

Tzannes





04

North Tower Response to OSD and Metro DRP Feedback



GRIMSHAW | JPW

DRP 7 North Tower

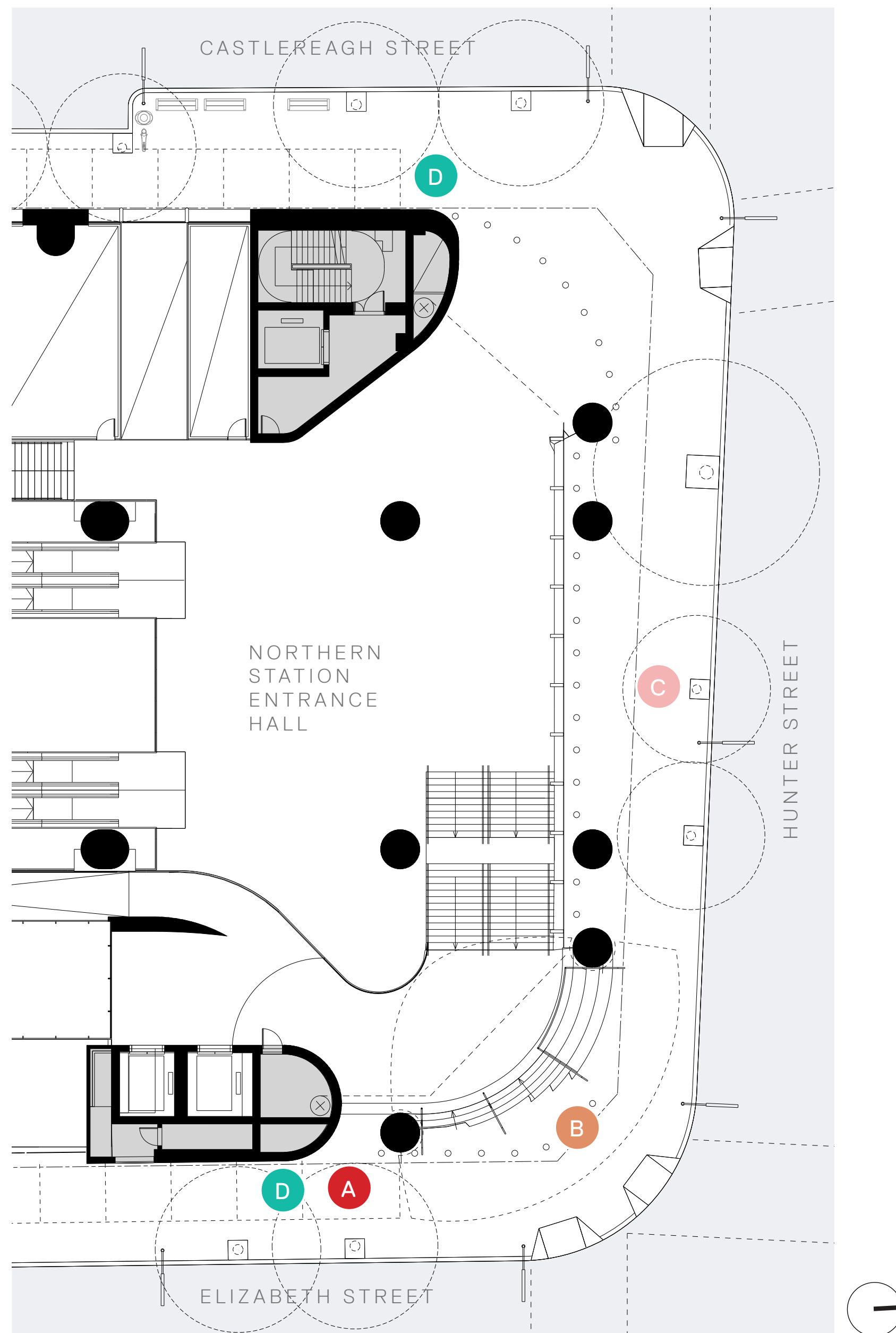
SMMP—ISD

18 December 2018

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Street Level



DRP 6 feedback

OSD DRP

Minute

- C** “While the proposal for stairs creates a more welcoming corner entrance, the building’s interface with Hunter Street is unresolved. We are **concerned about the spaces between the building and columns** on the northern elevation.
- A** We also emphasise the need for the **disabled access** off Elizabeth Street, which occurs between columns, **to be made as generous as possible.**”
- D** “While we support the awning proposal, we recommend it be lowered as far as possible to improve weather protection, particularly that portion of the awning which is raised to mark the entrance to the through site link.”

Open Item

- B** “Further design refinement is required to **address how the seating steps meet the column on the northern elevation.**”
- C** We recommend **consideration of opportunities for public seating** between the columns on the northern elevation to Hunter Street.”
- D** “Further design refinement is required to **ensure the awnings which mark entrances to public and private spaces are differentiated.**”

Station DRP

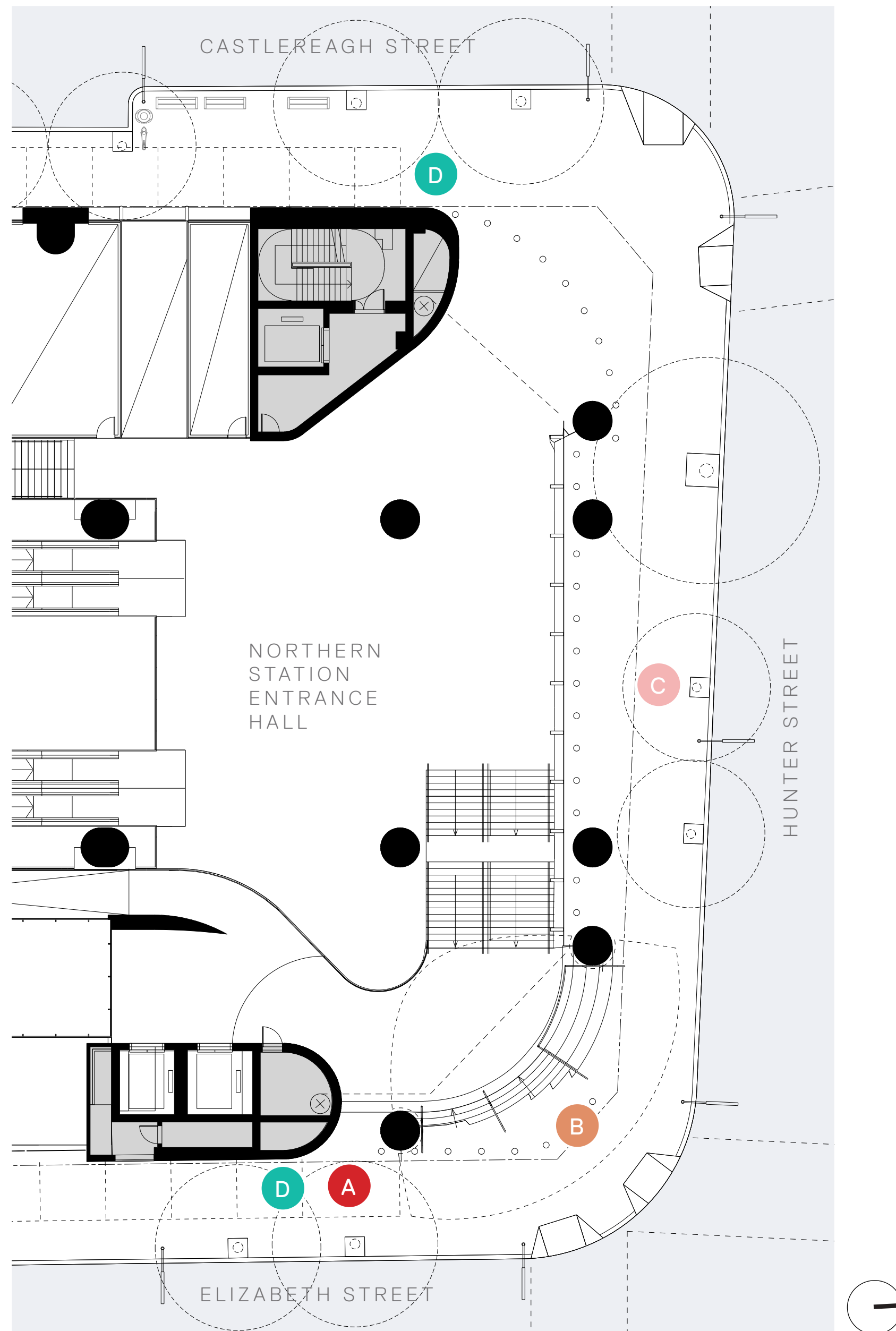
Minute

“The visual and pedestrian connectivity to the Elizabeth Street / Hunter Street corner is improved by the combination of steps and stepped seating. However, further work will be needed in the detailed design phase to address the following issues:

- B** • The building’s interface with Hunter Street still requires improvement, particularly to **avoid the sections of feathered steps.**
- C** • The **areas between the columns and footpath to Hunter are not optimised** and lack a positive civic presence.
- A** • Access to the **disabled entry** on Elizabeth Street needs to be as **generous in width as possible.**”
- D** “The Panel encourages further review of the awning at the entry to the mid-block connection to **ensure that the station entry has an appropriate clarity and identity.**”

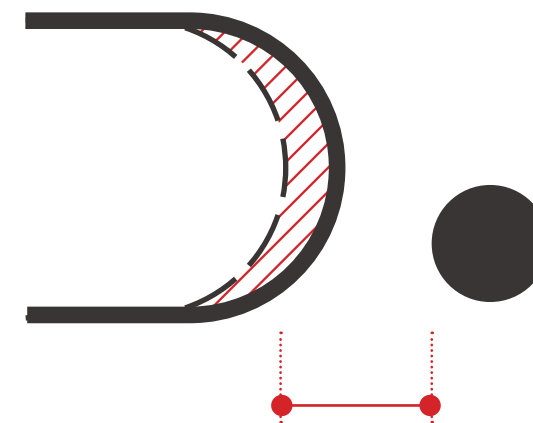
Open Item

- B** “Further design development to **avoid feathered steps** at the Elizabeth Street entry and to provide the appropriate civic response along Hunter Street.”
- D** “Further design review of the awning above the entry to the mid-block connection on Elizabeth and Castlereagh Streets to ensure the awnings serve their intended purpose of weather protection and **give the station entry sufficient clarity / visual identity.**”

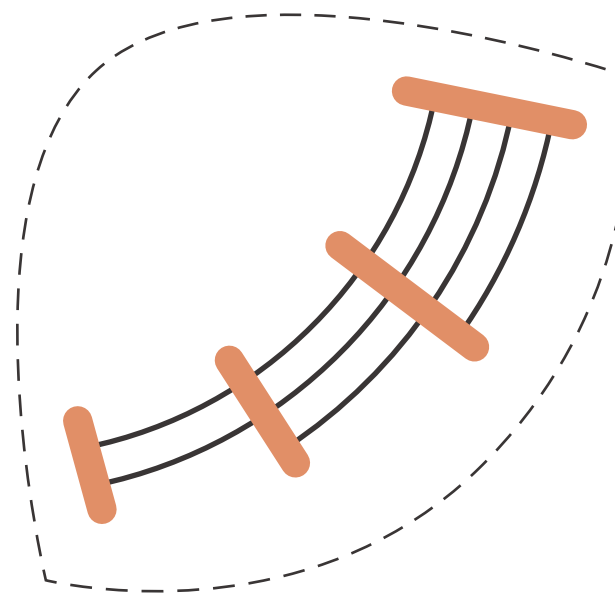


Strategies

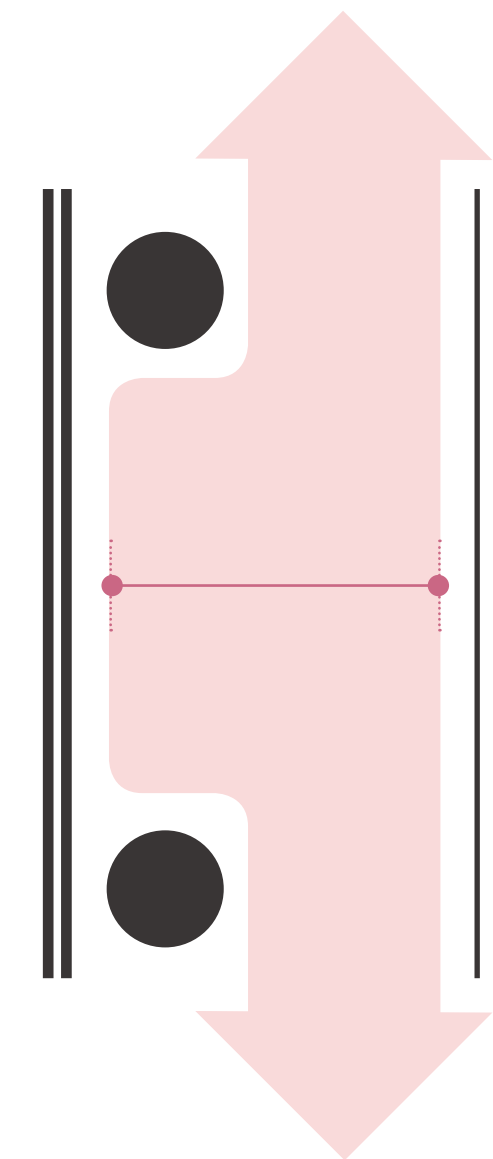
A CORE REPLANNING



B INTEGRATION & DECLUTTERING

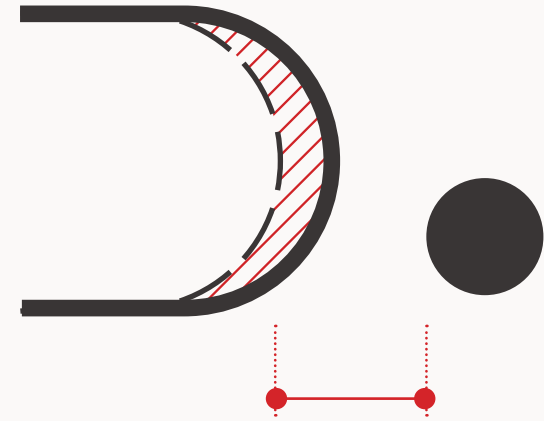


C ACTIVATION



D WAYFINDING





OSD DRP comment:

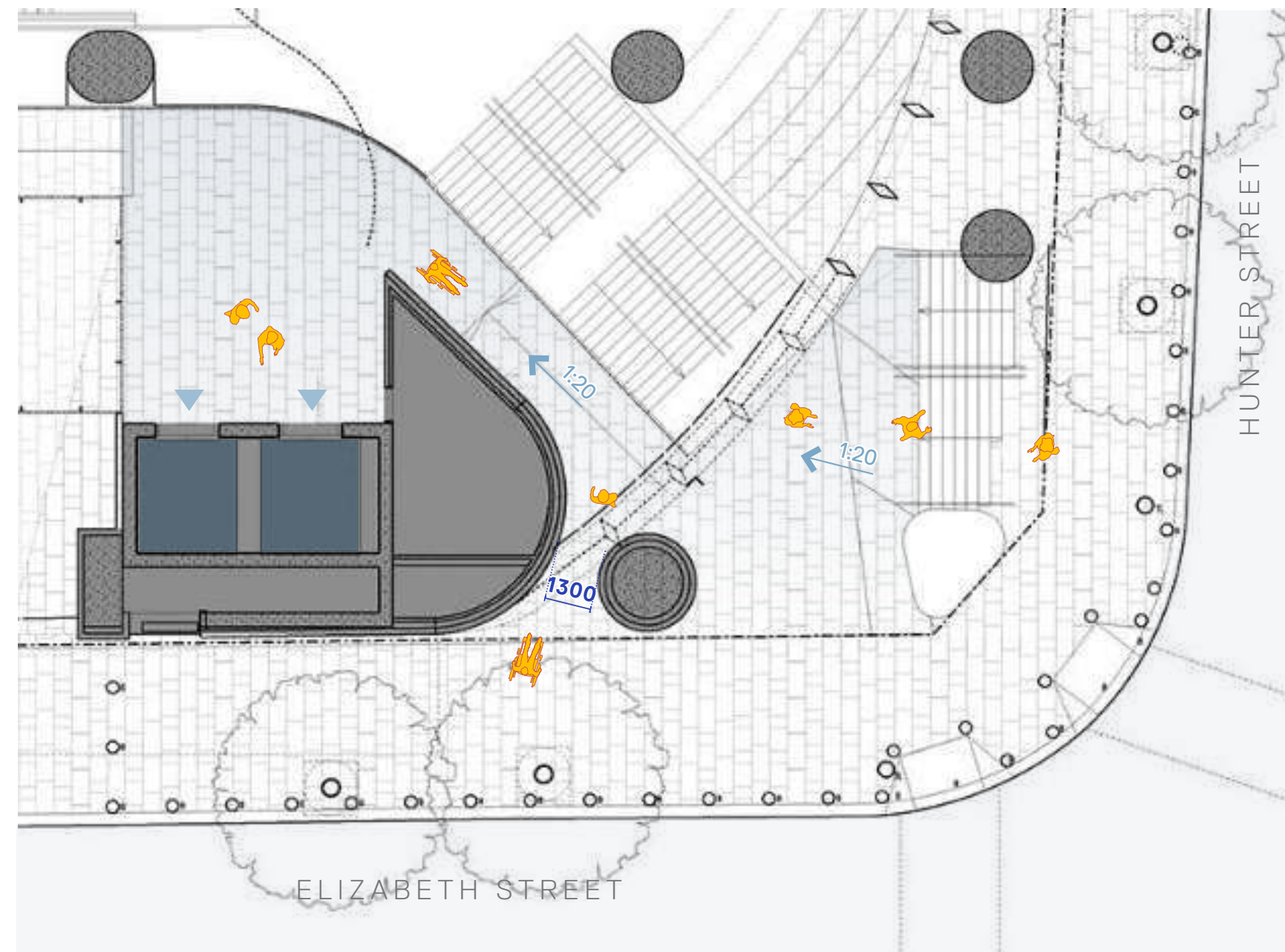
*“We also emphasise the need for the disabled access off Elizabeth Street, which occurs between columns, to be made **as generous as possible.**”*

Station DRP comment:

*“Access to the disabled entry on Elizabeth Street needs to be **as generous in width as possible.**”*

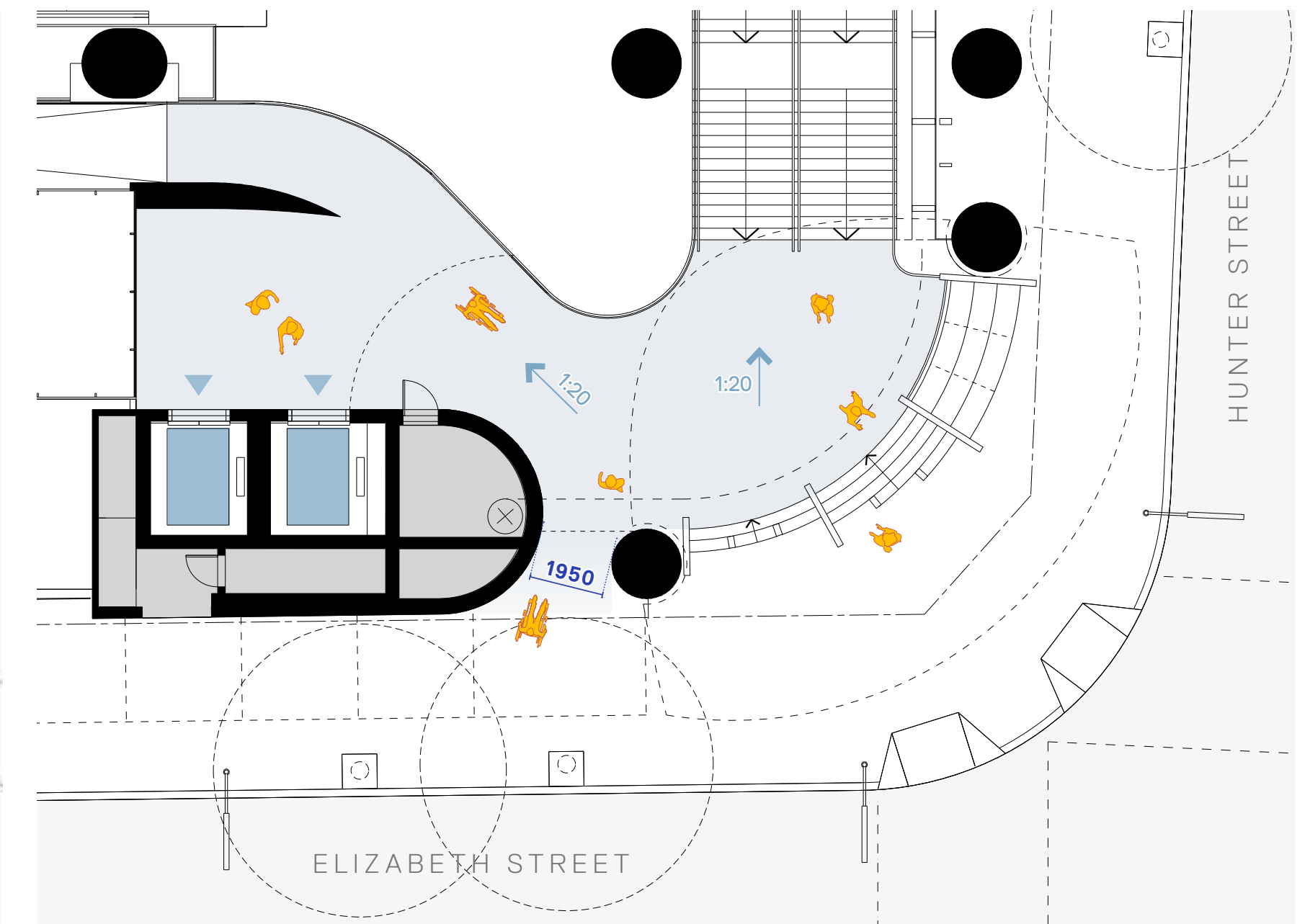


DRP 3 — May 2018



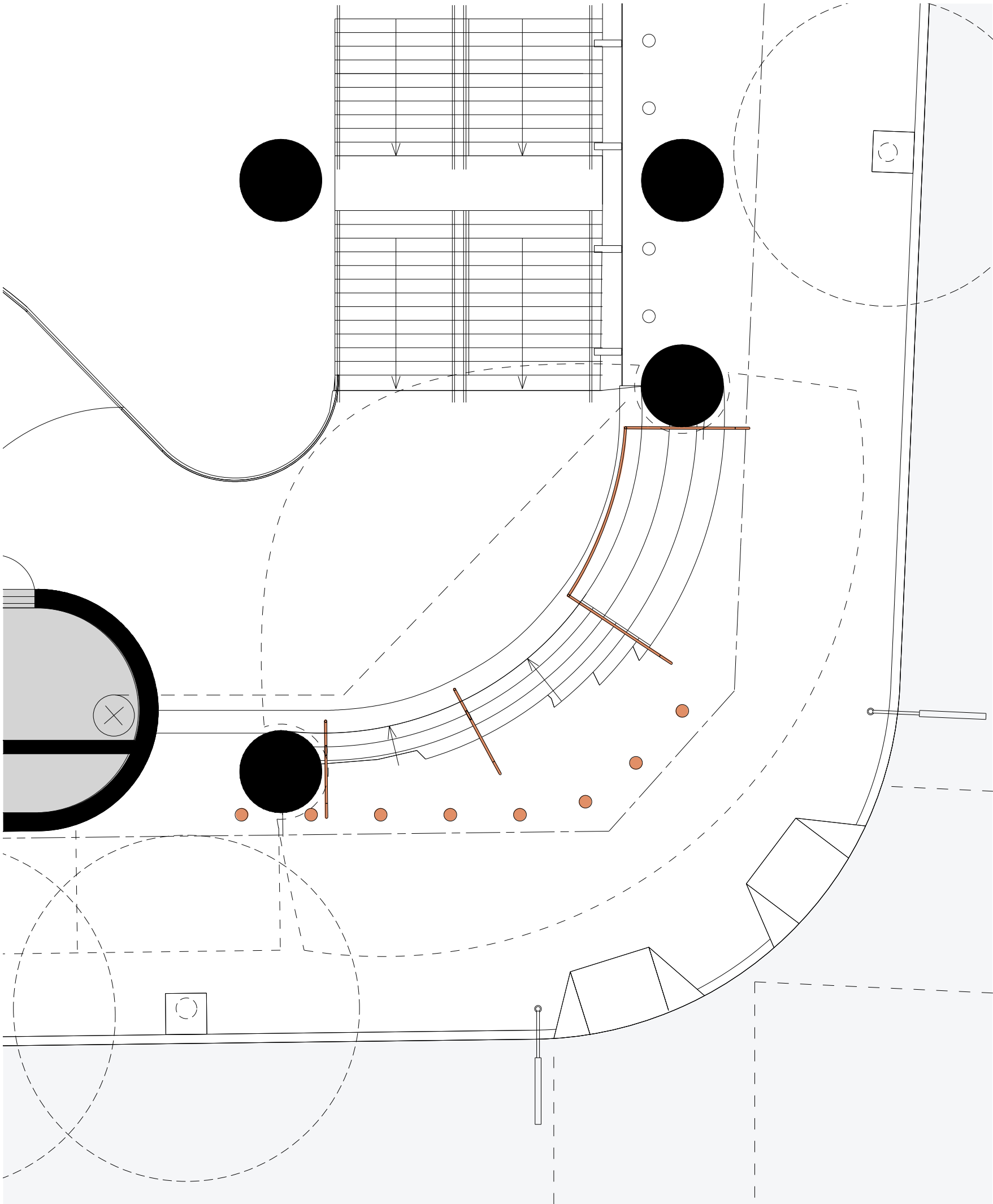
Radisson Blu Plaza Hotel Sydney
~1800mm between entry columns

Current proposal

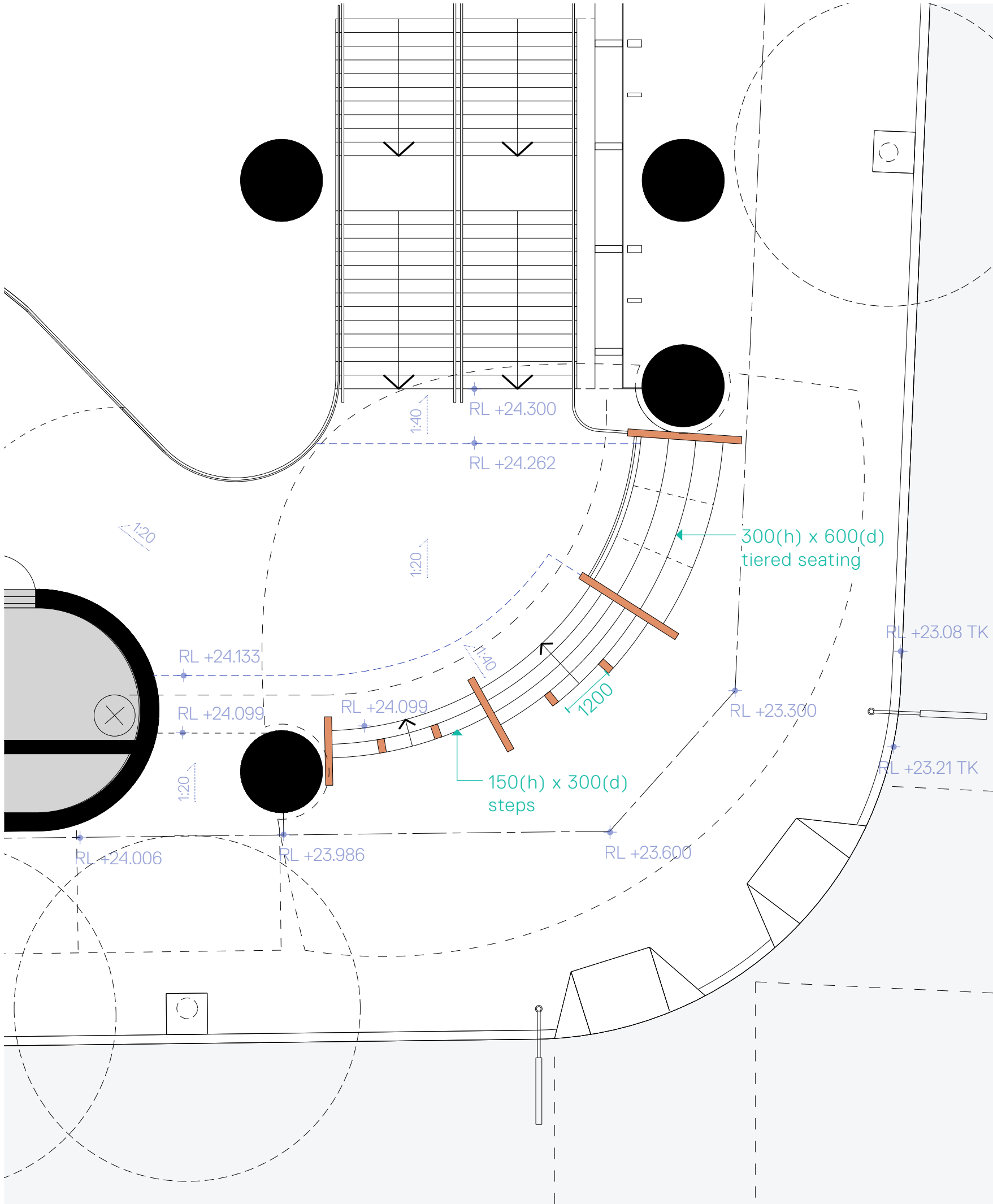


Feathered steps and detailing

DRP 6 — August 2018



Proposed



OSD DRP comment:

“Further design refinement is required to address **how the seating steps meet the column** on the northern elevation.”

Station DRP comment:

“The building’s interface with Hunter Street still requires improvement, particularly to **avoid the sections of feathered steps**.”

“Further design development to **avoid feathered steps** at the Elizabeth Street entry and to provide the appropriate civic response along Hunter Street.”

Note: RLs shown in proposal reflect the current DA scheme, based on a 2.5% cross-fall from top of kerbs. Subject to detailed development and below-ground utilities survey information currently being undertaken.