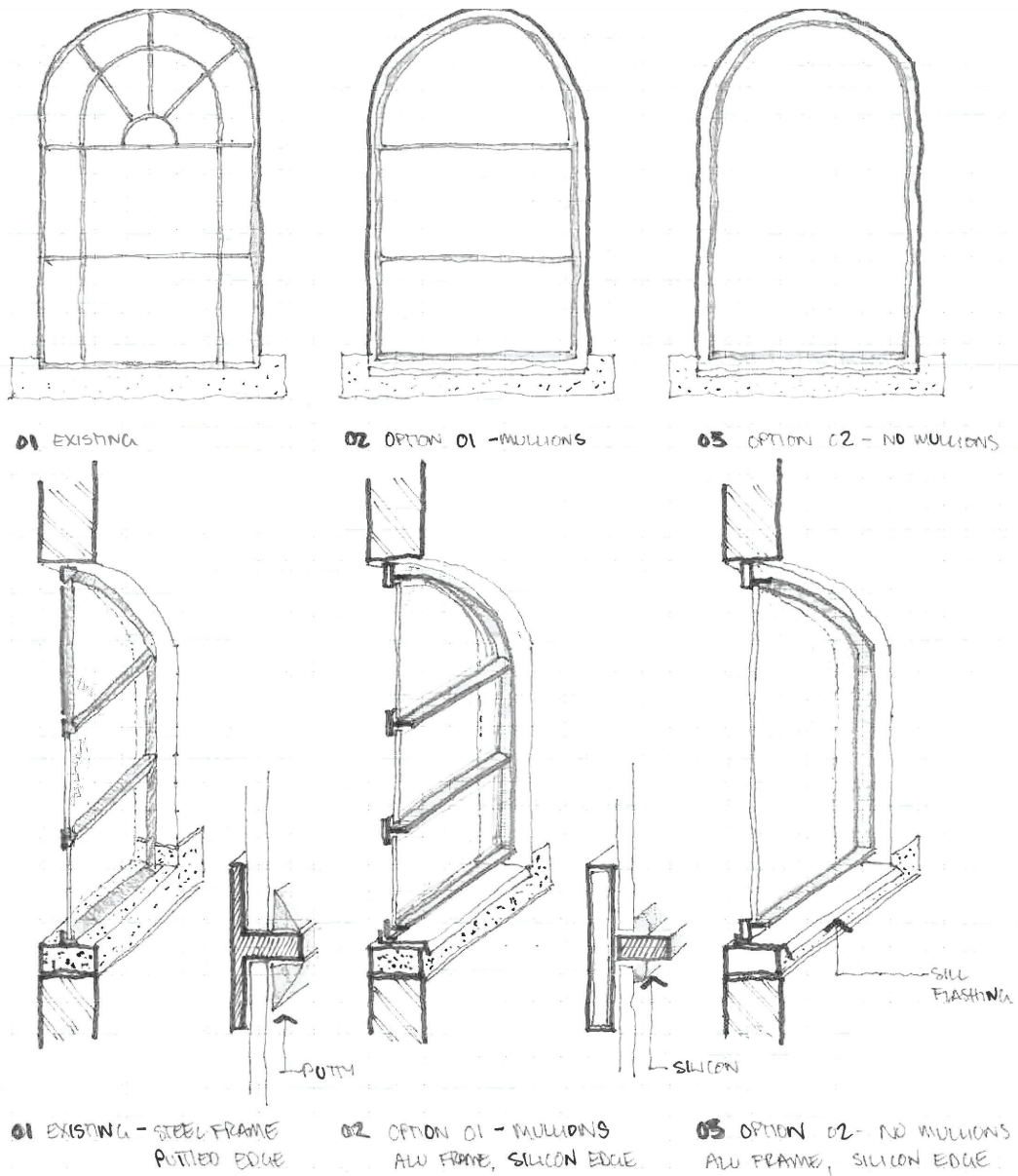
It is intended that new windows will be contemporary bespoke aluminium window frames with high performance glazing to improve the environmental performance of the building as a whole.

The new glazing is defined by a shadow detail separating the window from the surrounding brickwork and an expressed fine aluminium edge, referring to the existing steel window system.

The finer grained patterning of the existing windows references the framing of the existing windows.

view from Central Park
the proposed contemporary windows in the south facade





above
a review of existing window typologies of the building

Brewery Yard
COS6_ External Windows and Doors

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CS07

Building 30 North Facade

The design of the north facade has been developed to better integrate the hoppers with the broader space of the northern rooms. Key design principles have driven this design development.

The tripartite design of the facade has been maintained. These lines relate to the open ground plane and the parapet line of the existing adjacent brickwork.

The monumental ground floor opening has been retained and enhanced through post SSDA design development.

The upper level glazing has been amended to open up the upper level of the hoppers with the northern room. The previous approximate alignment with the old roof line was designed to integrate services requirements below the Tri-Gen plant which is no longer required. This approximate alignment (which was above the old roofline) was not apparent from the public domain.

The new approach is aligned with the way previous amendments to the roofline are discernible within the northern room.

To improve the design integrity of the northern facade, detailing of the steel work, glazing frames and sloped opening on the upper level is designed to provide a clear articulation and relationship to the existing fabric and building scale.

SSDA North Facade Design





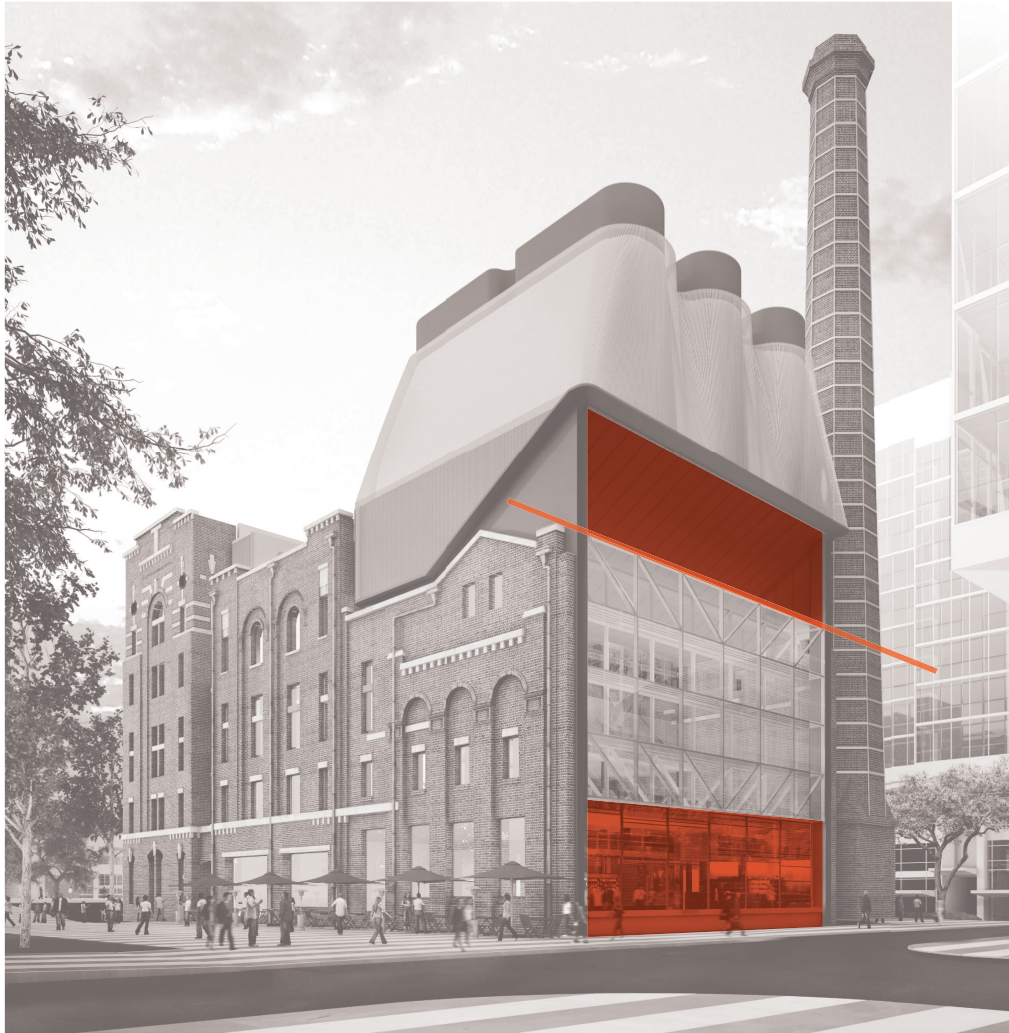
DA View from the North

Brewery Yard
COS7_B30 _ North Facade



SSDA View from the North

Tzannes



DA View from the North

Tripartite Structure to North Facade

Brewery Yard

COS7_B30 _ North Facade



SSDA View from the North

Tripartite Structure to the North Facade Retained



DA View from the North

Monumental opening at ground level

Brewery Yard

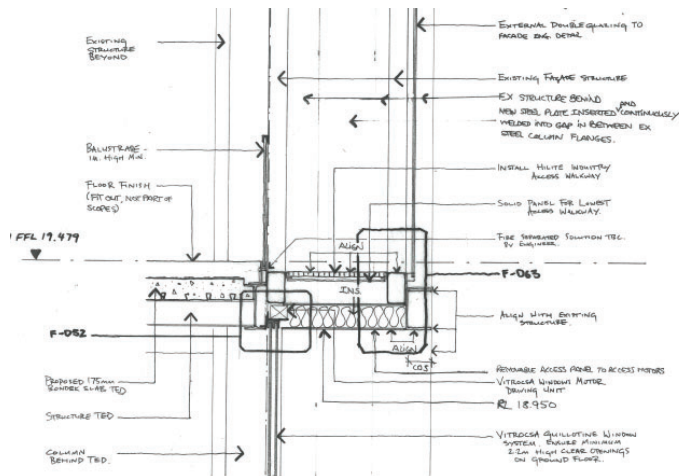
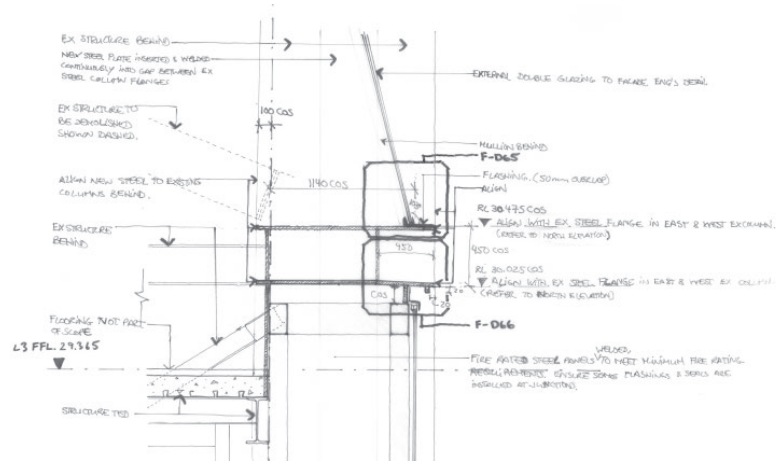
COS7_B30 _ North Facade



SSSA View from the North

Monumental opening at retained at ground level

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SSDA Section Detail of North Facade (NTS)

Post SSDA Detailing developed to maintain the monumental opening to the ground level of the north facade

Brewery Yard

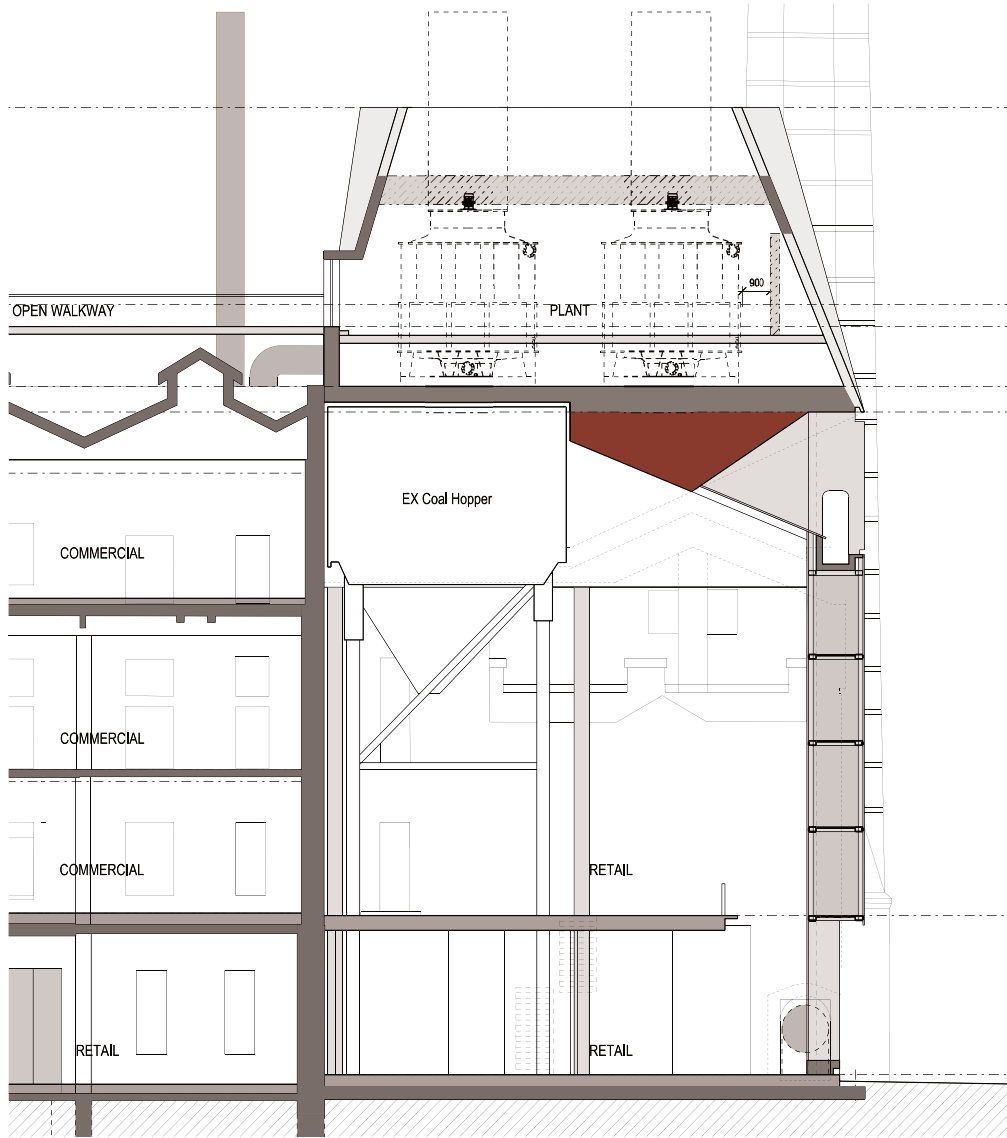
COS7_B30 _ North Facade



SSDA View from the North

Monumental opening at retained at ground level

Tzannes

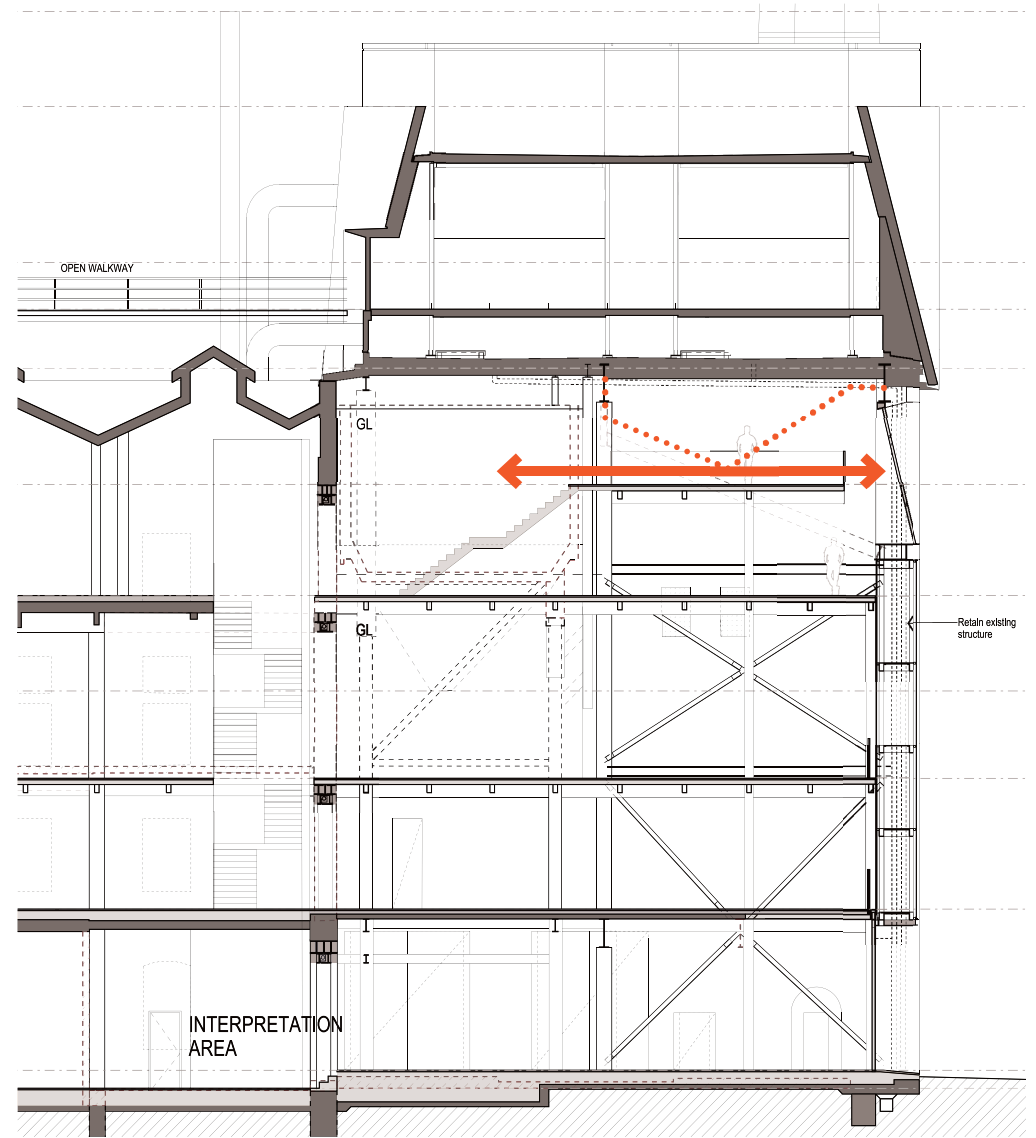


SSDA Section

Ceiling profile no longer required for Tri-Gen services and blocks relationship of the top of the hopper with the broader space of the northern room

Brewery Yard

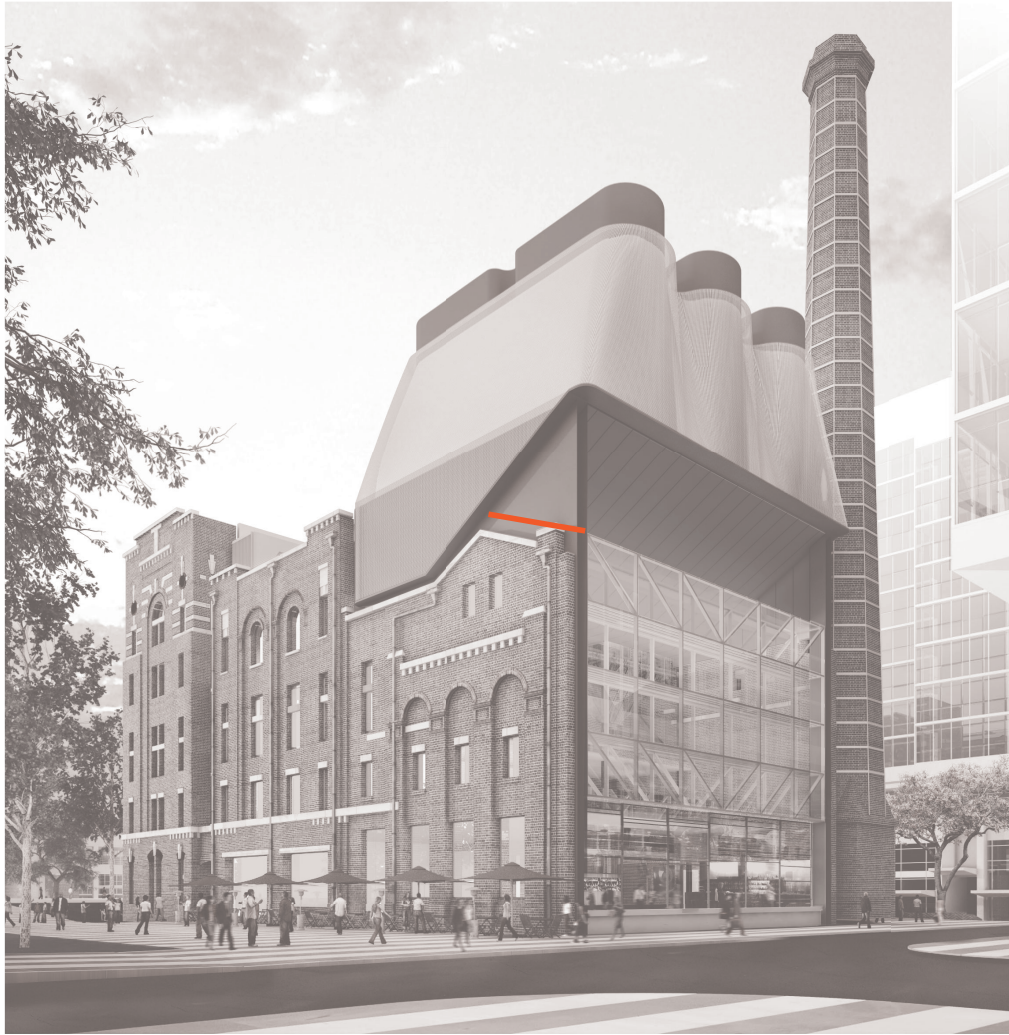
COS7_B30 _ North Facade



Proposed section

Ceiling profile deleted and upper level glazing amended to open up relationship of the top of the hopper with the broader space of the northern room

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DA View from the North

Alignment of glazed roof to approximate line of old roof not visible from the public domain.

Brewery Yard

COS7_B30 _ North Facade



Existing interior of Northern Room

Traces of previous rooflines visible in interior fabric.

CS10

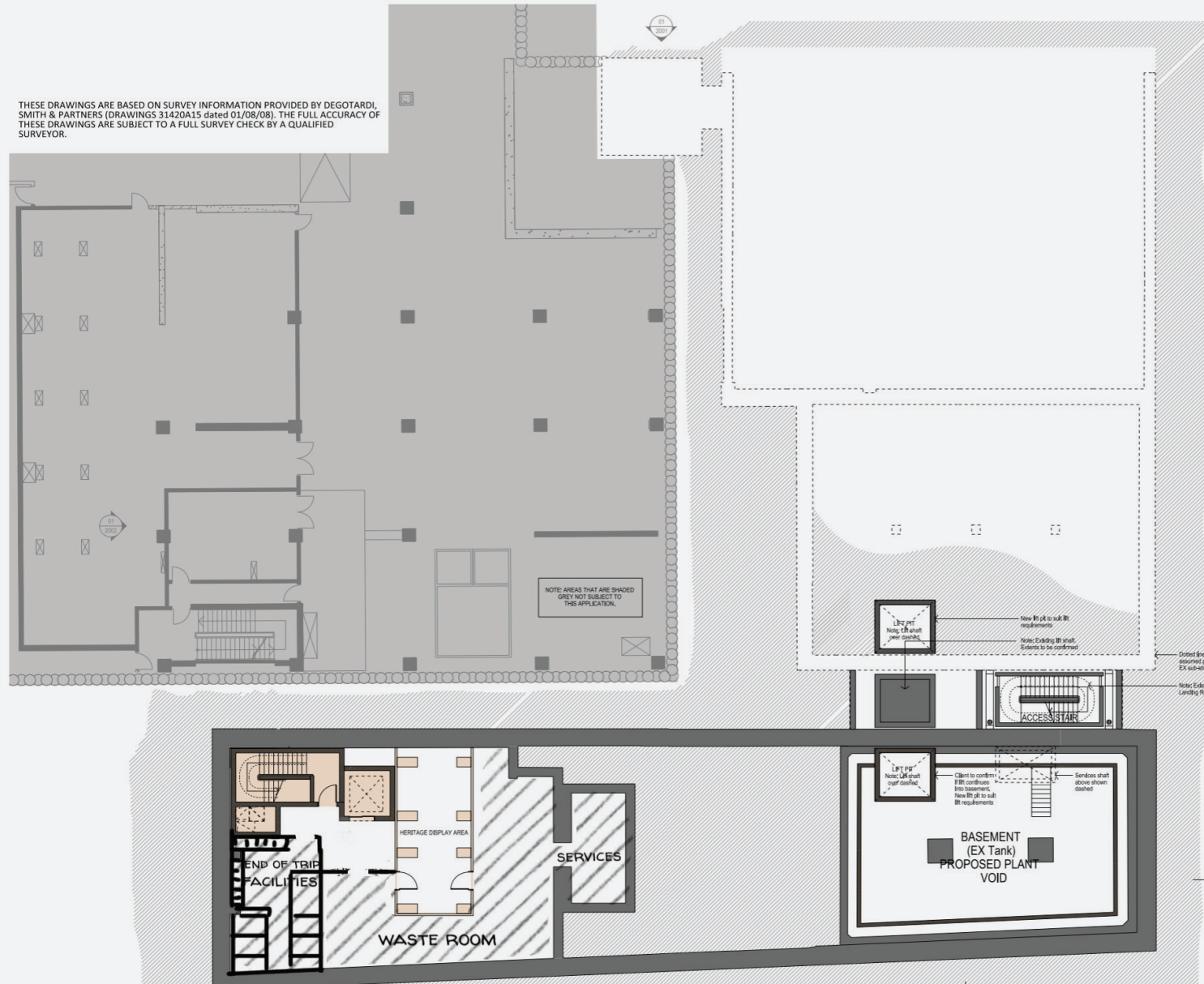
Bicycle Parking and End of Trip Facility

The bicycle storage area is located on ground floor level and easily accessible from lobby space and the through site link. Lockers, showers and change rooms will be located underground with security lockers and surveillance, accessed by the goods lift and stair.

End of Trip Facility
Case study example



THESE DRAWINGS ARE BASED ON SURVEY INFORMATION PROVIDED BY DEGOTARDI, SMITH & PARTNERS (DRAWINGS 31420A15 dated 01/08/08). THE FULL ACCURACY OF THESE DRAWINGS ARE SUBJECT TO A FULL SURVEY CHECK BY A QUALIFIED SURVEYOR.



CS012

Through Site Link

The design provides a new foyer structure at ground level to facilitate in activating the Brewery forecourt and surrounding public domain. The design intent of the glass foyer is to provide clarity of the main entry to the building, whilst being transparent to avoid any visual impacts from the through site link. A solid metal roof is also proposed to ensure it is protected from weathering and shading from the afternoon sun.

Further to consultation with the CoS, the design of the foyer is amended to provide an entry only, to minimise any view obstructions into or from the central square. Direct visual connection from the through site link to the forecourt is maintained.

View from Brewery Yard
Entry lobby building in the Brewery Yard



[illegible]

Entry lobby blocks views and limits permeability from Through Site Link

Brewery Yard
COS12_Through Site Link Access

Architectural floor plan of Level 1 of Building 26. The plan shows a large central area labeled "BUILDING 26" with "LEVEL 1" below it. To the left, there is a "VOID TO GROUND FLOOR" and a "HOPPER OVER" area. A red arrow points to a specific area in the lower left. The plan includes various rooms, corridors, and structural elements. Labels include "EXIST. EX. 140", "DEMOLISH HOPPER OVER", "AMENITY AREA", "BUILDING 25", "BUILDING 22", "BUILDING 20", "BUILDING 19", "BUILDING 18", "BUILDING 17", "BUILDING 16", "BUILDING 15", "BUILDING 14", "BUILDING 13", "BUILDING 12", "BUILDING 11", "BUILDING 10", "BUILDING 9", "BUILDING 8", "BUILDING 7", "BUILDING 6", "BUILDING 5", "BUILDING 4", "BUILDING 3", "BUILDING 2", "BUILDING 1".

Deletion of entry lobby opens views and maximises permeability from Through Site Link

CS14

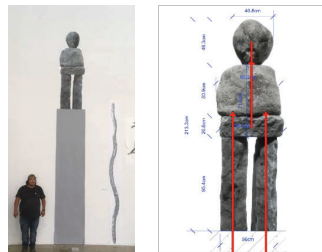
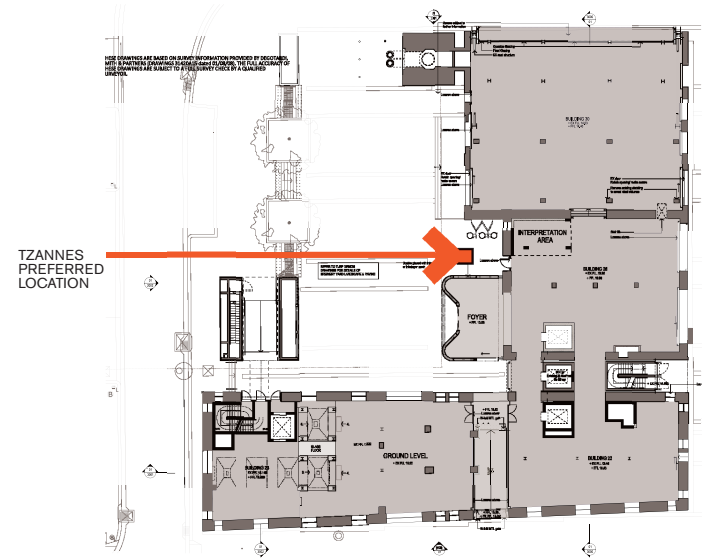
Public Art

The program for Public Art for the Brewery Yard is being delivered as part of the broader program for Central Park managed by Barbara Flynn.

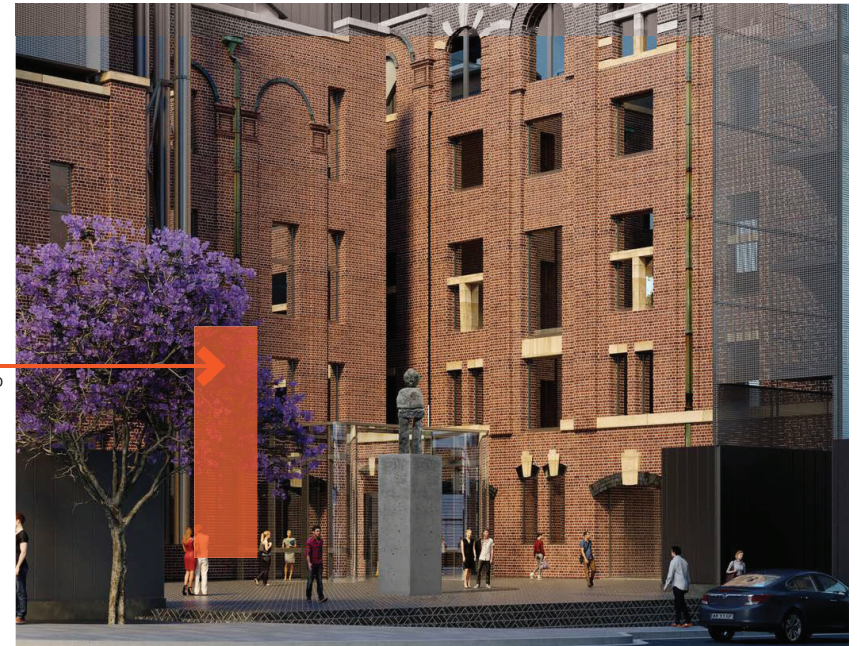
The current proposal by Ugo Rondinone, to be located in the Brewery Yard is called *The Remembered*. The position of this artwork was under discussion with Frasers as the position proposed by Frasers compromises an access easement required to services the Tri-Gen basement.

The installation of the sculpture has been novated to IPG.

Tzannes has proposed an alternate location as shown on the adjacent plan. The preferred location remains the same even if the foyer is omitted from the proposal.



TZANNES
PREFERRED
LOCATION



Current Public Art design with revised location proposed by Tzannes

Tzannes