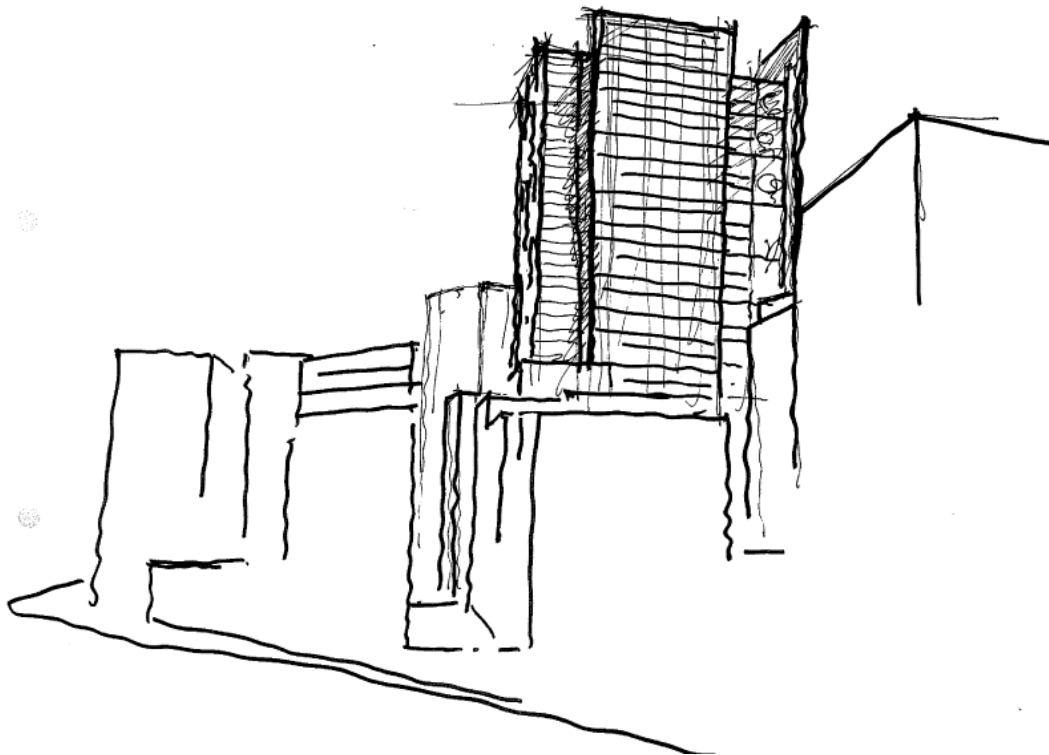




RICE DAUBNEY

100 MOUNT STREET Commercial Development

Architect's Design Statement



PART 3A SUBMISSION

May 2009

DESIGN STATEMENT

100 Mount Street is conceived of as an iconic new tower in the centre of North Sydney's commercial business district.

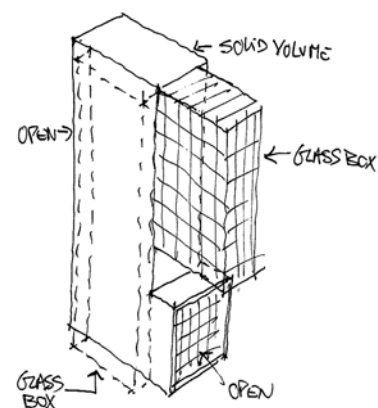
The site, with its prominent position in the North Sydney CBD, is bordered primarily by commercial developments with some retail (Shopping World and Berry Square), residential (Beau Monde) and heritage (Firehouse Hotel) buildings. In its present state the developed nature of the site takes no advantage of its key position and makes little contribution to public amenity or the streetscape.

Architectural Concept

100 Mount Street is defined by a strong simple volume with an expressed core to the north and two cantilevered projections to the east and south that take advantage of the harbour views and give a dramatic presentation to the building. The southern projection softens the broad length of the elevation contributing in an elegant balance of planes and proportions. The eastern projection, which occurs above the double height sky garden level, takes advantage of its slenderness to reinforce the 5m cantilever on this facade.

The two 'boxes' on the east (low rise) and west (mid & high rises), with vertical sun shading in a staggered pattern, are like two big windows in the city and represent the two open ends of the main volume.

The overall combination of different building components emphasises the building's elegance and slenderness whilst reinforcing the vertical proportions of the tower, in keeping with its location in the Heart of the CBD holding a corner position on two dominant North Sydney streets.



The Design

From the beginning the focus has been to create a building that responds to the urban context of its locality. To achieve this, the proposed tower creates a dialogue with its context at both a macro and micro level, changing its form in a direct response to context, climate and orientation.

The building is conceived as a composition of elements that respond to specific site conditions (streetscape, public domain, heritage, orientation and views). The responding elements are unified by their form, colour, materiality, texture and pattern to create a building that is specific to its location.

The Tower

The building has a rectilinear, regular form with a regular structural logic that broadly responds to primary site conditions and forms a chassis for the building. The 'rigidity' of this form is softened by adding a layer of elements that respond to more specific site conditions. These elements give the building elegance, sophistication and harmony.

From a distance it is the tower component of the building that has the greatest potential to improve its context. When viewed from the south the rectilinear form of the tower is masked by the screen that emphasises the southern projection picking up the street alignment of the MLC Building on Mount Street. This screen sails past the corners of the 'pop out' to create an element of lightness and transparency that gives the building depth and texture. Because of its southern aspect the glazing of the screen is lighter and clearer, with floor to floor glazing to maximise views towards the harbour and allow interior activity to be read from the street, enlivening the building. This lightness and the proportions of this face are of critical importance in reducing the bulk of the building from this aspect.



When viewed from the east the slender proportion of the cantilevered glass volume, that is the mid and high rise floors of the tower, stands out from the surroundings and gives the building a dramatic reference. The eastern 'pop out' is also masked by a screen that sails past the corners to reinforce lightness and transparency. This volume was derived from a desire to take advantage of views towards The Heads and to balance this with a response to its orientation; thus its glass is darker and the screen has horizontal sun shades at every floor to reduce solar heat gain.



The cantilevering of this volume is emphasised with the two storey high sky garden, where the eastern face is pulled back to align with the southern 'pop out'. The sky garden is the transfer floor for the low and mid rises and its reduced floor plate size offers the opportunity for a special tenant reception floor with a private outside landscaped area.

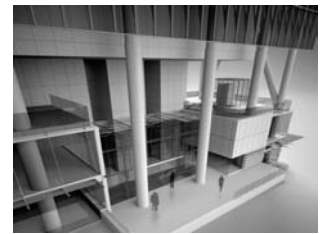
The western view, above the neighbouring 80 Mount Street, is figuratively a big framed window, with staggered vertical sun shades that modulate the façade, while the north is predominantly defined by a number of vertically proportioned elements that hang off the expressed vertical volume of the core.



The eastern and southern screens are important design elements for the overall form of the building. They extend two stories above the roof and give the building a unique marker in a sea of the existing North Sydney towers. The screens are not only form-givers that define the buildings top; they also provide building naming opportunities.

The Public Domain

When the view changes from the macro to micro, so too does the buildings response to its context. In particular the scale of its detail becomes finer and more subtle. At this level it is the inverted podium that is of critical importance as it plays a key role in the unification of the streetscape. In order to open up the corner of Walker and Mount Streets and allow more light penetration into Mount Street the building has been raised five stories in the air with the first commercial floor starting where usually the podium would finish. This big open space lightens the base of the tower and gives 'breathing' space to the adjacent heritage Firehouse Hotel. Two new retail pods promote street activation with the lobby forming a glass box in between.



In a further move aimed at creating a deeper relationship with the area, and to extend the Mount Street Plaza feeling down Mount Street, the proposal aims to substantially widen the footpath zone along the northern side of Mount Street. This will be achieved by setting the ground plane line of the building in 5m from the site boundary effectively more than doubling the footpath width adjacent to the site. This effectively extends the plaza amenity that exists to the western end of Mount Street down to Walker Street while still maintaining a balance with the practicalities of vehicular movements.



The two storey glass box that defines the retail on the corner of Mount Street and Walker Street is setback from the boundary by approximately 3.8m, increasing the footpath dimension here to 7.5m. This allows for an external dining area along the street that will activate Walker Street and increase the footpath



dimension at this very busy pedestrian intersection. This setback also helps to reveal the heritage listed eastern face of the adjoining Firehouse Hotel across Spring Street. Thus the setbacks on the ground plane allow the Firehouse Hotel to read as an important heritage object within the evolving context of the North Sydney CBD environment.

ESD Strategy

The building will be as environmentally transparent as possible and is being designed to achieve excellence in environmentally sustainable design principles and outcomes, including targeting a high NABERS energy rating. In achieving excellent ratings, the building will use high performance glass and externally shaded facades, optimised and efficient mechanical systems, recycle rainwater and will minimise the waste that it puts back into the environment through the integration of a strong recycling policy and waste storage areas.