

APPENDIX 2

Urban Design Statement

URBAN DESIGN STATEMENT

As per the approved DA planning application (SSD5589), the proposed interim exhibition facility is temporary and upon cessation of its use, will be dismantled and the site returned to its current state.

Through the refinement of the scheme (detailed design) a number of minor improvements have been made that are in line with the original EIS and the response to submissions. These include:

- **Building height;** reduction of overall built form heights to main structures by up to 3.5 metres
- **Massing;** minor changes to the overall form of the building to allow for gable ended structures and space frame roof structures
- **Bulk;** consistent with previous approvals and remains horizontal in nature
- **Views;** consistent with previous approvals
- **External Materials and Finishes;** refinement of wall material to rigid aluminium panels from previously approved PVC fabric. Colour remains as previously specified, white. Gantries will also form part of the elevation treatment and will support mechanical services.

Building Form and Massing – Pavilion Style Structure

The interim exhibition facilities will be a series of weather-proof modular structures, comprising of a steel and aluminium frame – as originally proposed and per the DA approval (SSD5589).

The form of the buildings has developed through detailed design to provide for a reduced height and bulk of the main Halls (1, 2, 3, and 4). The roof forms are the primary change where a consistent gable approach across the site has now evolved into one gable structure and three space frame structures. The space frame structures have enabled the height of the overall structure to be significantly reduced (by up to 5.0m). The entrance and link buildings are also gable ended structures which add character to the front of house areas.

The ability for a 'Hall 5' to be erected for expansion needs on an event –by-event basis remains as proposed in the approved DA (SSD5589). This enables maximum flexibility for the site and ensures that the building bulk is kept at a minimum at Glebe Island when the additional exhibition space is not required.

The horizontal scale of the buildings is in the order of the original DA approval (SSD5589), with the footprint of the single storey structure previously 26,432sqm and the current detailed design proposal at 26,141sqm.

The Administration Building (previously proposed east of the facilities) has been relocated to the west, with a street address on Sommerville Road. This will not only allow for better site supervision and management of site access (for both FOH and BOH) but will create more space for visitor arrival and experience along the waterfront.

The proposed reduced massing (and reduced height) includes the proposal for a raised floor structure which assists with wind loads on the structure (uplift), servicing for the building as well as waterproofing. This raised slab is proposed at RL 4.500 and has been designed to account for the highly undulating terrain of Glebe Island (which varies between RL 3.980 and RL 1.920).

To allow for visitor and back of house servicing, a number a stair and ramp access/egress points have been included into the design proposal. These include 3 stairs and 3 ramps as part of the entrance arrangements (1 per entrance). In addition there are 18 back-of-house/ egress stairs and 3 back-of-house/ egress ramps to assist with vertical circulation.

Previously loading areas for the facilities were located in the south of the site. With the refinement of the design, the loading areas for the facilities are proposed to be relocated to the northern areas of the exhibition structures, where approximately 90 per cent of unloading/loading will occur; safely away from visitor / front-of-house areas. Approximately 10 per cent unloading is still proposed to occur in the south to allow for greater venue flexibility and functionality.

Refer to Woods Bagot drawings included in Appendix.

Building Height

Through the detailed design of the interim exhibition structures, the building heights have reduced significantly across the site. Previous approvals allowed for heights across the development of up to RL19.000. For Hall 1 (the Neivalu Building), the detailed design proposes a refined gable ended structure with a maximum height of RL15.510. For Halls 2, 3, and 4 (the Delta building) a superior space frame structure is proposed to have a maximum height of RL12.765. This is a significant improvement and reduction to the overall height of structures across the site at Glebe Island.

Hall 5 is proposed to retain a maximum height of RL19.000 as per the original DA approval (SSD5589) to allow for maximum flexibility for the temporary expansion structures, as and when required.

Views

The modification of the interim exhibition facilities are minor in nature and are in line with the original EIS and the response to submissions. The changes to the roof form (lowered heights) provide a superior proposal and do not cause any further environmental impacts to loss / alteration of district and neighbouring views.

External Materials and Finishes

Consistent with the DA approval (SSD5589), the proposed interim facilities comprise a series of weather-proof modular structures, comprising of a steel and aluminium frame. The roof material remains consistent with the DA approval (polyester PVC coated white woven fabric canopy) however an upgrade to the wall panelling will ensure the structure is rigid in its appearance and that it will maintain its form with superior functionality throughout the period of operation.

The wall structures will be consistent in colour with the previous approval – and remain as originally proposed – white in colour.

With the use of solid wall panelling, there has also been a reduction in the large areas of glazing on the previous DA approval. Glazing is now proposed to the entrance door areas (1, 2 and 3) only. This will assist in mitigating acoustic noise spill into the neighbouring environment.

Gantries will also add greater depth to the elevation treatment. Gantries will be used to accommodate building services across all facades. These will be covered in a woven fabric bunting to match the wall panelling structure.

Refer to drawings by Woods Bagot in Appendix.

Signage

Signage proposals are consistent with the approved DA (SSD5589).

Landscaping and Open Space

The landscaping proposal is in line with the previous DA approval, focussed around the arrival point to the east of the site (between ferry wharf and bus drop off).

Catering overlays will also occur in these locations as required on an event-by-event basis.

Pedestrian canopies between the previous hall arrangements are no longer required in the revised design. However there will be several temporary umbrellas / shading devices (white PVC fabric canopy) that will be located in the 2 catering areas. These are removable and will be used in conjunction with catering overlays (as required by events).

