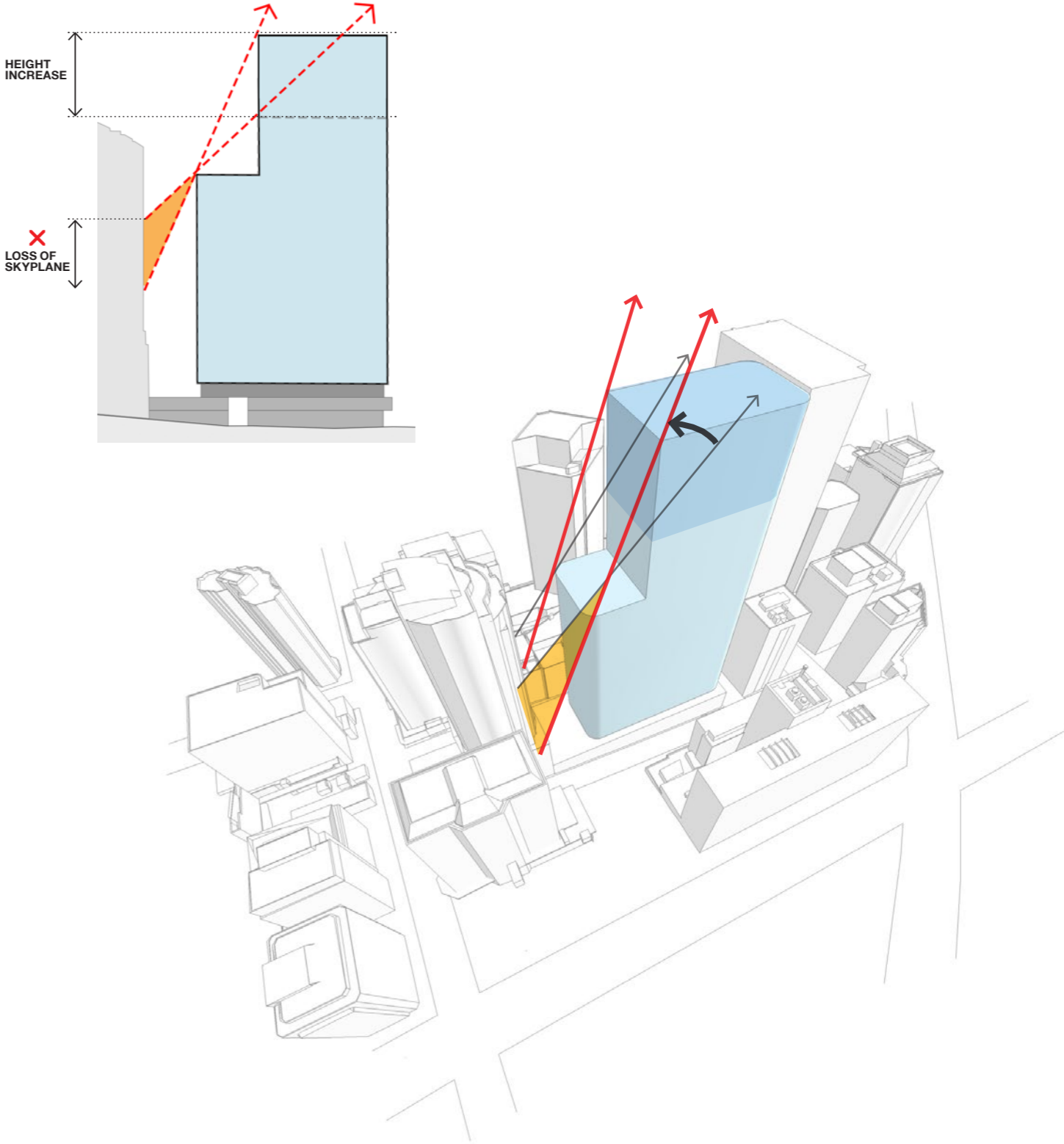
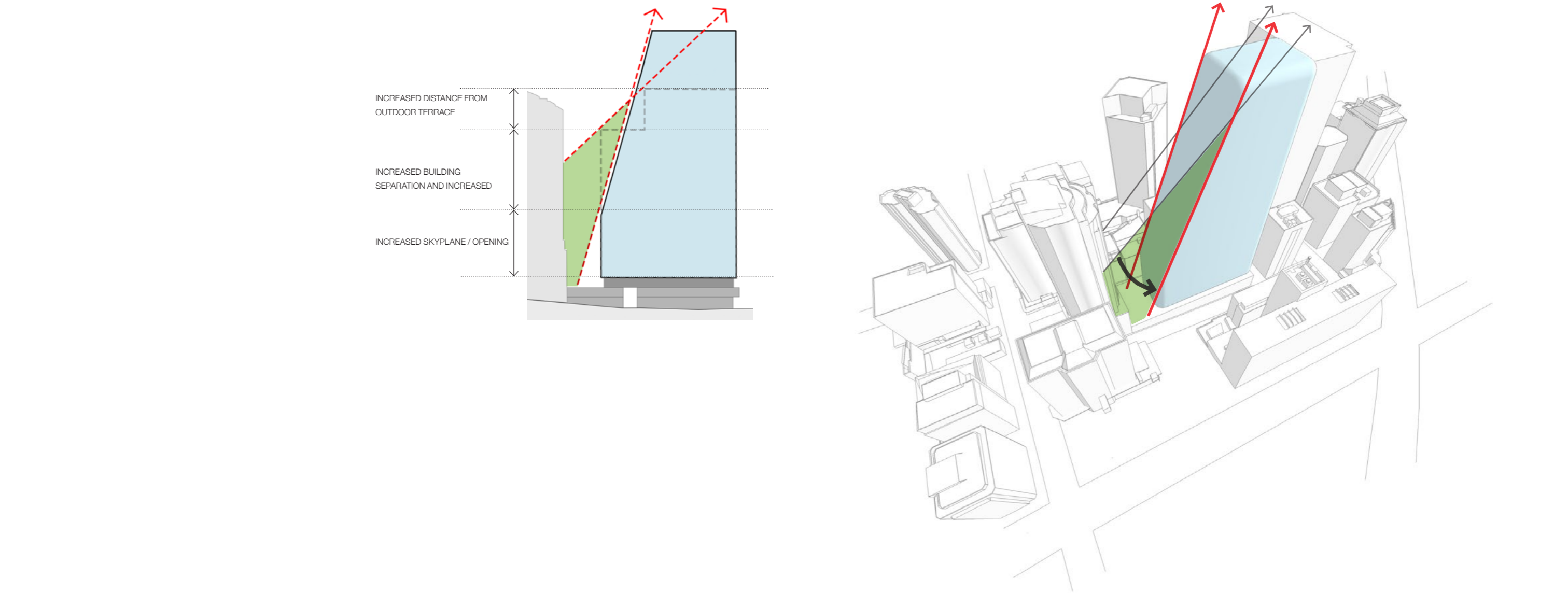


4.10 EXISTING STEPPED ENVELOPE
The DA Approved envelope had a stepped form that facilitated an improved outlook and skyplane for the residents of the adjoining tower



4.11 EXISTING STEPPED ENVELOPE + ADDITIONAL HEIGHT
With a Sydney Metro Station being built on the front door of the tower the improved public transport accessibility as well as maximization of public infrastructure investment lead to a reconsideration of the height and density of the site. This block will clearly be the new 'heart' of a regenerated North Sydney. Any increase in height must be carefully considered to avoid adverse impacts to the adjacent residents.



4.12 TAPERED ENVELOPE + ADDITIONAL HEIGHT

The original DA Application in 2010 was lodged at a height of RL 199. At this height there is no overshadowing of Greenwood Plaza Special Area, & matched the approval of the adjoining 100 Mount Street.

The height reduction to the approved RL178 was in response to objections of neighbouring residents. An increase in height is proposed based on both the increased accessibility from Sydney Metro, as well as the increased height limits proposed in North Sydney Councils Capacity Study 2016, which has been approved by Council to proceed to exhibition. Our aim however with the height increase is also to respect and improve if possible the amenity of the

neighbouring residents.

We propose to taper the upper 75% of the tower to the south, which improves the amenity of the tower residents, even with the additional height. The amenity improvements can be seen in three zones:

- Up to the taper point

Up to the point where the north façade tapers the adjoining residents will have an increased skyplane relative to the Approved DA, improving the openness and perception of bulk and density of the new tower.

- Between the taper point and the step of the original DA

Between these heights residents will also have an increased skyplane,

and in addition there is an increased separation between the two buildings, improving the amenity and privacy of residents.

- Above the step of the original DA

Above the step there is an increased distance from the original outdoor terrace, and a reduced bulk due to the perspectival effect of the tapered form.

In addition to improving the amenity of the adjoining residents the tapered form has a substantial reduction on bulk and increased skyplane when viewed from the public domain, especially Denison Street. The taper also provides increased solar access to Denison Street.







5.0

DESIGN DESCRIPTION

5.1 PODIUM

Our aim was to design a podium that is highly accessible, active and permeable at ground level, with a human scale and materiality to create people spaces along the laneway.

The podium consists of two primary levels, a ground floor and a raised office level. To accommodate the requirements of NEC's publicly accessible Production Studio on the ground the floor to floor height is 7m. This creates the opportunity to integrate mezzanine levels above the retail. The raised office level accommodates NEC's news and current affairs studios and is the active heart of NEC. A 4m floor to floor height is required for these studio's.

The ground floor incorporates a public mid-block through site link, which has been designed to align with the southern edge of the existing link between Lt Spring and Walker Streets, as was the previous approved DA. At a width of 9m and a minimum height of 7m this fully pedestrianised link will be generous and public in its scale. The link angles out to the north-west creating a generous opening to the Sydney Metro site, while reducing the perceived length of the link, and providing increased solar access to the ground plane. The northern edges of the link are lined with retail, while the southern edge incorporates the NEC entry lobby, and a secondary lobby entry to the mid and high rise tenants.

South of the link Denison Street is lined with cafes and restaurants. The ground floor glass line has been recessed 3m from the boundary to create a generous covered public domain, beneath the overhang of the podium level above. Restaurants will have an indoor dining area with a bi-folding operable façade allowing it to open up to Denison Street in temperate weather. Externally there are dining areas adjacent to the façade, between the towers perimeter columns which provide a strong rhythm to the street. A covered portico then provides pedestrian access between the indoor and outdoor dining areas that activates the public domain. A mezzanine level above has additional indoor dining areas, with a projecting balcony that overhangs the public domain. The regular rhythm of columns and balconies beneath the overhanging podium floor creates a human scaled public environment encouraging workers and the public to enjoy the laneway.

The southern portion of the podium is articulated to address the prominent corner towards Brett Whitely Place, and create a welcoming entry to the office lobby. An acute curved corner creates a strong delineation between Denison & Spring Streets, while drawing the eye towards the entry lobby. A series of steps, with an integrated ramp ("st-ramp") provides access to the lobby, while negotiating the level difference to Spring Street.

The south-east corner has a lower ground retail tenancy on the corner of Spring Street, with a terrace above providing an outdoor area for the lobby café. The podium cantilevers over providing weather protection.

The office lobby is located behind the retail tenancies along Denison Street. Designed as a potential 'through-site' lobby connecting the southern entry to the through site link, the lobby will operate in the short-medium term as with a dedicated lobby for NEC at the northern end.

The news and current affairs level cantilevers over the ground floor, creating a covered public domain around the base of the building. The podium floor follows the site boundary, indenting on the south for the lobby, and at the through site link.

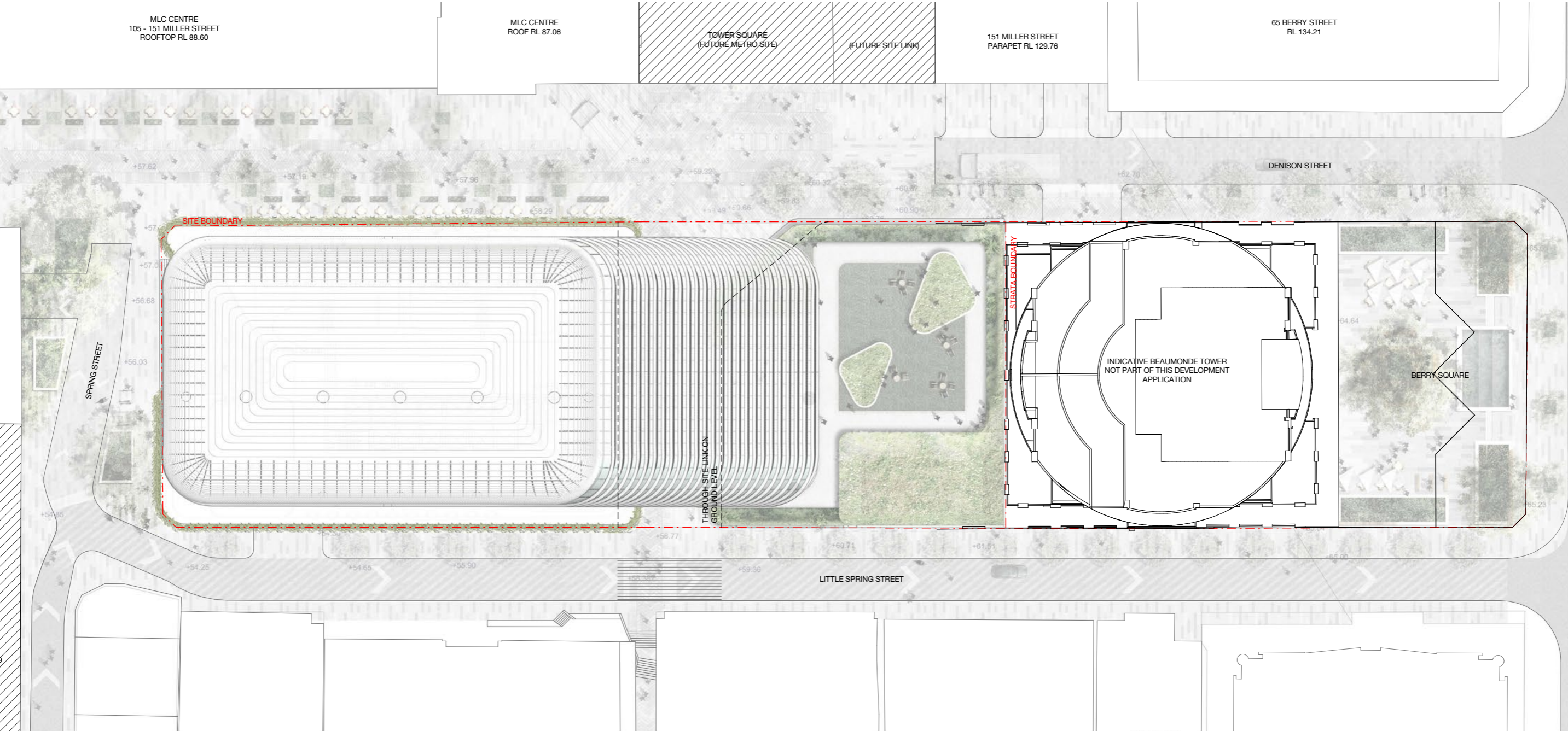
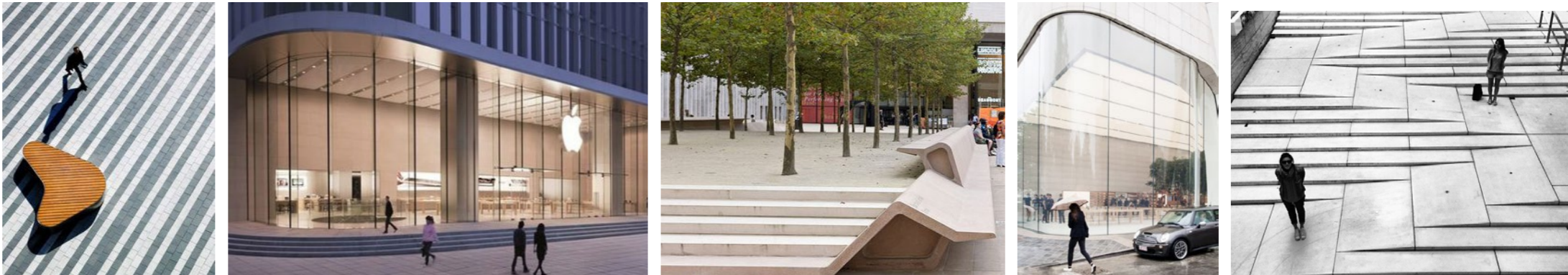
Our aim is to contribute to the public realm of North Sydney with a podium that creates a human scale to the laneways; above which sits a timeless and efficient office building with premium commercial floor plates. The buildings unique form and geometry is derived through careful consideration of how a major tower can reduce its impact on the amenity of its neighbours.





5.2 PUBLIC DOMAIN





5.3 GROUND FLOOR



