

TURNER

12 August 2016

Mr Matthew Twohill
Ionic
Level 37 Chifley Tower
2 Chifley Square
Sydney NSW 2000

Dear Matthew,

I write in response to the letter issued by SOPA on the 15th of July 2016 by Ross Coggan in regards to the modification of the through site link.

Whilst the abovementioned letter is not addressed to TURNER specifically, I as your design consultant on this project though it necessary to make comment for your consideration.

I will respond directly to the SOPA comments within this letter shown in *italic*.

SOPA "The original intent of the through site link was that it not be covered so as to reinforce its status as a public thoroughfare with the character of a street or shared way rather than a retail mall. Any proposals to cover the space should ensure that the lightness and openness of the space is preserved and as such the following should be considered:

Our intent is to better the overall space by way of respite seating, sun shading and weather protection. The proposed encourages an 'Activated Street' language that will better serve those passing through and those stopping to enjoy the retail offering. In short, the glazed canopy improves the amenity of the through site link.

SOPA - The proposed steel support structure has a heavy appearance. The structure should be a light weight, finely detailed support system.

The design is showing the engineers minimum requirements in steelwork structurally. The design has been optimised to minimise the overall steel sizing's throughout the design process, the colouration was an added consideration hence the application of white paint, further lightening the structures overall appearance.

Glazing with a soft frit pattern is proposed allowing light penetration into the space, with intermittent solid portions down the length of the roof providing some shade protection.

SOPA - The centralised columns obstruct the space. Consideration should be given to repositioning the columns along both edges of the space, which should also enable the structure to be minimised.

Having structure either side of the proposed would double the amount of structure.

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SOPA - Height of the canopy is too low and appears to enclose the space. The height of the glass canopy should be at least 7m to provide for a grander scale and improved amenity.

The heights have been carefully considered so the scale of the glazed canopy is both relevant to the awnings both sides it sits above, and the pedestrian scale below. Lifting the canopy height to 7M would depart from both these principles weakening both aesthetic and use.

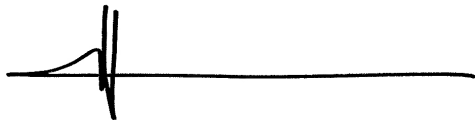
SOPA - Limited natural light. Consideration should be given to providing additional glazing to the retail awnings in addition to the proposed glass canopy and the canopy should be fully glazed.

The canopy is largely made of clear glass (with frit) in order to not weaken the natural light, rather to manage it. Regarding the solid awnings over the retail tenancies, these have been shown for some time on the approved DA drawings. This approach stands relevant to many retail precedents in Sydney and abroad.

SOPA - Provide for lighting along the through site link equal to that required for a public street.

It is the design intention to provide a suitable level of lighting to the space that would be uniformly distributed, not creating dark zones like those found in street lighting. We wish to have a well-lit, safe and inviting area for all those using the through site link.

Yours sincerely,
TURNER

A handwritten signature in black ink, consisting of a horizontal line with a vertical stroke intersecting it near the left end, and a small loop above the intersection.

Angus Henderson
Senior Associate

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