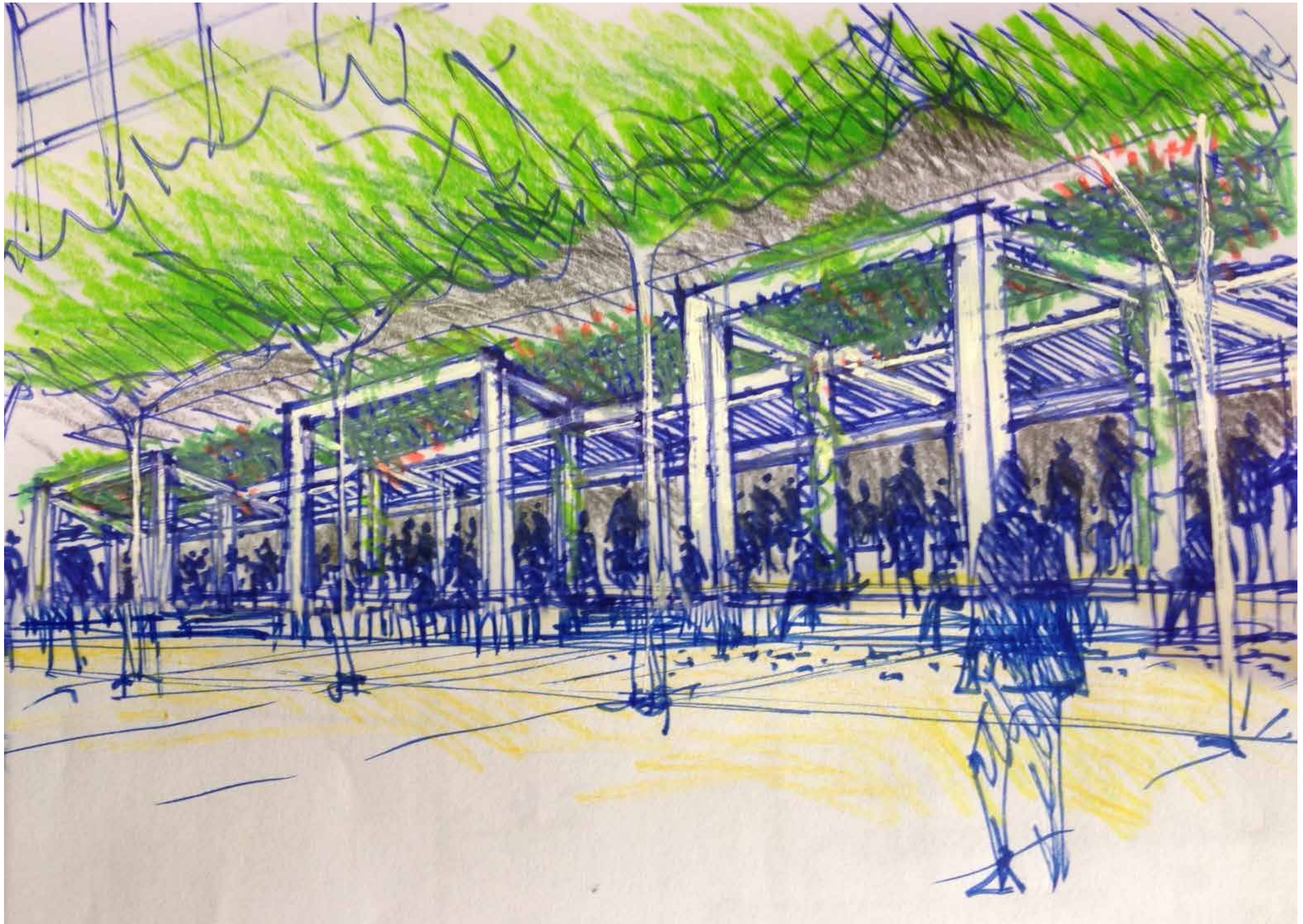




BARANGAROO WATERFRONT PLACE RETAIL STRUCTURES - DEVELOPMENT APPLICATION

PREPARED BY TCA - 06 MAY 2014



WATERFRONT PLACE

Barangaroo South

CONCEPT SKETCH

DWG NO.

DA_001

PROJECT No.

1315

PLOT DATE

2/5/14

REVISION

D

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DESIGN RESPONSE

The overall conceptual response is one of restraint: a very simple, rectilinear structure that is aligned to the 6 metre promenade tree modulation. This free-standing, 5.3 metre wide loggia is comprised of a grid of rectangular precast columns and beams that support a range of environmental, service and landscape systems.

The loggia is aligned with the two residential building frontages, with a major break at City Walk and minor breaks providing direct access from the promenade to public restrooms located under R8 and R9.

In cross section it is positioned to provide a weather overlap below the building acoustic awning, and aligns with the western edge of the terrace seating. Running along the western edge is a continuous “green eyebrow” that visually softens and blends the structure with the promenade, creates a leafy ambience and protection from western sun, and an extension of the “green ceiling” provided by the two rows of promenade trees to the immediate west.

Permeability and Accessibility

The loggia structures have been set out to ensure that there is seamless integration of public movement and access, both across and along the entire retail frontage.

A level floor is to be provided within the terrace seating area, extending from the retail shopfront line to approximately 1.6 metres from the western extent of the licensed zone. A vertical level change of 450mm occurs along this alignment, providing a lower level of integrated tenancy seating below the green “eyebrow”. This continuous bench seating will be augmented by tables and chairs.

Stairs are provided at regular intervals so that patrons and the public can move up from the promenade level with ease. Universal access points are located at City Walk and intermediate restroom access locations via 1:20 grade ramps from the promenade.

Legacy Structure

A key design response is for the retail structures to feel connected with and an integral part of the public domain. For this reason it was decided that the loggias should be formed by simple, elegant high quality precast concrete. This concept is informed by both traditional and contemporary examples of public loggia structures, for example the Nuovo Mercato Loggia in Florence and the recently constructed War Memorial Loggia in Canberra. The timeless simplicity, flexibility and robustness of these examples is an appropriate precedent for the Waterfront Place retail structures, and allows them to be understood as an integrated part of the public domain that provides amenity and the possibility for a range of uses over an extended lifetime.

The structures also provide a critical armature for environmental control, services reticulation, soft landscape and tenancy identity:

Environmental Control

The loggia structures will integrate active environmental control systems, principally through an adjustable louvre roof system and unobtrusive concealed vertical blinds. Blinds will be fully integrated and concealed and are to be located in two positions:

- wind and waterproof transparent retractable blinds above the stepped edge in the ground plane. These will address southerly and westerly winds and wind driven rain.
- outdoor solar screen retractable blinds along the leading edge of the acoustic awning, to control wind-driven rain and hot sun to the inner eating areas closer to the retail shopfronts.

The roof louvre system will be designed to meet environmental performance requirements under high wind loads and will sit above the primary loggia structure so that all drainage and operational elements are fully concealed from public view.

Services reticulation

The loggia structures create an opportunity to fully integrate and conceal required services.

Rainwater from the operable louvre systems is collected in concealed gutters and downpipes within the precast beams and columns. The water will be diverted to the integrated planters on the 6 metre column/tree grid.

Conduits will be cast into precast columns and beams to provide concealed reticulation for power, light, heating and communications.

Green Eyebrow

This continuous element is a key design response to the western orientation of the waterfront loggia structures.

The design team is working through the detailed design of the soil volume requirements and the placement of planting material in the ground plane. It is the intention that the planted areas will have unobstructed access to a climbing network positioned at the centre column of each 6 meter wide bay.

Over time, the intent is to create a soft filtered light to the outdoor seating areas and an “green ceiling” that integrates and extends the promenade tree canopy.

Tenancy Identity

Tenants will have the ability to personalise their outdoor eating spaces through individual fit out, furnishing and signage. The design of the loggia along the western most edge is intended to break down the monolithic length of the structure into individual bays that lend a sense of intimacy and identity to the tenancy design.



WATERFRONT PLACE

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PRECEDENT

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DA_010

PROJECT No.

1315

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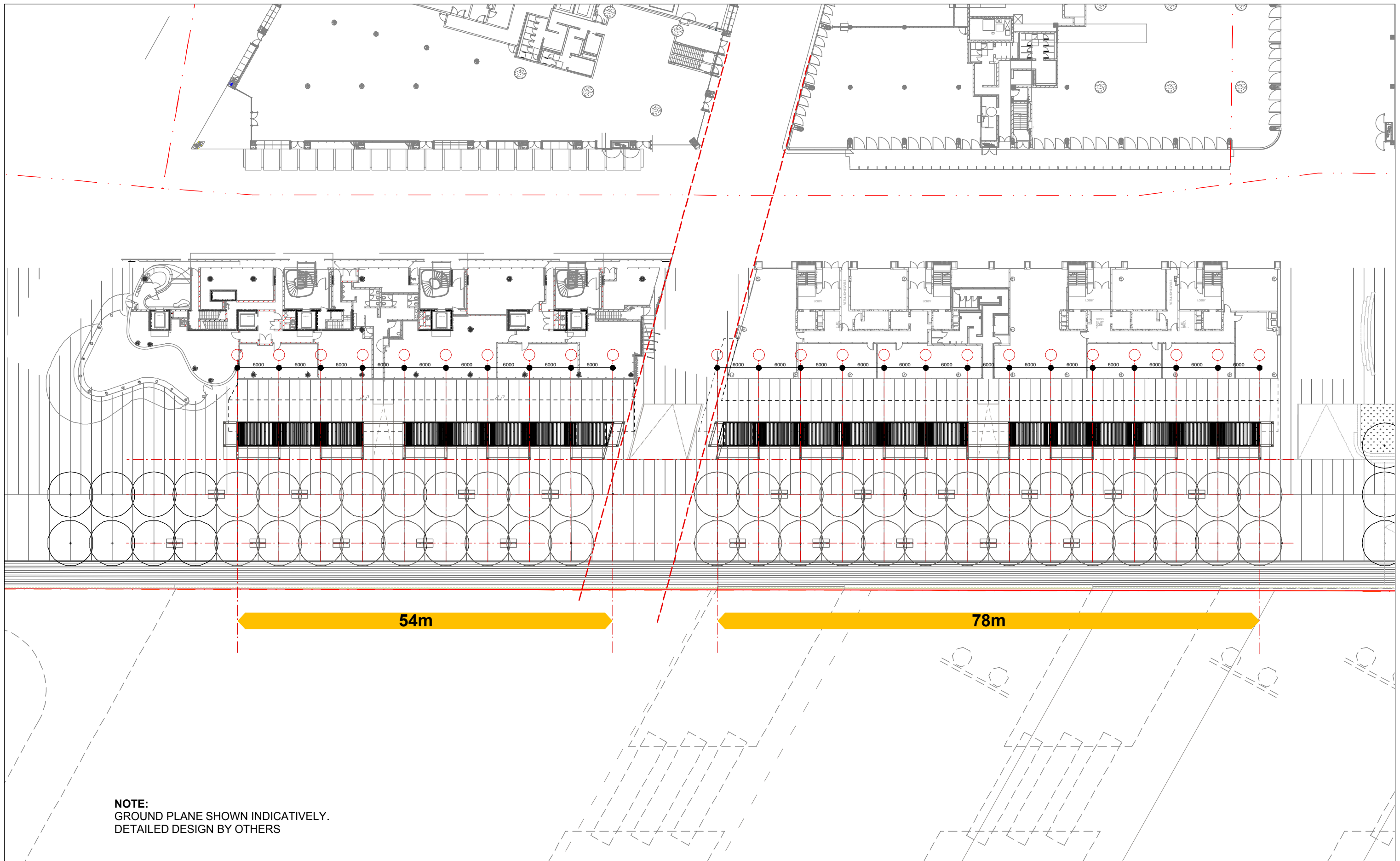
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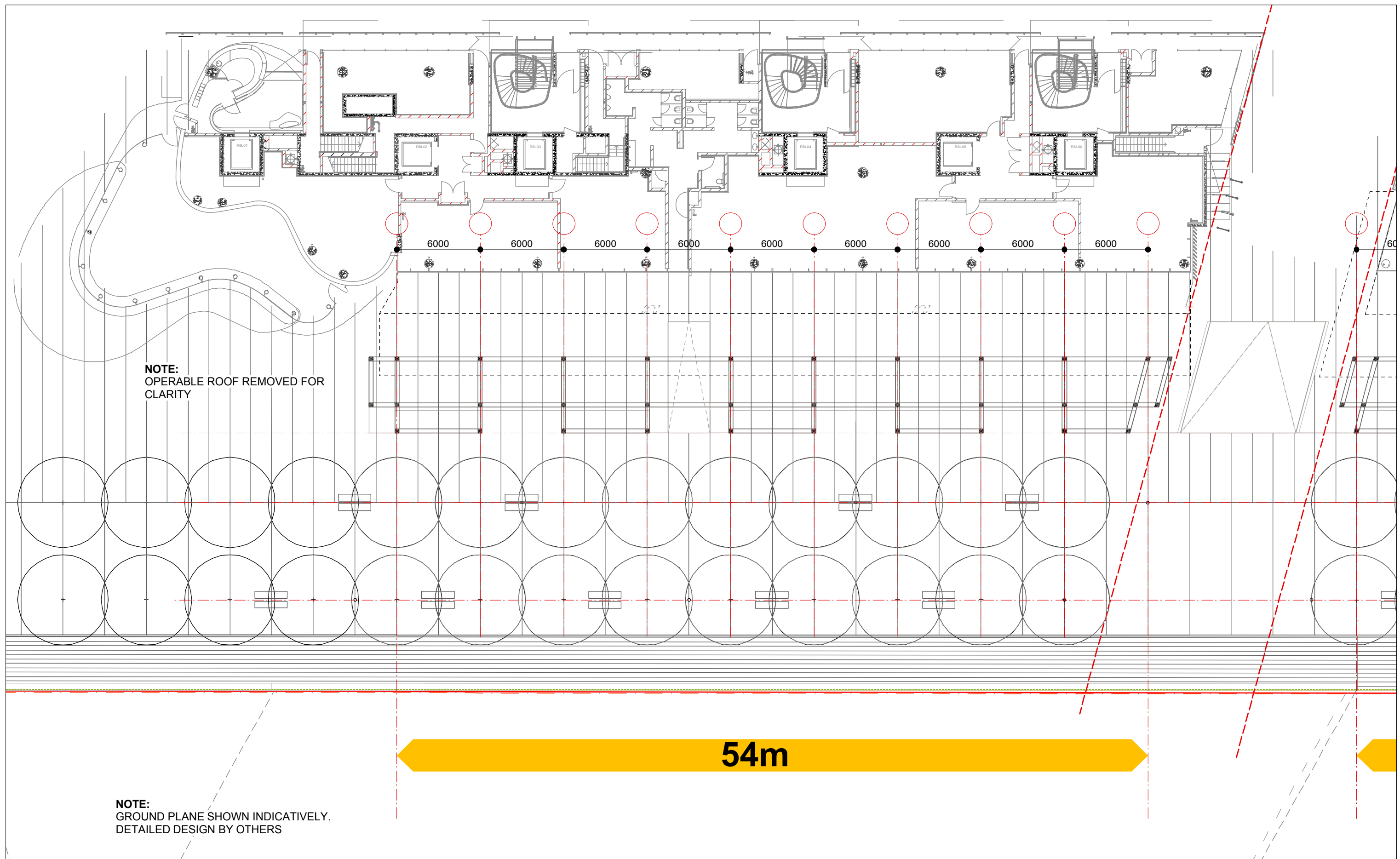


NOTE:
GROUND PLANE SHOWN INDICATIVELY.
DETAILED DESIGN BY OTHERS

WATERFRONT PLACE
Barangaroo South

PLAN - OVERALL

DWG NO.	DA_100
PROJECT No.	1315
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WATERFRONT PLACE

Barangaroo South

PLAN-R8

DWG NO.

DA_110

PROJECT No.

1315

PLOT DATE

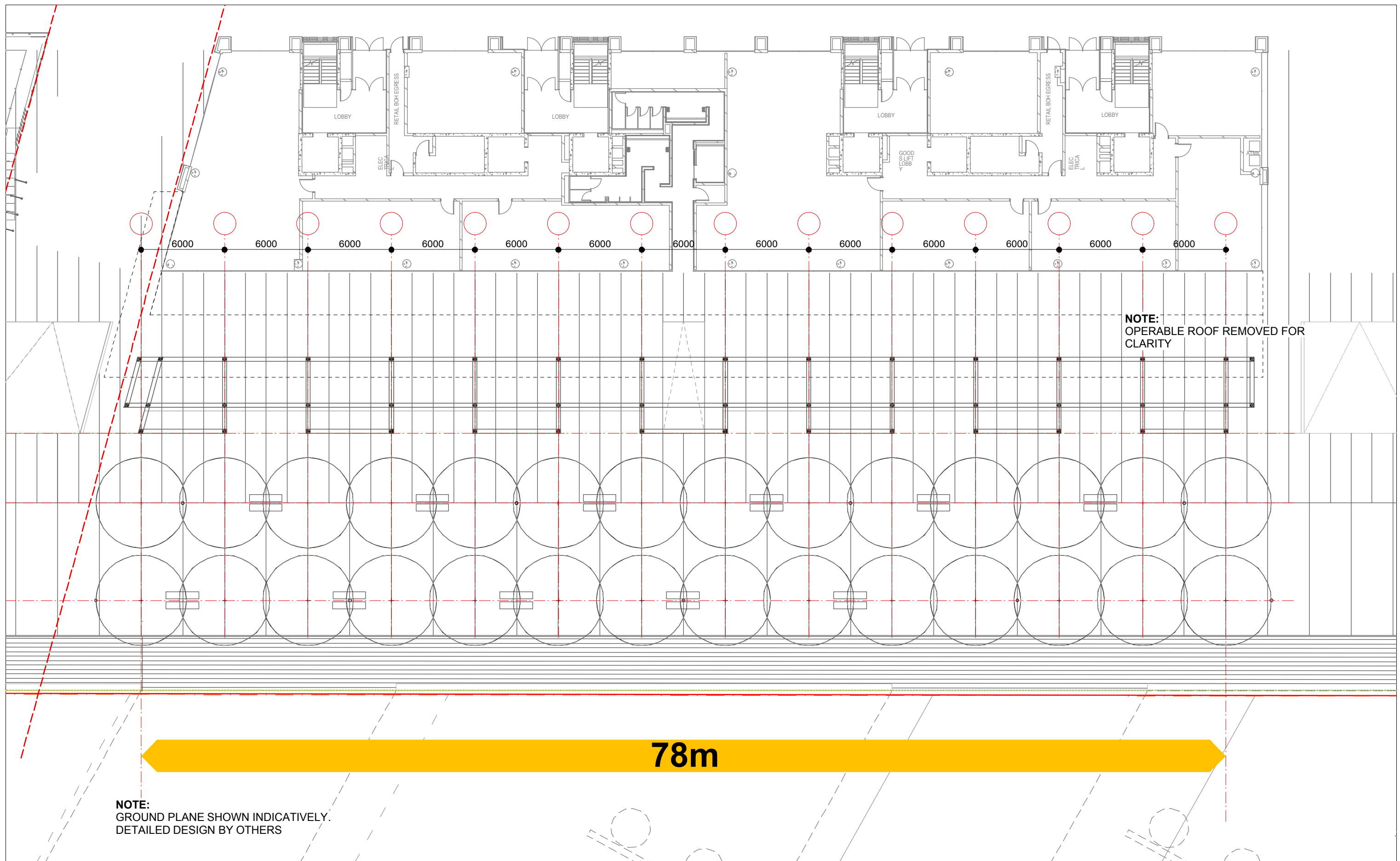
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WATERFRONT PLACE

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PLAN-R9

DWG NO.

DA_111

PROJECT No.

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- NOTE:**
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WATERFRONT PLACE

Barangaroo South

WEST ELEVATION

DWG NO.

DA_301

PROJECT No.

1315

PLOT DATE

02/05/14

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WATERFRONT PLACE

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R8 WEST ELEVATION

DWG NO.

DA_311

PROJECT No.

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PLOT DATE

02/05/14

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WATERFRONT PLACE

Barangaroo South

R9 WEST ELEVATION

DWG NO.

DA_312

PROJECT No.

1315

PLOT DATE

02/05/14

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WATERFRONT PLACE

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RENDER

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WATERFRONT PLACE

Barangaroo South

RENDER

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PROJECT No.	1315
PLOT DATE	6/5/14
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