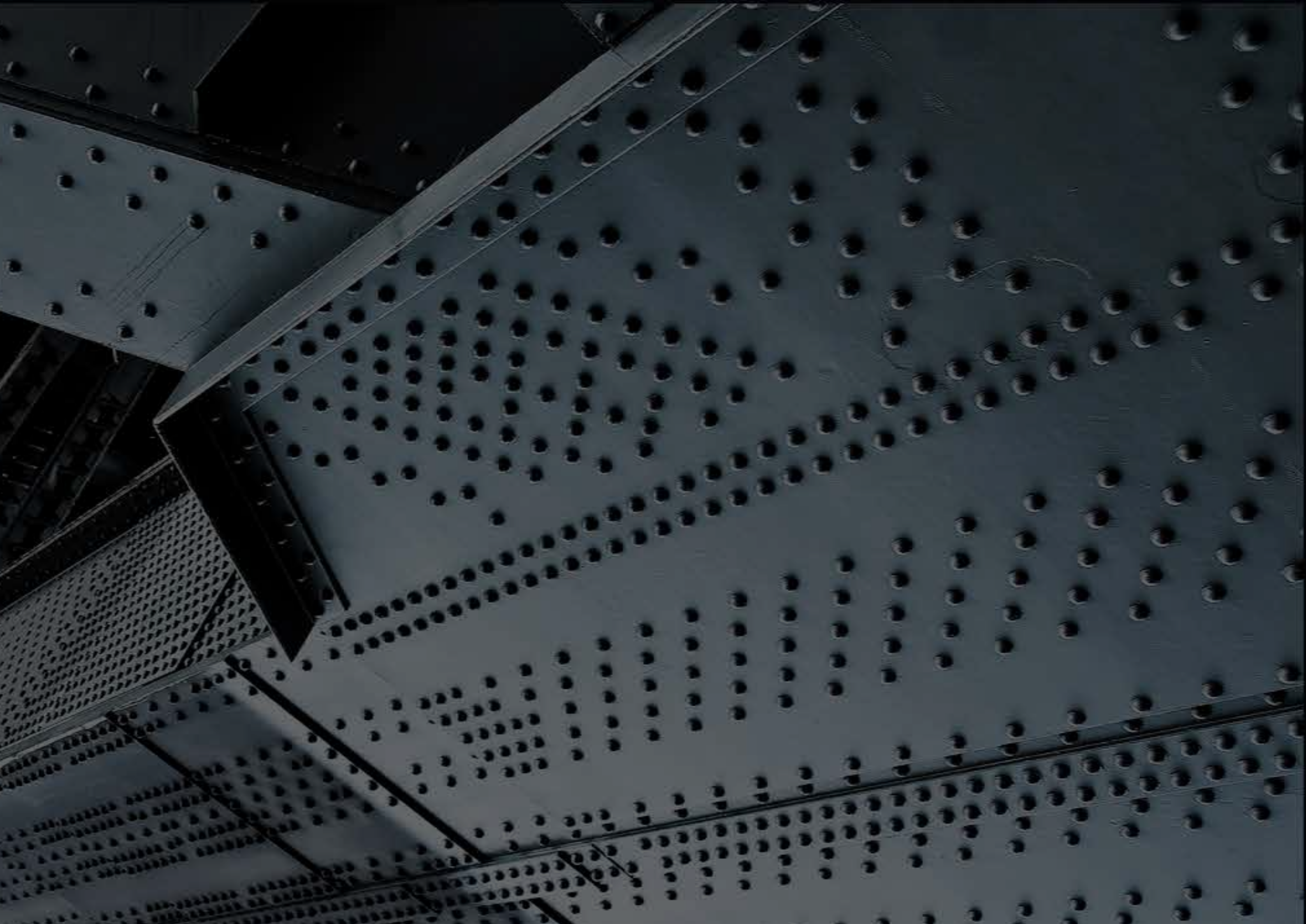


mantle group + lionco
tenancy 5, overseas passenger terminal
west circular quay, sydney 2000
state significant development 7683
design report
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1.1
background

This report provides supplementary design information in support of State Significant Development application 7683, the proposed conversion of tenancy 5 at the Overseas Passenger Terminal into a new restaurant, bar, and microbrewery by Mantle Group and LionCo.

The document should be read in conjunction with the architectural drawings and supporting material, and provides background information on the project, as well as a summary of alternatives considered prior to the development of the proposed design.

The proposal

In 2012 Collins and Turner were engaged by LionCo to prepare concept designs for a series of bar and micro-brewery projects for James Squire, the market leading craft beer brand in Australia.

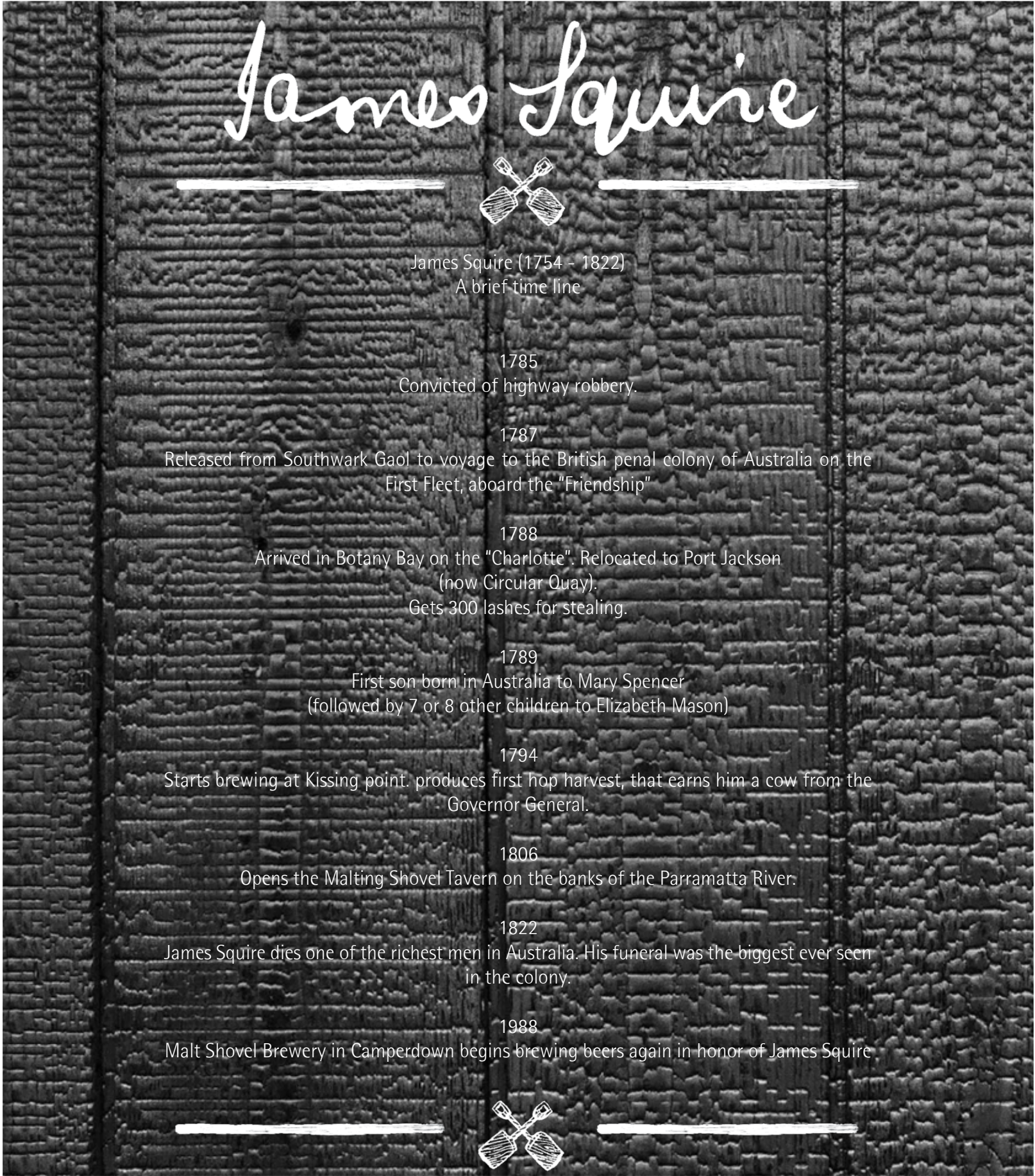
In recent years, craft beer has experienced increasingly strong sales in Australia's food and beverage sector, at a time when sales of other traditional beverages such as wine have experienced a steady decline.

The growth in popularity of craft beer has resulted in the opening of a new generation of beer focused venues, which present an exciting new alternative to the traditional perception of a public house or hotel.

New micro-breweries and craft focused boutique beer pubs opening throughout Australian cities have been instrumental in changing the culture and perception of beer, presenting it as an artisan product, consistent with the growing movement towards sustainable local production of fresh food, produce, and ingredients.

The proposal envisages a landmark hospitality venue, centred on the presentation of James Squire craft beer, along with a high quality food offering with an emphasis on local NSW and Australian grown ingredients, in the setting of one of the most spectacular sites in NSW.

1.1.1 James Squire timeline



Beers and ciders in the James Squire range are brewed at LionCo's James Squire Malt Shovel Brewery in Sydney's Camperdown, as well as at the South End Brewery in Adelaide.

In 1998, Dr Chuck Hahn founded the James Squire Malt Shovel Brewery at the site of the old Hahn Brewery.

Widely acknowledged as a pioneer in Australian brewing, Dr. Hahn saw

the opportunity that lay in craft beer and set about creating a brand with credentials and authenticity.

The James Squire brand celebrates the life of Australia's first master brewer.

Convicted of robbery and transferred to Australia aboard the First Fleet, James Squire's fascinating and colourful life story informs the brand identities of the different beers and ciders in the range, and infuses the

product with a unique local character.

Within the craft beer market, James Squire is Australia's leading brand, and 150 Lashes Pale Ale is the best-selling craft beer in Australia.

The James Squire range now includes 11 beers and ciders available nationally, as well as limited release beers available exclusively at brew bar venues.



1.2.1 James Squire packaged product range

1.3

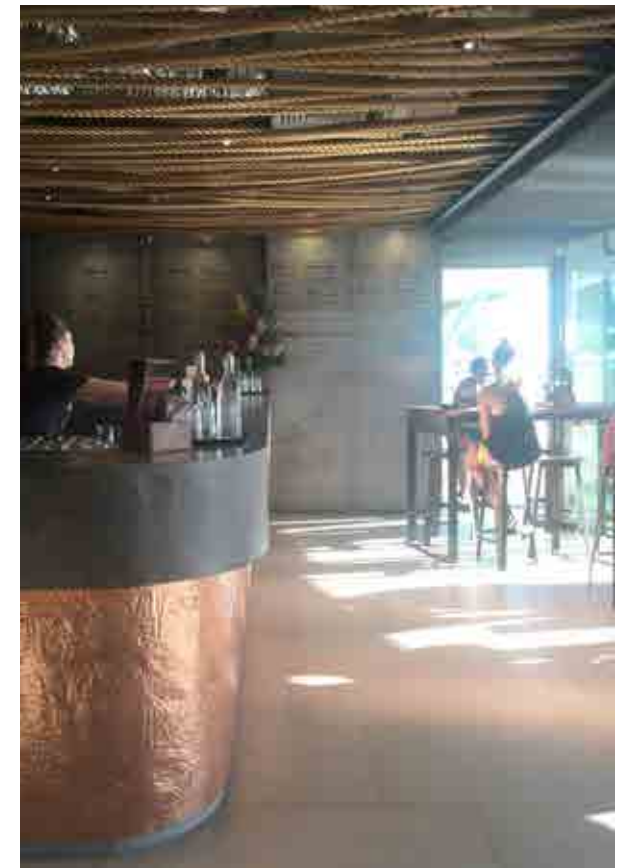
james squire craft beer bars

Since 2012, Collins and Turner have collaborated with LionCo and their partners to develop a coherent design strategy, which would enable the creation of James Squire themed venues at a range of scales, to suit new and existing venues across Australia.

The ambition of the project is to create a series of welcoming, convivial spaces, where customers can experience the full James Squire product range in comfortable surroundings. Each venue promises a high quality casual food offering, with a menu designed to match and compliment the beers. Musical entertainment, and the ability to cater for functions at a range of scales, are features of a number of the venues.



1.3.1 Images of James Squire venues in Newcastle, Adelaide, Scarborough Beach and Camperdown, Sydney



1.4

mantle group, lionco & the charming squire

The largest James Squire restaurant / bar and micro-brewery completed is The Charming Squire, opened in September 2014 in Brisbane's South Bank entertainment precinct.

The venue is owned and operated by Mantle Group Hospitality and combines a series of distinctly designed restaurant, bar and function spaces, contained within a double height fully glazed venue of 1,500m² gross floor area.

Key features of the venue include an eight hectolitre micro-brewery, brewing two beers which are sold exclusively at the venue, as well as a showcase restaurant kitchen, fully glazed and visible to customers and passers by.

The Charming Squire's location in the heart of Brisbane's South Bank precinct neighbours the Queensland Performing Arts Centre (QPAC), the Brisbane Exhibition and Convention Centre, The Queensland Gallery of Modern Art (GOMA), the Queensland State Library, the new ABC headquarters, and the gardens and public spaces of the southern Brisbane River.

The location, in close proximity to Queensland's leading cultural venues, is in many ways comparable to the setting at West Circular Quay with the Opera House, Rocks, and theatres of Millers Point a short distance away.



1.4.1 The Charming Squire venue design



1.5

the charming squire

The Charming Squire is now established as one of the most successful and popular venues in central Brisbane, attracting clientele from a wide demographic, and both locals and visitors to the Queensland capital.

In 2015, its first year of trading, The Charming Squire was awarded a number of industry and design awards, and was winner of the best bar presentation at the Queensland hotel industry awards.

Presented by the same team, this proposal aims to replicate the success of The Charming Squire on one of the most spectacular sites on Sydney's foreshore.



1.5 The Charing Squire



2.0 the site

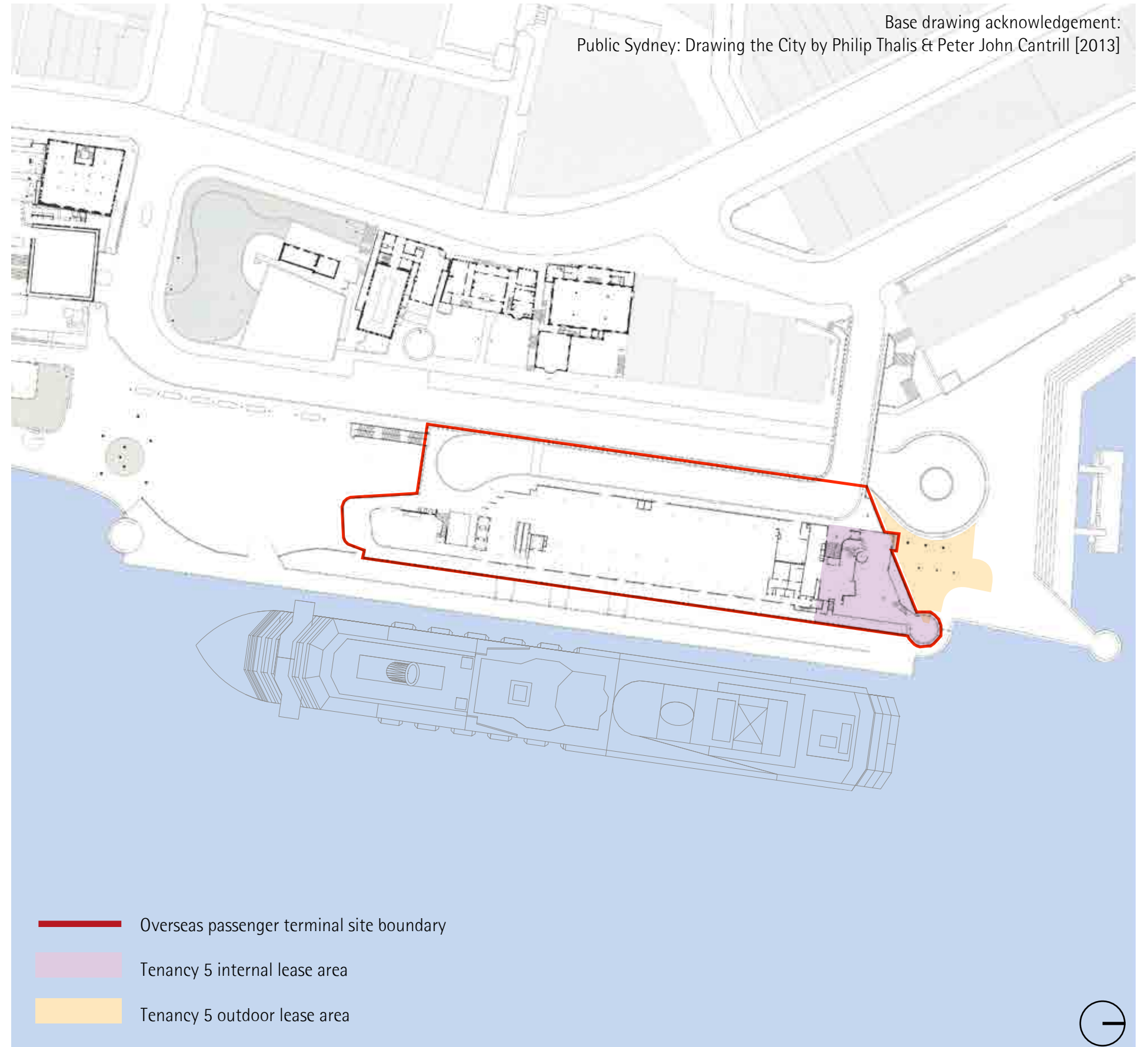
The Overseas Passenger Terminal (OPT) is located along the western edge of waterfront which frames Sydney Cove, also known as Circular Quay West, and forms part of the promenade between Circular Quay station and First Fleet Park to the south, and Campbell's Cove to the north. Its geographical location along the water's edge provides the structure with a clear, unobstructed view of two of Sydney's most recognisable icons, the Sydney Harbour Bridge and the Sydney Opera House. Its location also borders along the eastern edge of one of Sydney's earliest colonial settlement areas, the Rocks, and today is on the border of a heritage conservation area which protects this historically significant zone.

The current OPT building is an adaptation of a structure built in 1960, transformed via extensive modifications by Lawrence Nield and Peter Tonkin, completed for the Bicentennial celebrations in 1988. Further works including changes to the northern elevation were completed under the direction of BVN in 1997. In recent years, a number of significant modifications have been made to facilitate the substantial increase in passenger ship numbers, including renewal of retail tenancies and award winning designs for an extensive renovation of the arrivals hall by JPW, completed in 2015.

As such, the history of the OPT building is the story of flexibility and sympathetic modification over time, to suit the evolving requirements of the building as operational and pragmatic needs evolve.

It is in this spirit that the proposed design works at tenancy 5 have been prepared.

2.1 Aerial view



overseas passenger terminal timeline



2.3

images of the 1988 renovation including the
external staircase





3.0 design proposal

The design proposes sympathetic changes to the interior and exterior form of Tenancy 5, to suit the functional needs of a high quality food and beverage operator, with the aim of maximizing the commercial viability of the site, and creating an exciting new destination that will contribute significantly to the planned revitalisation of the Campbells Cove precinct.

Planned changes are summarised as follows:

3.1 Egress changes

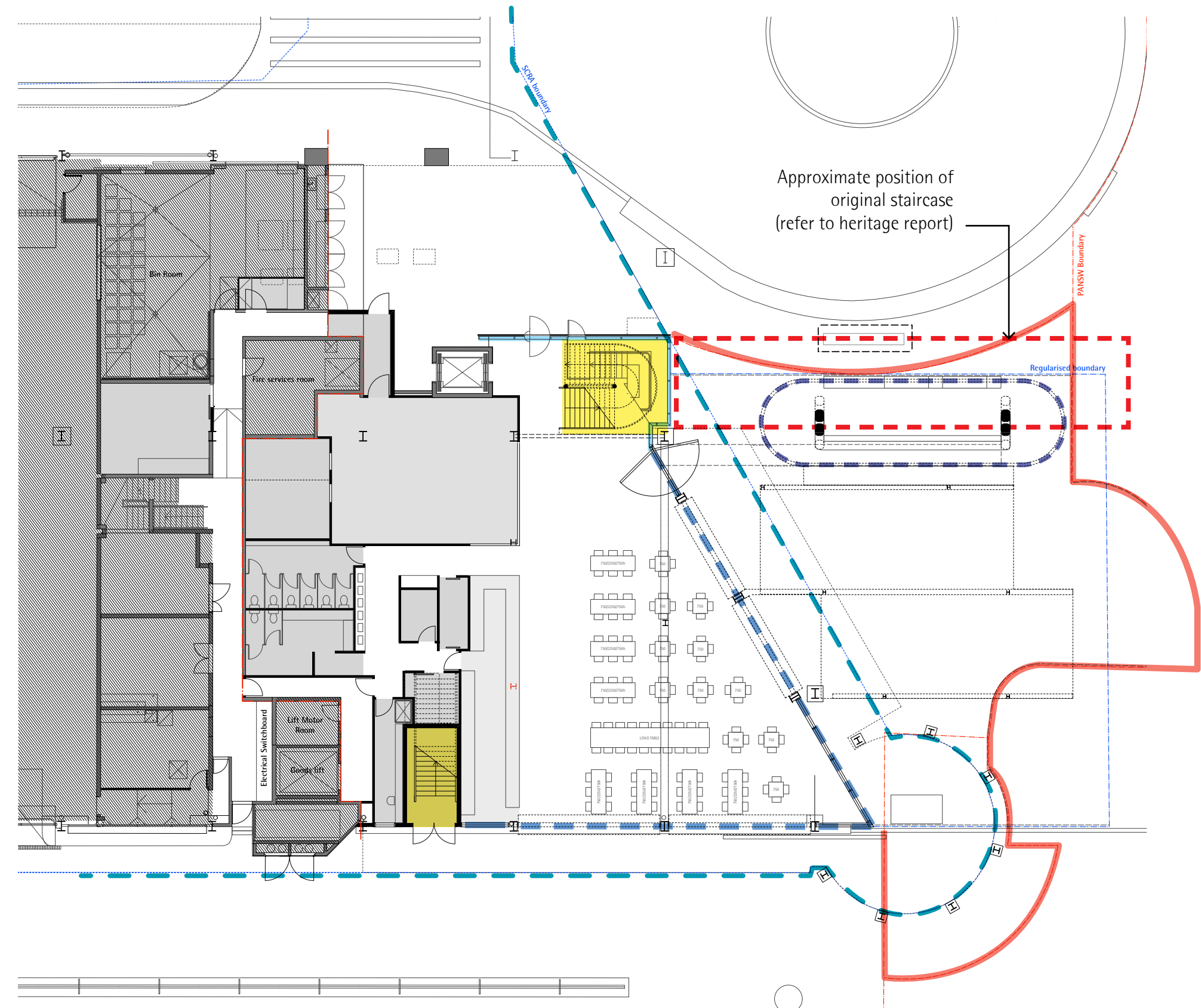
Internal building egress stairs are adjusted to meet the requirements of the NCC to suit the forecasted increased patronage.

3.2 Façade glazing changes

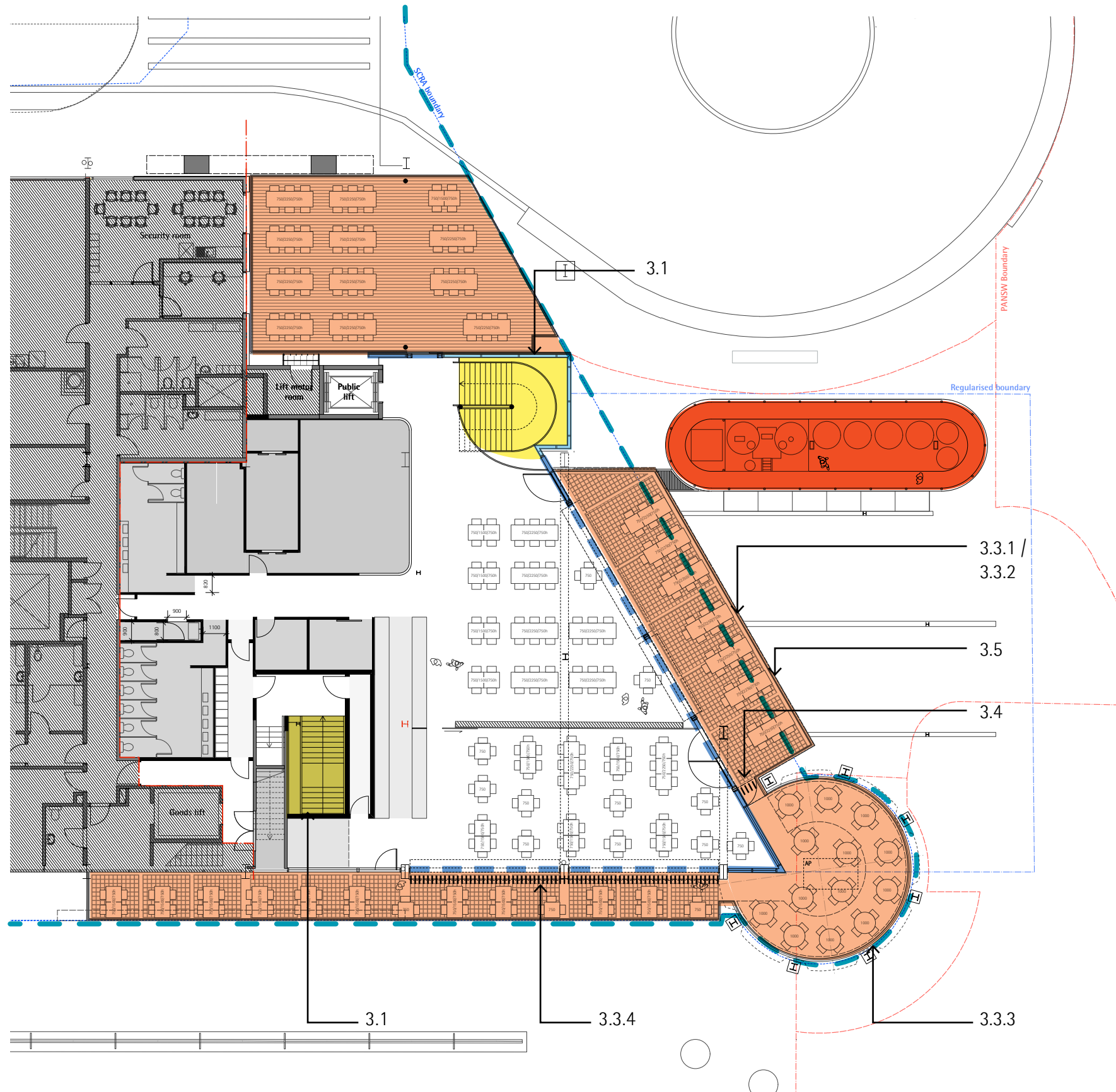
The proposal incorporates new facade openings to ground and first floor.

The proposed openings include large format overhead door openings to maximize the spatial connection between indoor and outdoor spaces, along with conventional side hung access doors. New glazing will be constructed to complement existing glazing in the building with horizontal format metal frames, finished to match existing steelwork and aluminium colours. All external materials, colours and textures will match or complement the existing materials used at the OPT.

- external lease boundary
- - - scra plan boundary
- new egress stair
- new fixed glazing
- - - new operable glazing
- - - micro-brewery above
- existing glazing



level 1



level 2

tenancy 5, overseas passenger terminal
mantle group + lionco

3.3 Balconies

The proposal includes the following building works to enable patrons to access external space at the first floor:

3.3.1 Removal of north facing suspended steel and glass awning.

3.3.2 Construction of a new north facing balcony constructed in expressed structural steel and concrete

3.3.3 Construction of a new balcony deck within the open form of the north eastern primary tower. The deck will occupy the same plan position as the enclosed NE dining area at Quay restaurant at tenancy above, but as an open (rather than glass enclosed) space.

3.3.4 Construction of a narrow additional raised deck to the east elevation. The proposed 2.4m width of the deck is planned to allow continued operation of the service gantries to access visiting passenger ships.

Construction and detailing of the new decks is proposed to accurately match the balcony and balustrade details of the original building. An additional frameless glass screen will be positioned behind the steel rails for compliance with NCC safety requirements.

3.4 Security

Security gates are incorporated within the proposal, to limit access to the new circular and eastern decks during passenger ship visits, following consultation with PANSW. Materials and finishes will match or compliment existing materials.

3.5 Construction of new glazed awning above Level 02 northern balcony. Construction, detailing, materials and finishes of new awning to match and / or complement original building. The awning extent matches the footprint of the balcony below it.

- new egress stair
- micro-brewery pod
- new outdoor decks

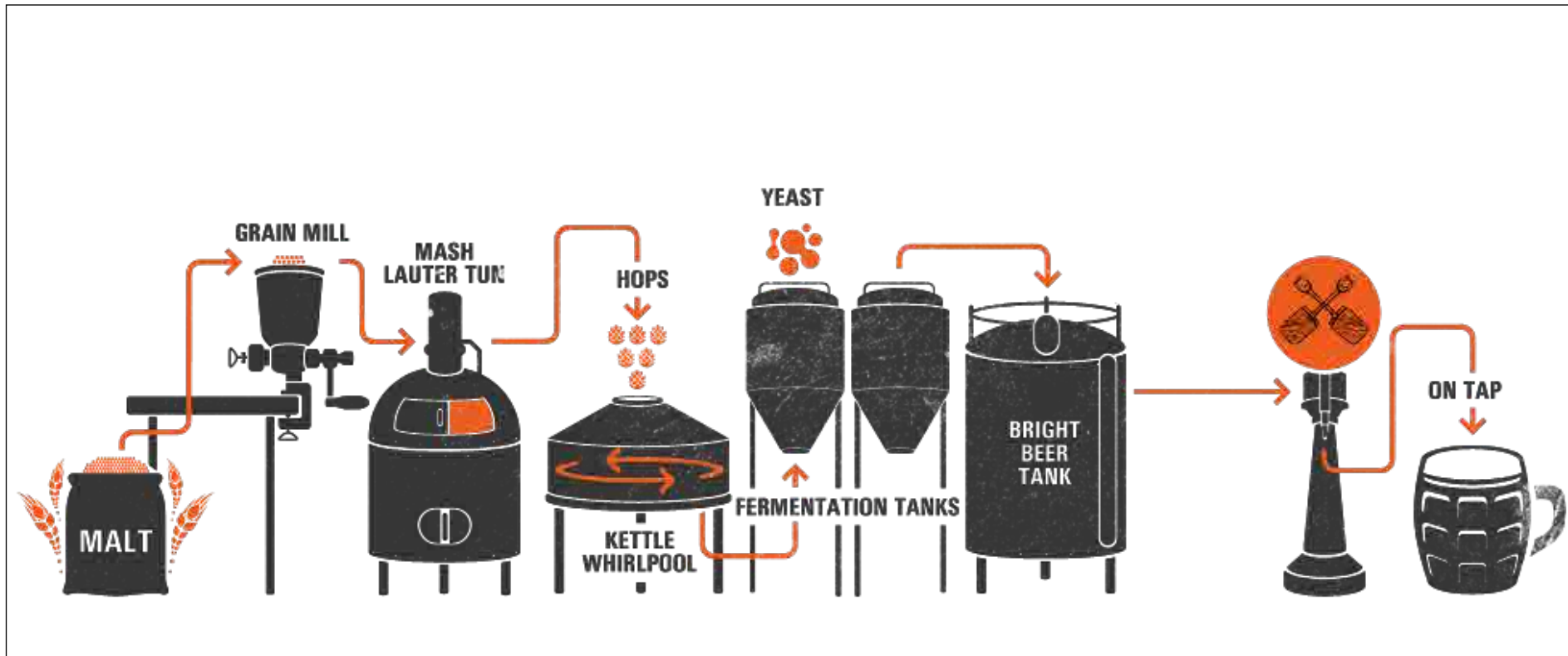


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the micro-brewery

concept and precedents

the micro-brewery



3.5.1 Brewing process

3.5.2 Micro Brwery equipment



A 12 hectolitre micro-brewery is incorporated within the design as a central feature of the proposal.

Following evaluation of a range of options for its position, an external location, at the north west of the external lease area is proposed.

The micro-brewery has been designed as a lightweight fully glazed structure, enabling maximum transparency and views into the equipment, celebrating the process of brewing and the work of the award winning Malt Shovel brewing team at Lionco.

The proposed brewery pod is raised up to the first floor to enable movement beneath, and views through from Hickson Road to Campbell's Cove, Circular Quay, The Opera House and the harbour beyond.

The design team have considered Australian and international precedents for highly successful restaurants and bars that include working micro-breweries as part of the research leading to the proposed solution. A selection of these are included on the following pages.

3.5.3 Lions Sydney based brewers are based at the Malt Shovel Brewery in Camperdown



3.6

precedent: little creatures brewery, fremantle

The Little Creatures Brewery, also owned by Lionco, is a major destination venue in the historic Western Australian city of Fremantle.

Set on the waterfront at Fishing Boat Harbour, in an old industrial warehouse that was previously a crocodile farm, Little Creatures brews a variety of award winning craft beers and ales on-site and serves a high quality bistro-style food offering to accompany them. The beer garden is highly acclaimed as one of the top ten beer gardens in Australia.

Adjacent to the main brewery is the Brew-house Bar where visitors can sample the full range of brews or pick up a six pack to take home.

The success of the family focused venue has resulted in the expansion into two adjacent buildings with off-licence venues, as well as the acknowledgement of Little Creatures Brewery as one of the most popular tourists attractions in Western Australia.



precedent: young henrys, newtown, sydney



The Young Henrys brewery in Sydney's Newtown has established itself as a popular venue, since formation in 2012 by Sydney brewers Richard Adamson and Oscar McMahon. The venue was established in its Newtown location following the rejection of development applications for a site in Surry Hills. The immediate success for the venue in the early months led to an expansion of brewing capacity with additional equipment installed during the first year of operation.

Most of the beer not sold on site is available at venues in the surrounding Sydney suburbs.

The success of Young Henrys has recently resulted in the expansion into spirit brewing at the venue, with the first release a handcrafted Gin using all Australian ingredients.



3.8

precedent: green beacon brewing, tennerife, brisbane

The Green Beacon Brewing Co is an Australian owned independent craft brewery located in the Brisbane suburb of Tennerife. The venue produces a core range of 6 beers along with limited release offerings. Located in a converted inner city warehouse, the popular venue has an industrial aesthetic.

A high quality food offering is focused on local seafood and produce sourced from Queensland farmers.



precedent: fabrica moritz, barcelona



The Moritz Brewery is located in central Barcelona and was extensively refurbished in 2011 by architects Ateliers Jean Nouvel.

The refurbished venue juxtaposes new brewing equipment, featured in a series of contemporary lightweight glass structures, with the heritage context of the brewery, seamlessly integrating old and new.

The existing heritage building houses the story of Moritz beer and of the people who worked and lived there. The building was repurposed as it no longer met the demands of beer production on a large industrial scale. The architects were challenged to reinvent the uses and reimagine a life for the building appropriate to the Barcelona of the 21st century.

On this historic site, Moritz has opened a high quality micro-brewery that brews the brand's beer for purchase and consumption on site. The venue includes restaurants, a bar, a wine cellar, a boutique and a specialised bakery.

The project showcases the beauty of industrial architecture, exposing the original brickwork, the steel and the cork-lined walls, presenting the original concrete vats, the old machinery and the goods lift alongside state of the art brewing equipment, lighting and furniture.



4.0

micro-brewery pod

4.1 Architectural approach.

The design of the proposed micro-brewery pod aims to create a sensitively articulated, subtly elegant and actively engrossing form, which in conjunction with the existing Overseas Passenger Terminal (OPT), heralds the entry to Circular Quay and nestles comfortably beneath the Harbour Bridge, in the embrace of Sydney's most established icons.

Surprisingly given its prominent and scenic location, the precinct immediately north of the Overseas Passenger Terminal has for decades been under-utilised. Whilst the site benefits from a spectacular harbour-side location and proximity to Sydney's most celebrated built structures, making it an attractive prospect for tourists, the Campbell's Cove area has not been a regular destination for Sydneysiders. The restaurant offerings within Campbell's stores, like the Park Hyatt Hotel beyond, appeal primarily to the tourist market and lack a distinctive local character.

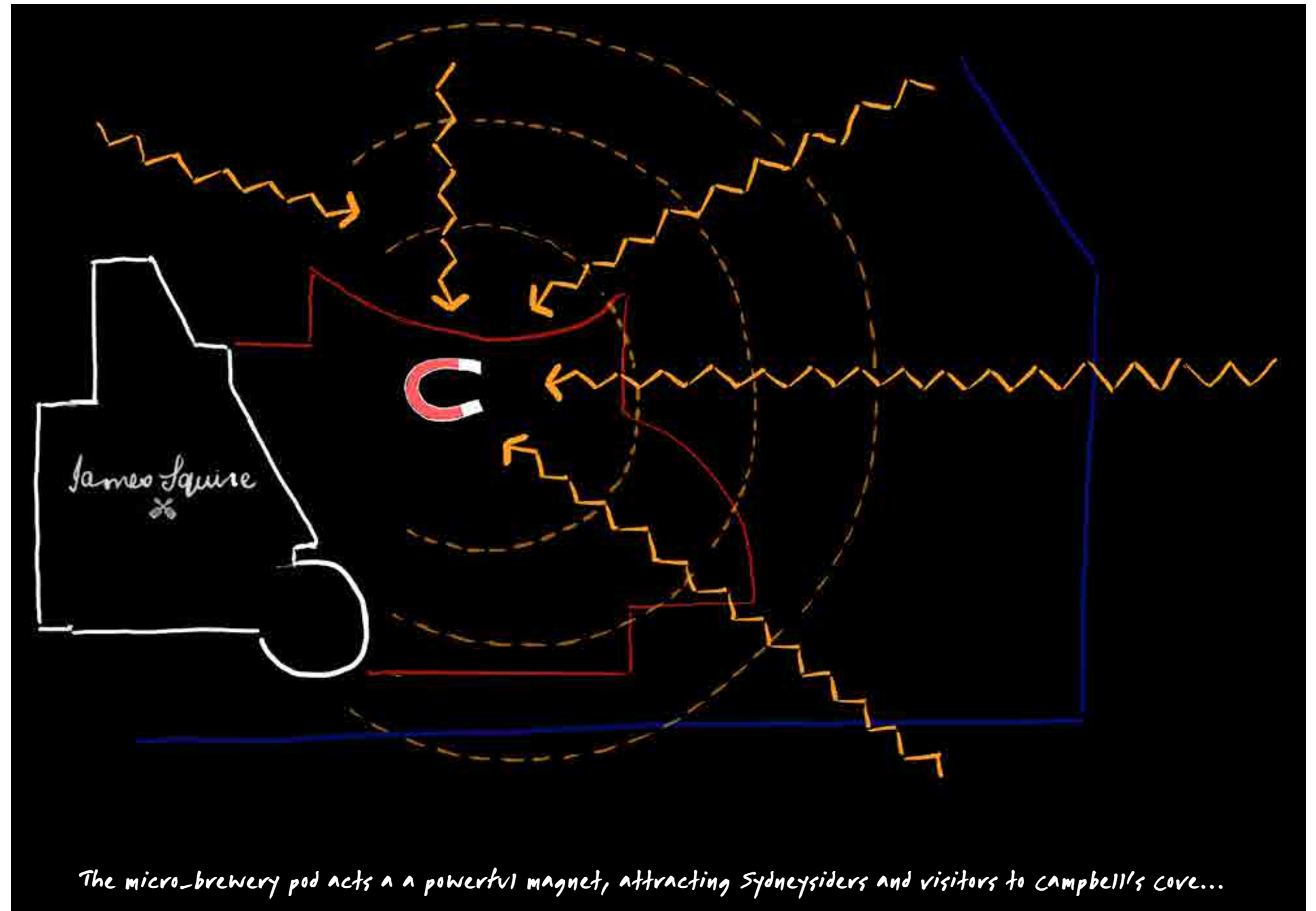
In seeking an architectural solution for the design of the new restaurant and bar, the project team has explored in detail a number of options with the ambition of transforming tenancy 5 into an important and much needed new visual focus for Western Circular Quay, and in doing that, an exciting and reinvigorated destination for Sydneysiders, as well as visitors to the NSW capital.

The proposed design achieves this in a unique way, by incorporating a working microbrewery into the external form of the building, through the addition of a finely detailed, fully glazed elevated structure, delicately connected to the northern boundary of the OPT structure. The new addition is open and light in both structure and aesthetics, redefining the edges of the existing OPT, and presenting the inner workings of the brewery for all to see - a brewery pod.

Following detailed exploration of a range of locations, the pod is proposed at the NW corner of the external lease area, a location currently occupied by a stand of mature palm trees, and formerly the location of a two story cantilevered stairway that provided a pedestrian connection between the upper elevated roadway and the main quayside below, that was removed during refurbishment works in 1998.

The pod has been designed as a lightweight raised structure, located at first floor level and elevated to minimise both spatial and visual impact on the public domain, maintaining largely uninterrupted views through from Hickson Road to Circular Quay and the Opera House.

Softly lit at night, the pod will appear as a lantern, subtly visible to pedestrians from vantage points around the Quay, as well as to passengers on the ferries and other aquatic craft.



4.2 Pod design

The design of the pod has been developed to complement and continue the tectonic language of Lawrence Nield & Peter Tonkin's OPT structure, whilst providing a fully transparent weather-protection to the equipment within.

Expressed structural steel, utilised throughout the construction and external elevations of the existing terminal with a language of bolted expressed universal columns and beams, will similarly be employed for the supporting inclined structural columns and slab edge assemblies. Steelwork will be finished with the same paint system and dark grey-blue colour to ensure an exact match.

Off-form concrete, used extensively within the terminal superstructure, will be used in pre-cast form for the elevated slab, which forms the main deck supporting the brewery equipment. The slab will be coffered to provide a three dimensional sculptural appearance when viewed from below.

Glazing assemblies will utilise structural glass technology to provide an entirely frameless perimeter, utilising anti-reflective glass (often used in car showrooms) to minimise reflection and glare, and increase the visibility of the equipment within.

In presenting the machinery and workings of the brewery on display to the public, the pod structure celebrates and references in an indirect way the historic working harbour, and the many industries that characterised the Rocks area following European settlement.

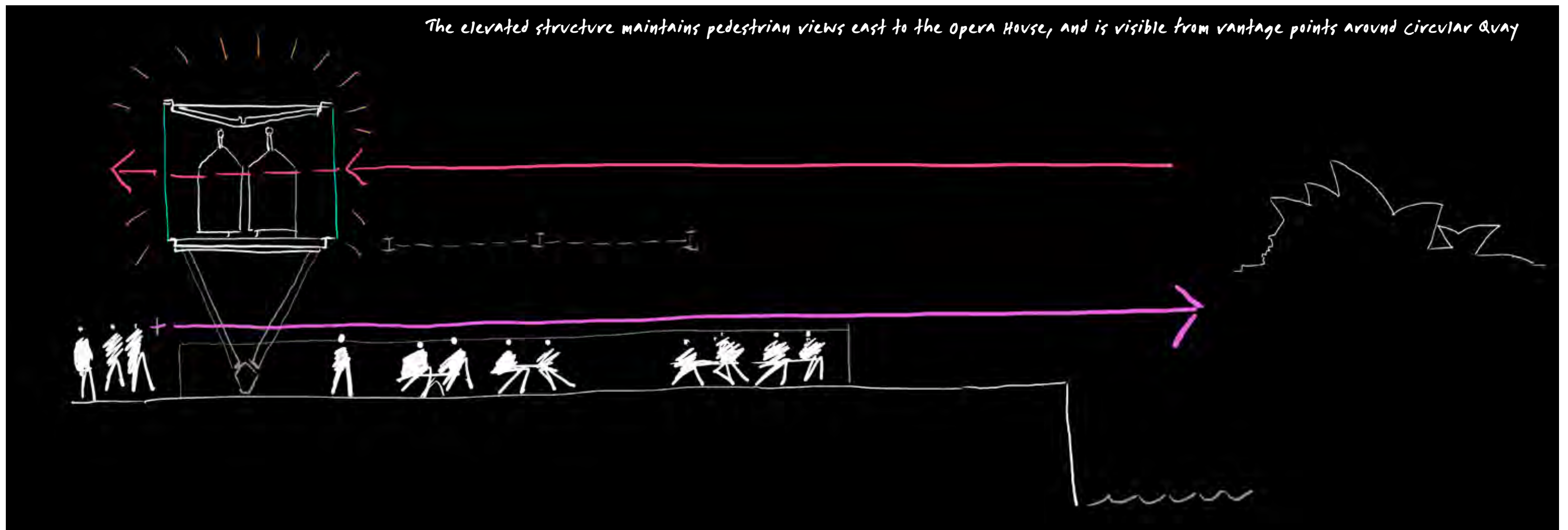
Constructed in this way, the pod is intended to appear as a beacon; a lighthouse, reminding Sydneysiders comfortingly of their place, of their history, of their home. The structure contributes symbolically to the forth-coming re-birth of Campbells Cove, and acts as a visual magnet to attract curious visitors and regulars alike to a previously underused area of Sydney's most significant waterfront.

4.3 Counterpoint to a landmark

The softly floating pod, which is elevated, transparent and carefully articulated to enhance the pedestrian experience below, has been designed to embrace the uniquely visible location of the site.

The new pod aims to assist with the reinvigoration of an important part of Sydney's foreshore fabric, creating a jewel like counterpoint to the landmark at Benelong Point, which is as much about experience as it is about built form.

At night it will be softly lit, a gently glowing lighthouse, both instantly recognisable and embedded in its place. The detailing of the pod connects it visually and physically to the existing OPT in a measured, subtle way, creating a new focus for Sydney harbour which is simultaneously understated and intriguing.



4.1
location a - tower enclosure

Location A positions the proposed micro-brewery equipment on level 2, within a new fully glazed enclosure incorporated into the form of the iconic north-eastern OPT gateway tower.

Advantages:

- + Within SCRA Scheme Planning Envelope
- + Existing structure
- + Lower capital cost

Disadvantages:

- The location blocks views from restaurant space towards The Opera House
- Complex connection of servicing ancillaries to proposed bar locations
- Enclosure detracts from open tower form
- Solar exposure
- Limited exposure and presence of micro-brewery

X Weekly servicing and deliveries to and from the micro-brewery will disrupt internal furniture planning, and venue operation due to remote location

X Hydraulic servicing of the brewery equipment clashes with lifting equipment required for servicing of the PANSW in ground services manholes below.

micro-brewery location option

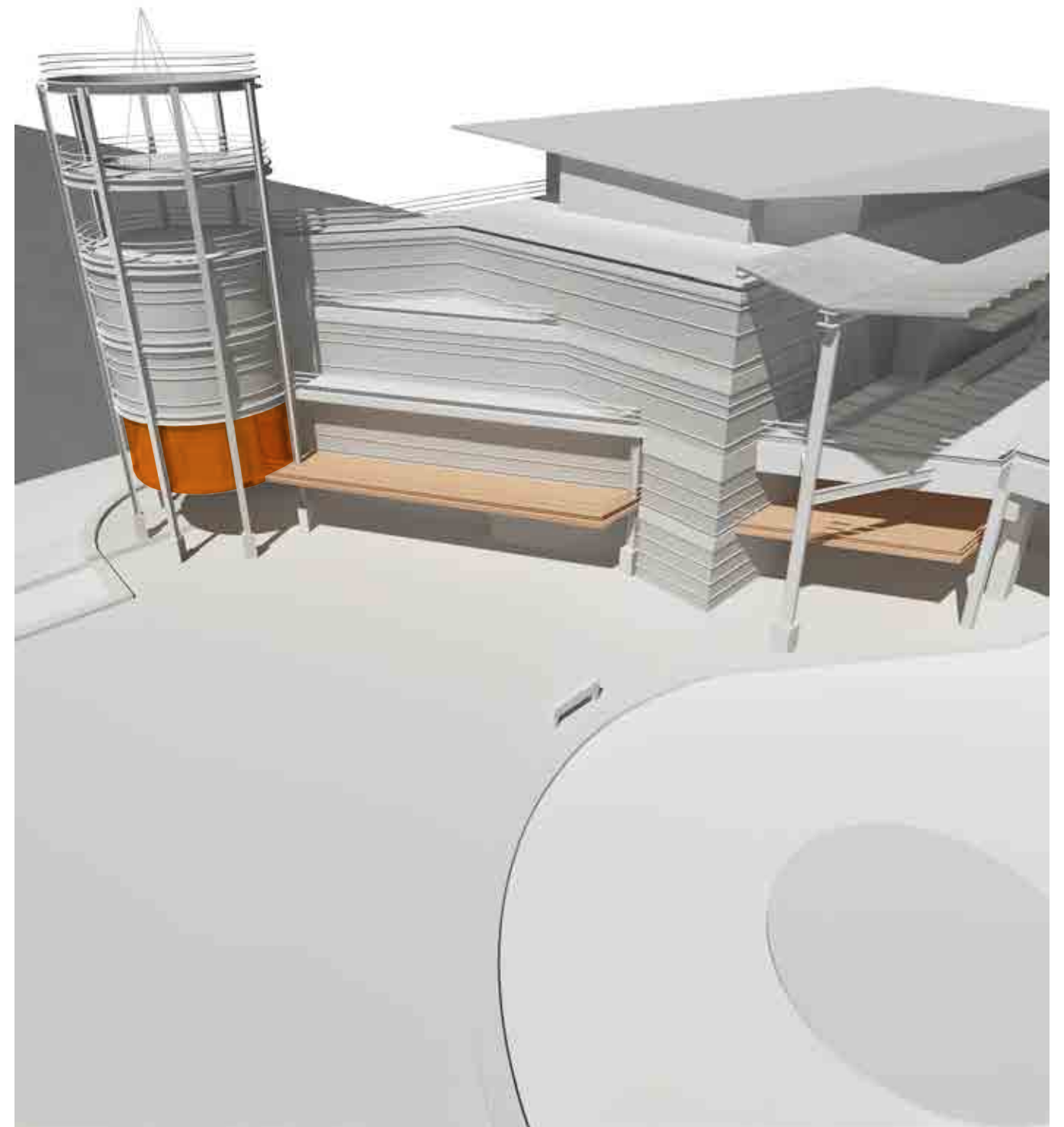
proposed new outdoor decks





top view from north east

tenancy 5, overseas passenger terminal
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top view from north west

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4.2

location b - below western bridge

Location B positions the micro-brewery in the north-western corner of the site, partially below the level 3 road access bridge



Advantages:

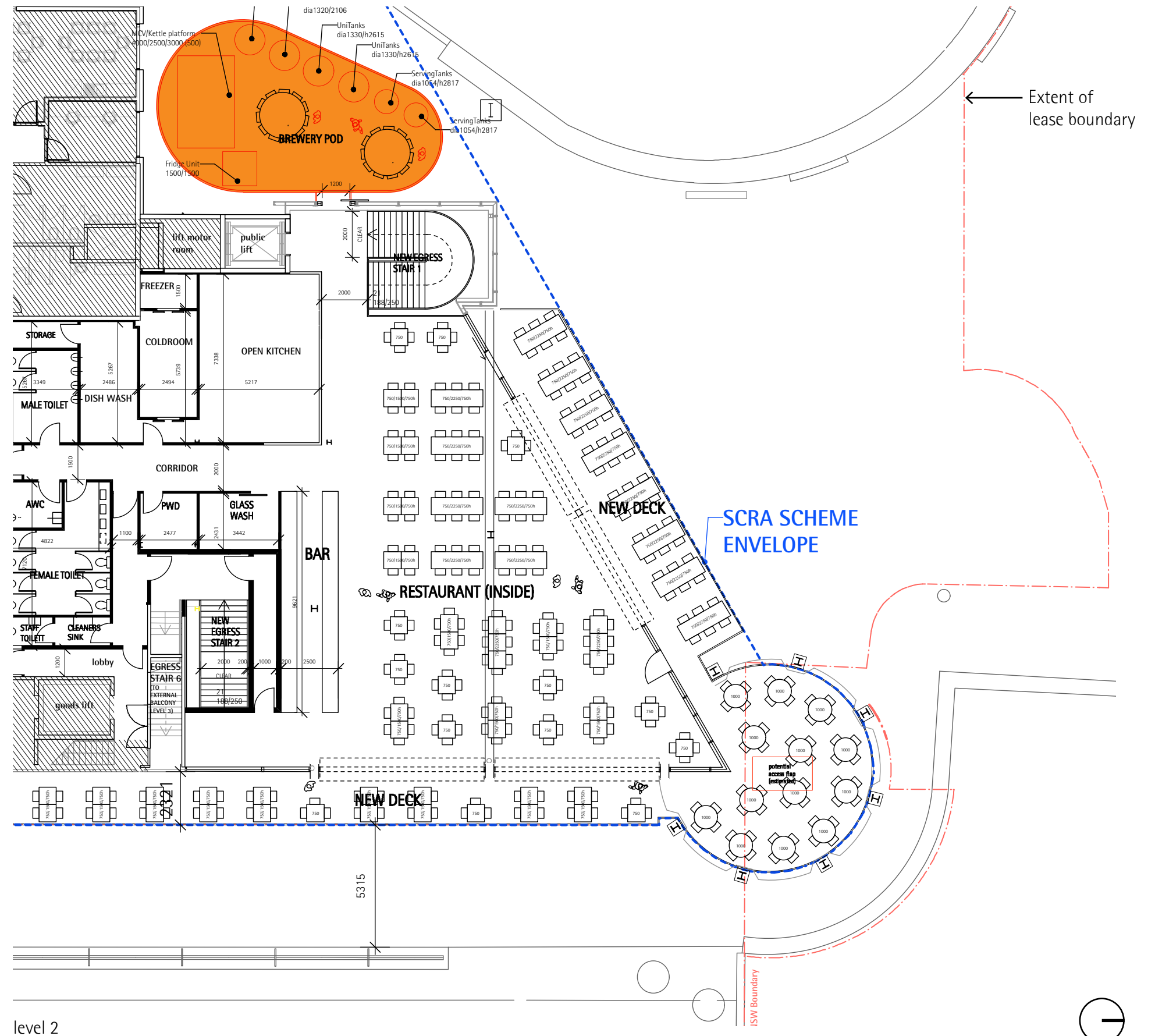
- + Within SCRA Scheme Planning Envelope
- + Larger footprint achievable with possible additional uses. eg. "brewers table"
- + Distinctive detached shape from existing building
- + Adjustable / flexible space to place ancillaries
- + Next to lift - short distance to service

Disadvantages:

- "Hidden" under the bridge
- "Wow" factor limited

X Headroom clearance below bridge insufficient for brewing equipment height of minimum 3.5m

-  micro-brewery location option
-  proposed new outdoor decks

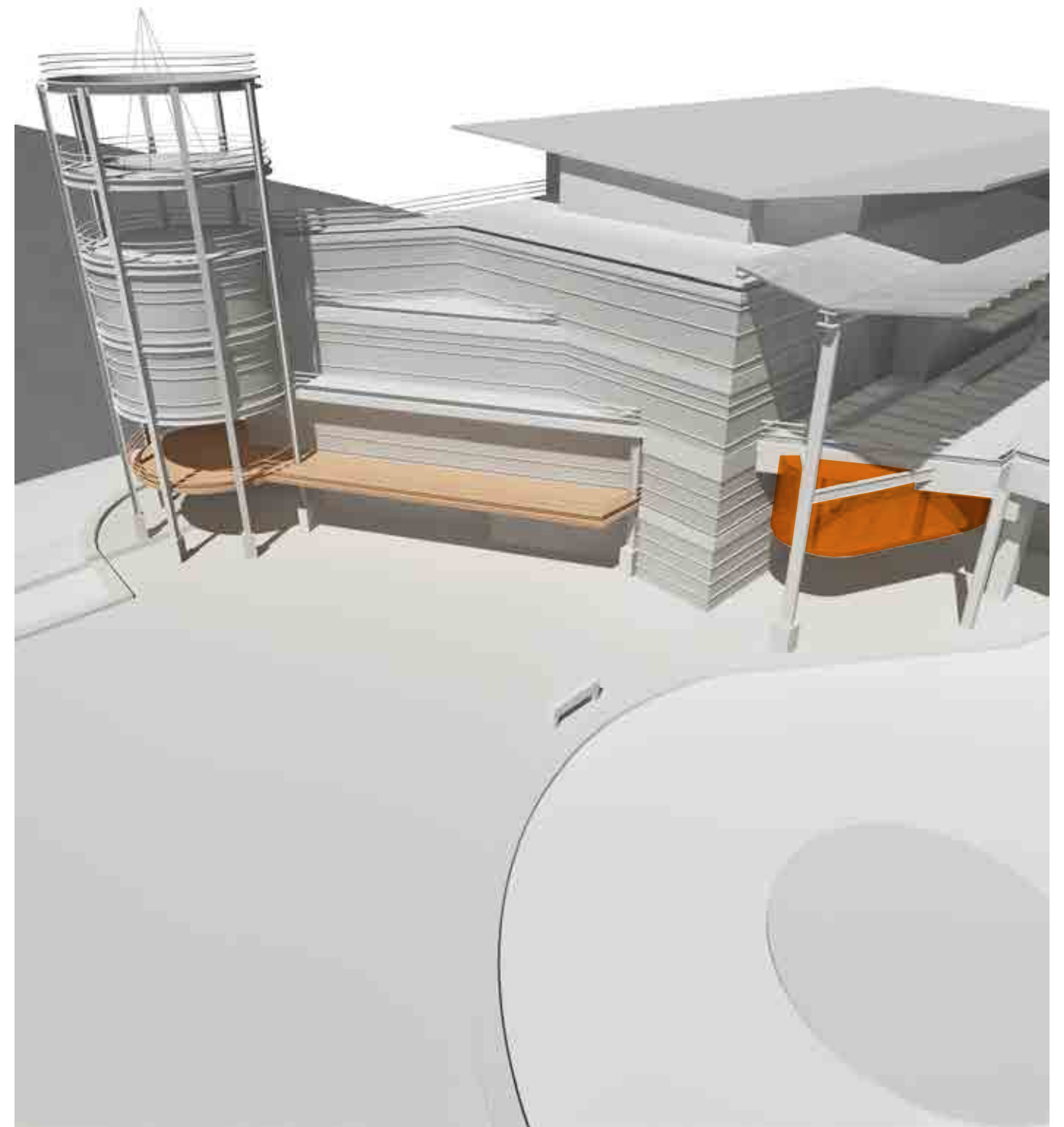


level 2



top view from north east

tenancy 5, overseas passenger terminal
mantle group + lionco



top view from north west

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4.3
location c - north-west corner

Location C positions the micro-brewery as a single level raised structure in the north-western corner of the site. The micro-brewery pod is a free standing structure with a minimal lightweight connection to the existing building.

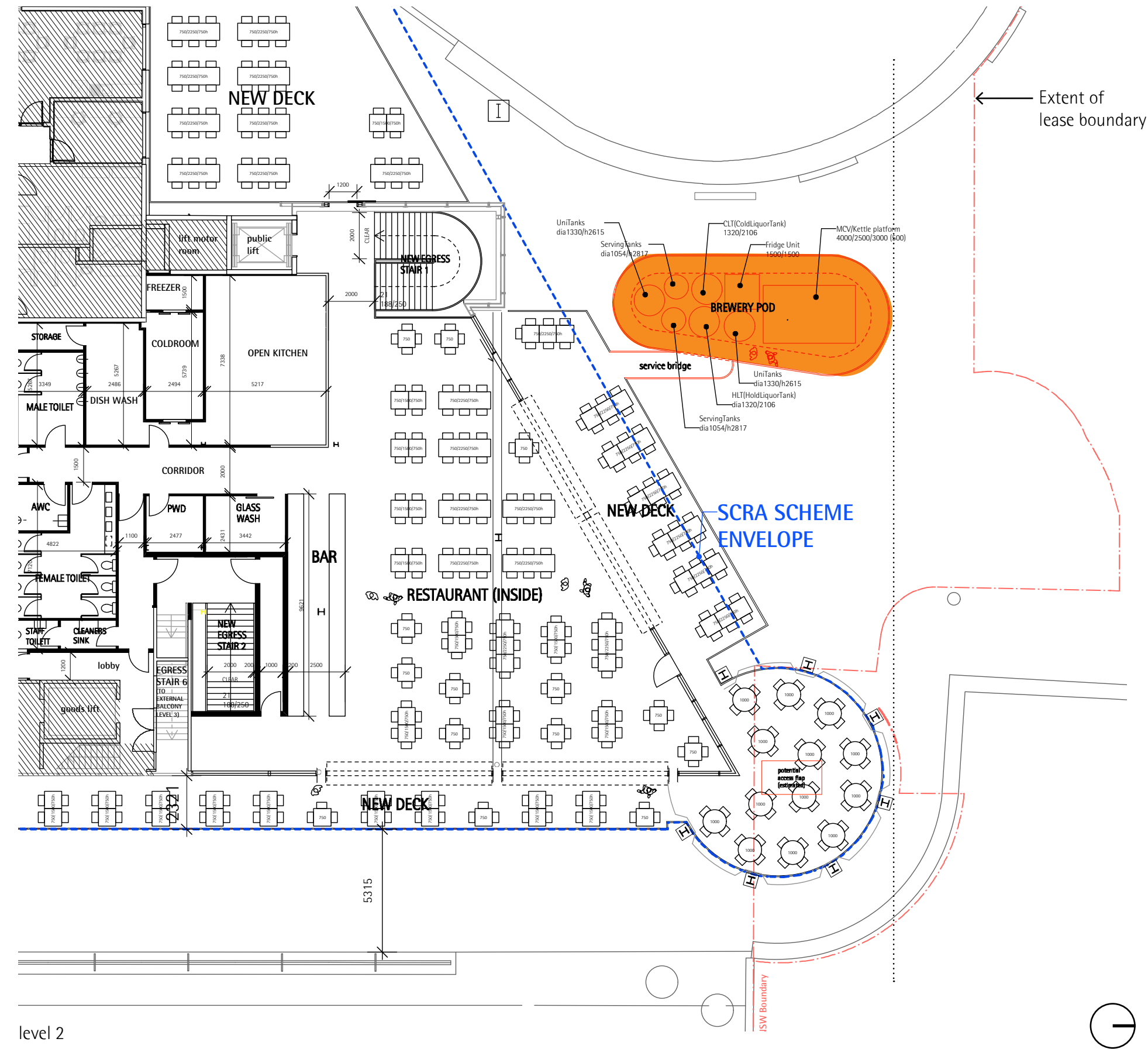
The structure is visible "in the round" whilst maintaining legibility of the original OPT northern planning.

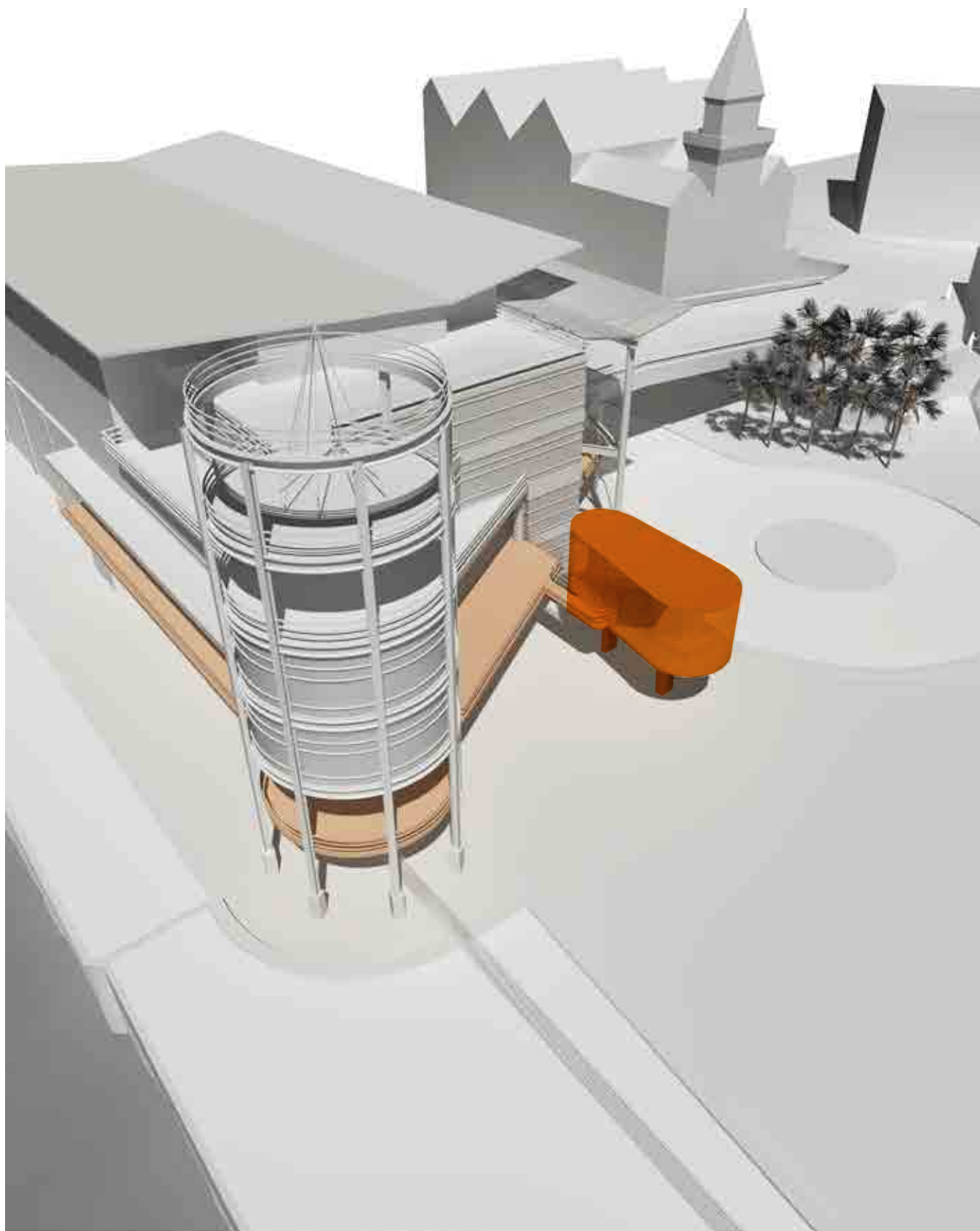
- Advantages:
- + The external location visually activates the southern area of Campbell's Cove
 - + High recognition value and "entrance" to the venue
 - + Structure visible from Sydney Harbour, but visually subservient to OPT and adjacent heritage structures
 - + Freestanding relationship to existing building
 - + Aligns with maximum projection of north east tower

- Disadvantages:
- Not within SCRA Scheme Envelope
 - Awkward plan form
 - Partial blocking of view from reconstructed staircase
 - Sun exposure
 - Higher capital cost

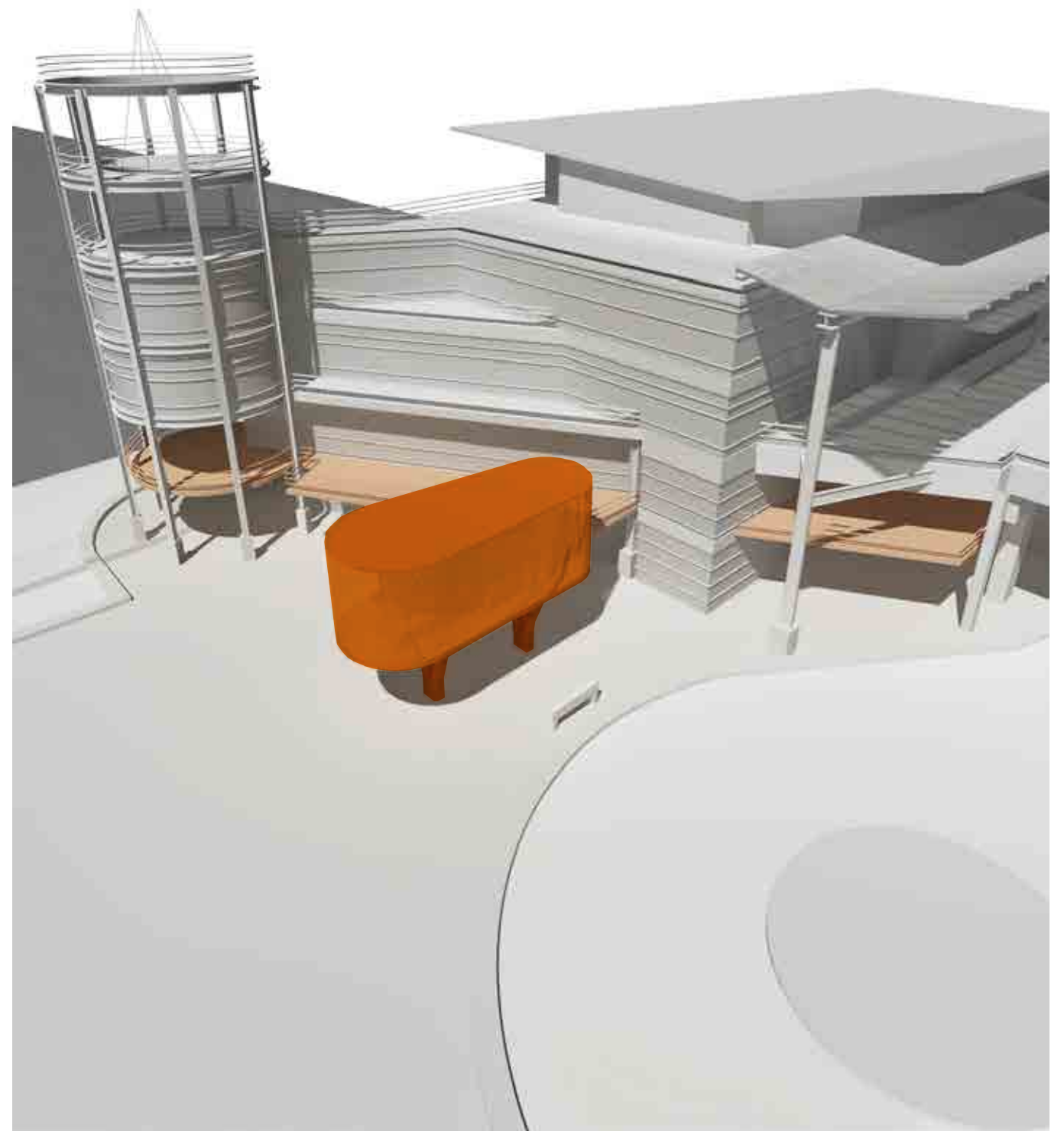
micro-brewery location option

proposed new outdoor decks





top view from north east



top view from north west

4.4
location d - north-west corner

The design of location D was developed following an initial consultation meeting with Professor Lawrence Nield, the architect with Peter Tonkin of the 1988 renovation and refurbishments of the OPT.

Location D, the design team's initial response to professor Neild's comments, positions the micro-brewery as a double level raised structure in the north-western corner of the site. The micro-brewery pod is a free standing structure with a minimal lightweight connection to the existing building.

The structure is visible "in the round" whilst maintaining legibility of the original OPT northern planning, and chamfered geometry responding to the Opera House.

- Advantages:
- + High recognition value and "entrance" to the venue
 - + Free-standing relationship to existing building
 - + Microbrewery form does not visually detract from NE OPT tower

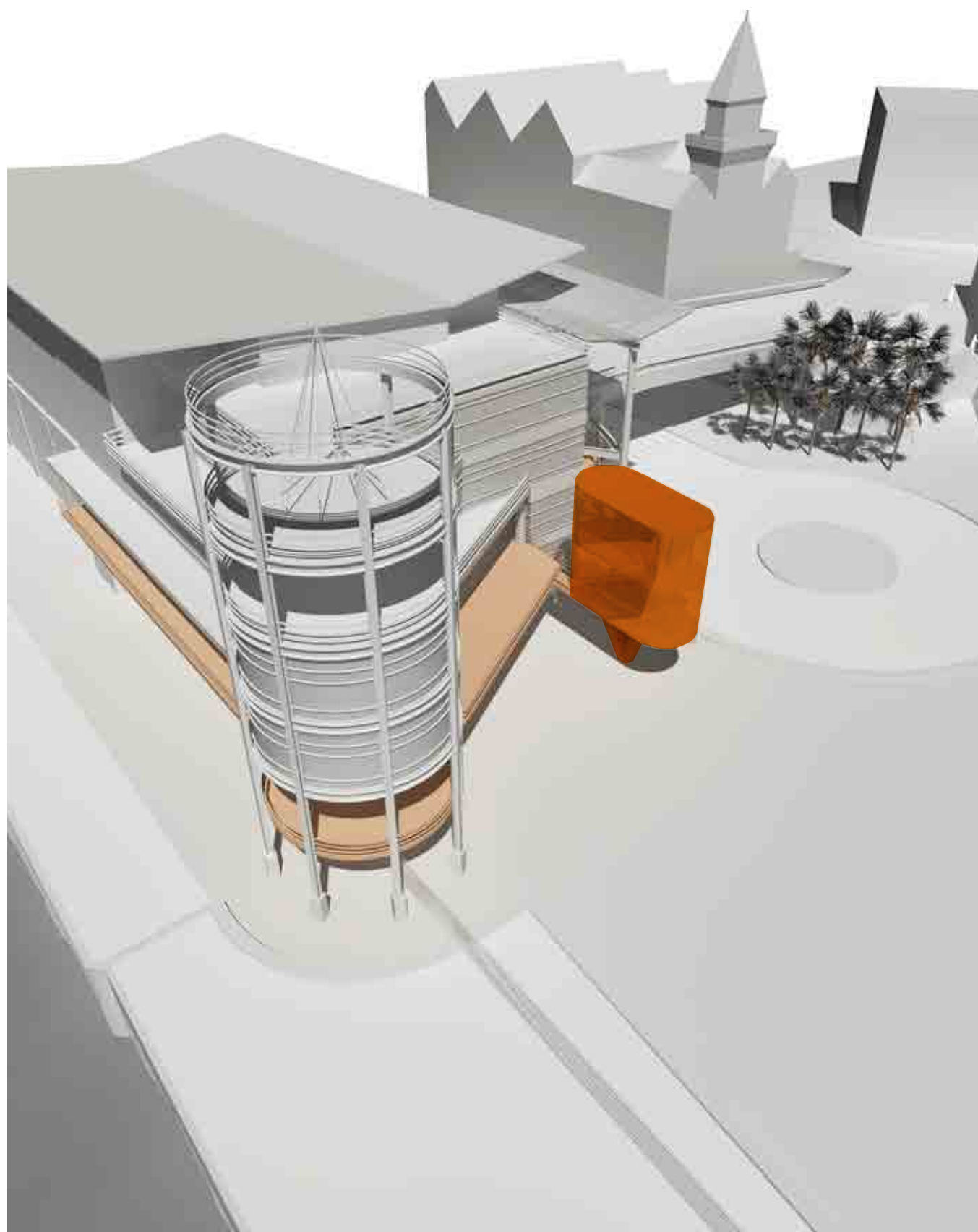
- Disadvantages:
- Not within SCRA Scheme Planning Envelope
 - Solar exposed
 - Higher capital cost
 - Views from Quay Restaurant affected by height of pod

X Significant operational and occupational health and safety issues, due to handling of materials and maintenance over two levels.

micro-brewery option

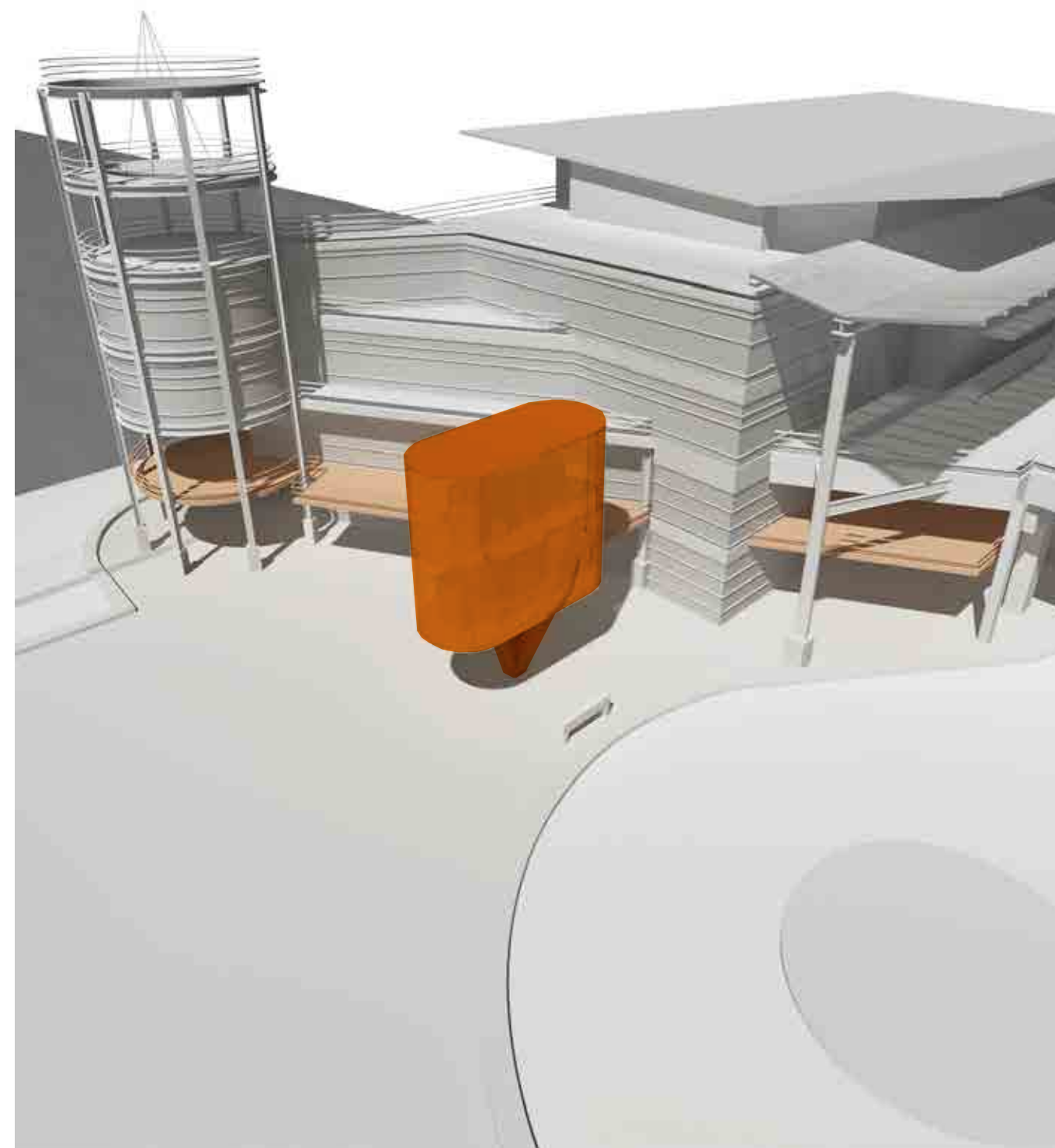
proposed new outdoor decks





top view from north east

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top view from north west

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location e - north-western corner

The design of location e was developed following further consultation with Professor Nield.

Location E similarly positions the micro-brewery as a double level raised structure in the north-west corner of the site, however with a pure cylindrical geometry. The micro-brewery pod is a free standing structure with a minimal lightweight connection to the existing building.

The structure is visible "in the round" whilst maintaining legibility of the original OPT northern planning, and chamfered geometry responding to the Opera House.

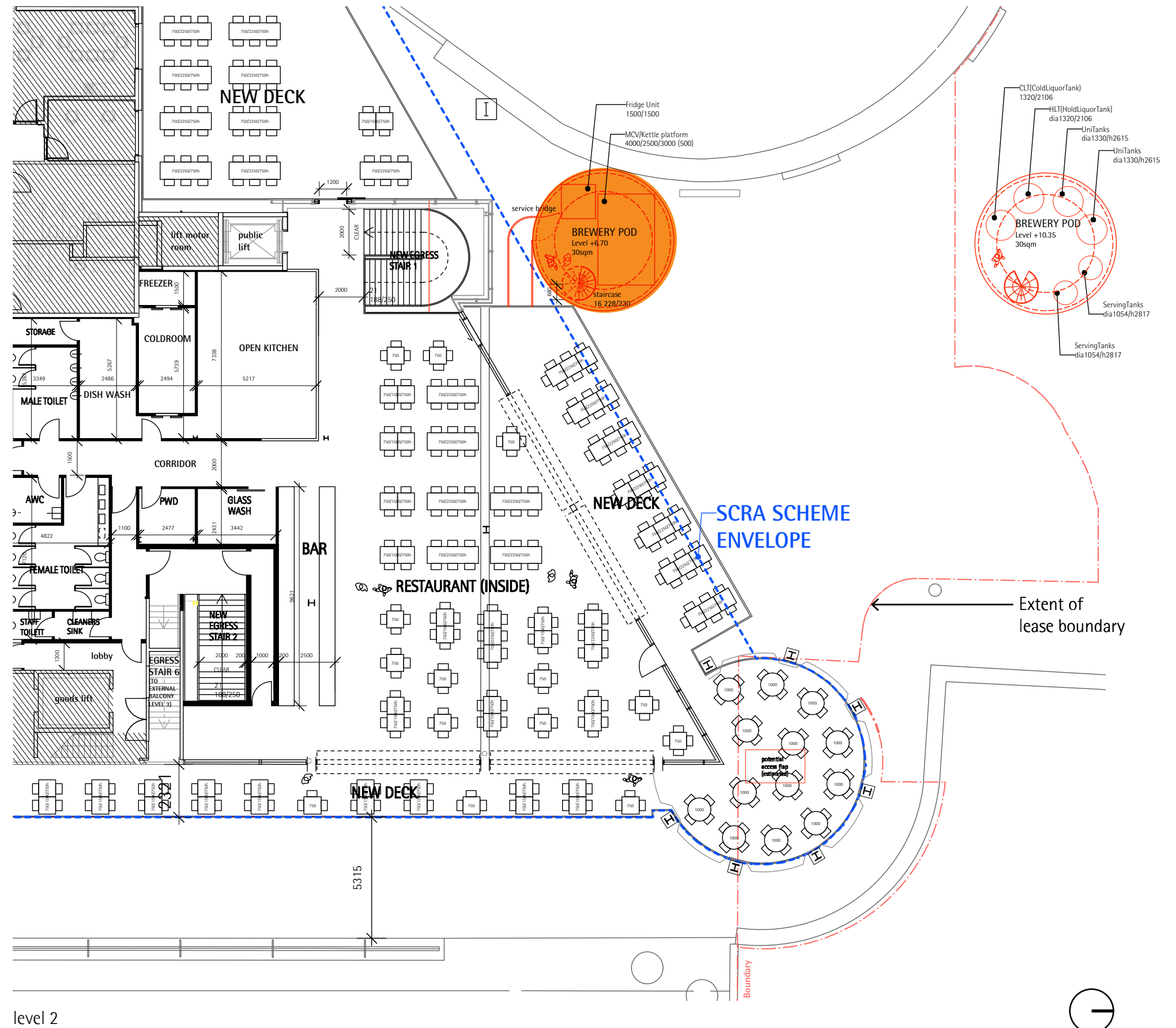
Advantages:

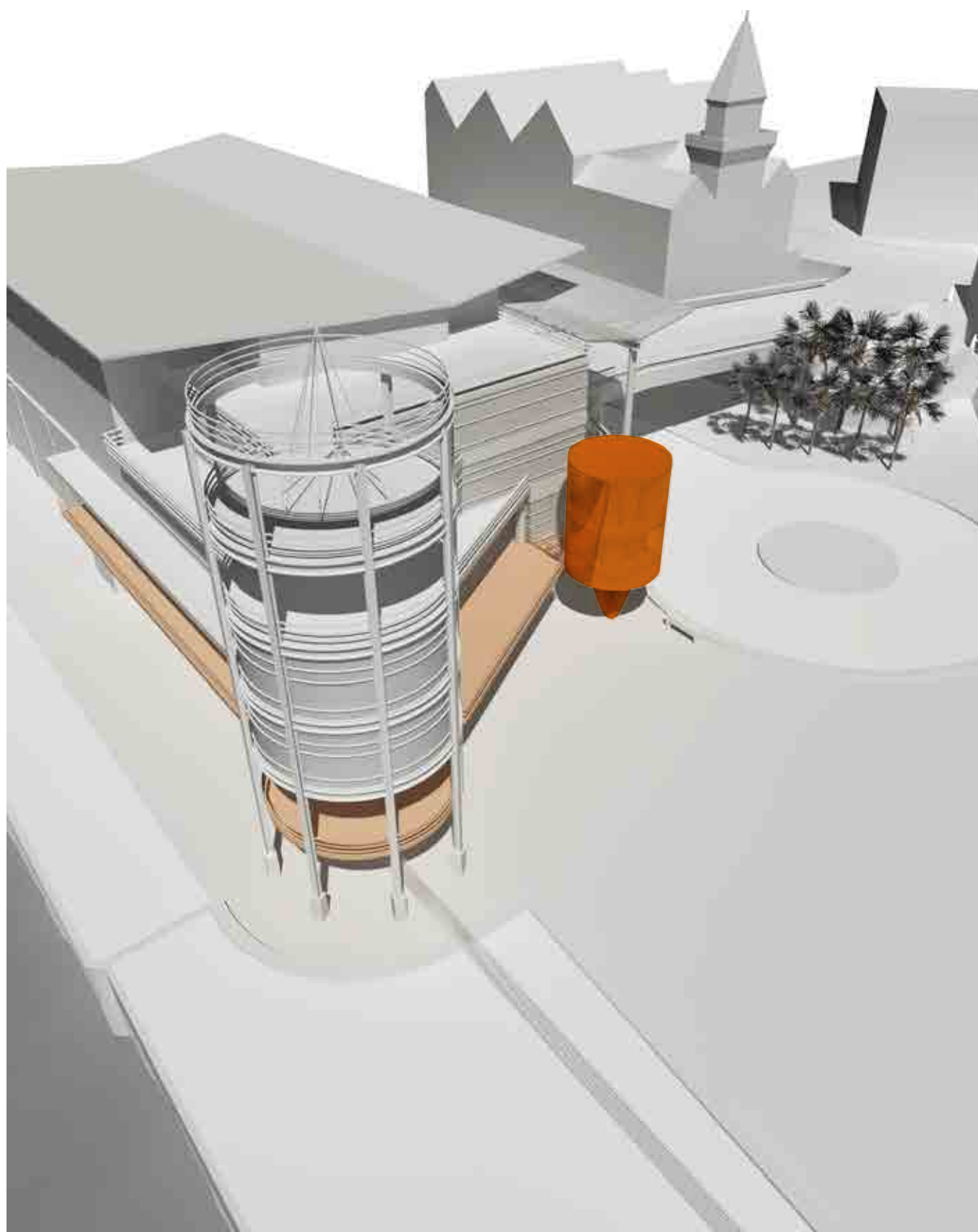
- + High recognition value and "entrance" to the venue
- + Single sculptural object celebrating craft beer
- + Microbrewery form does not visually detract from NE OPT tower

Disadvantages:

- Not within SCRA Scheme Planning Envelope
- Solar exposed
- Higher capital cost
- Views from Quay Restaurant affected by height of pod

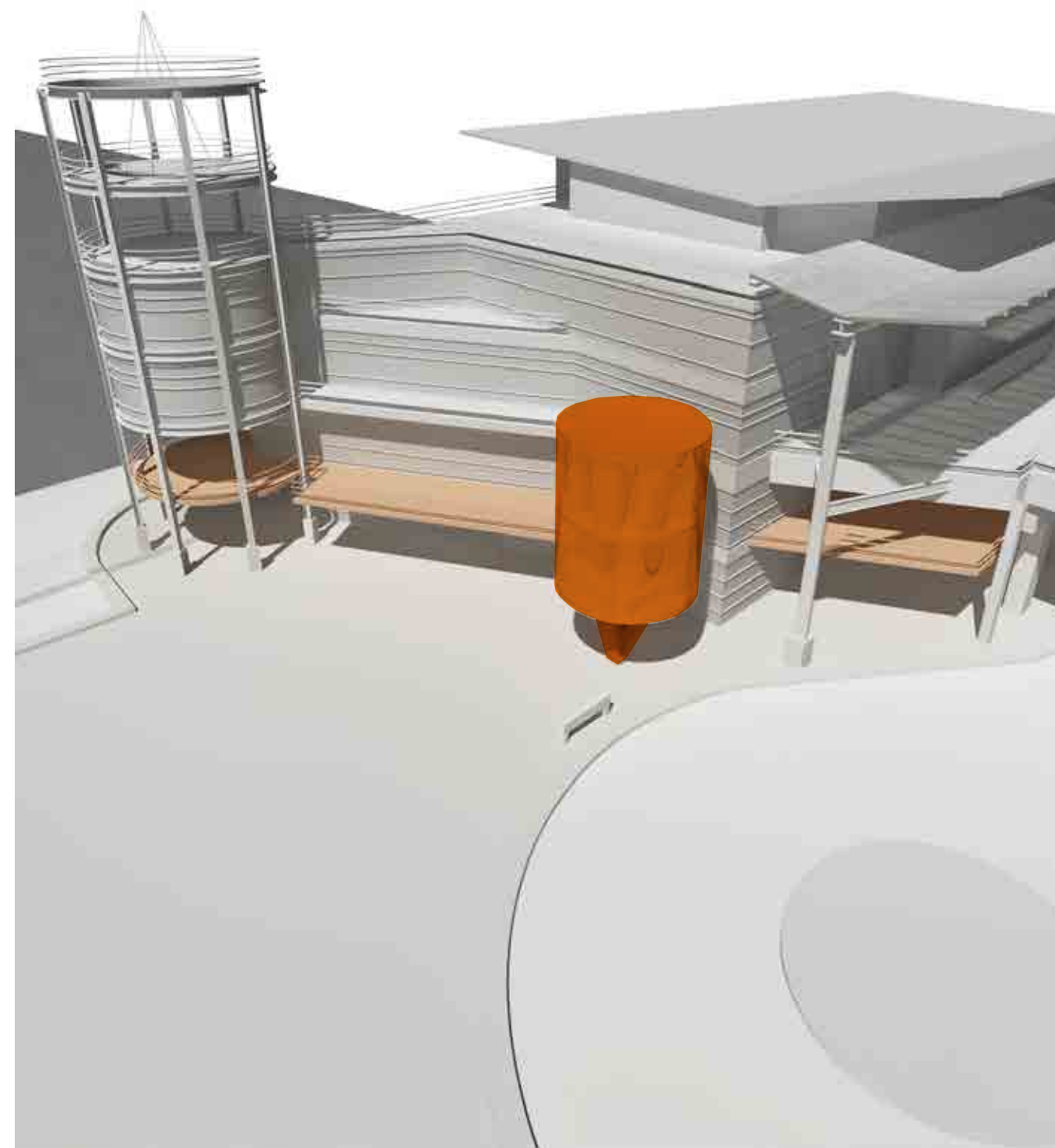
X Significant operational and occupational health and safety issues, due to handling of materials and maintenance over two levels.





top view from north east

tenancy 5, overseas passenger terminal
mantle group + lionco



top view from north west

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4.6
proposed location - north-western corner

The proposal positions the micro-brewery in the north-west corner of the site, as a slender free standing structure with a minimal lightweight connection to the existing building.

The location positions the pod in the area of the original high level external access stair, replacing the existing stand of mature palm trees.

The structure is visible "in the round" whilst maintaining legibility of the original OPT northern planning, and chamfered geometry responding to the Opera House.

The raised first floor location allows pedestrian access and views beneath the structure, maintaining a visual connection to the harbour and views to the Opera House, largely uninterrupted.

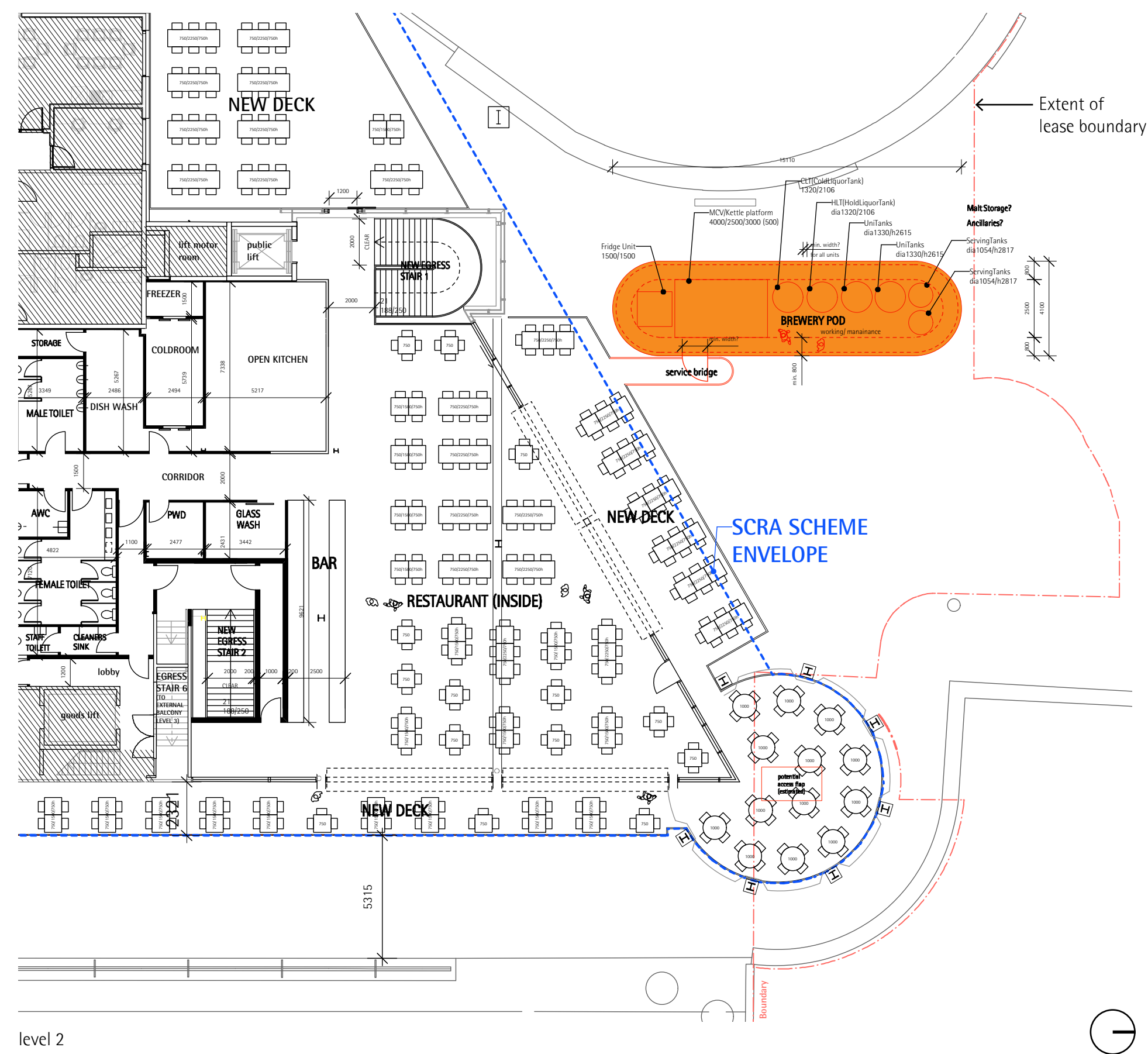
The elegant proportions of the form maintain maximum separation from the north-east tower, maintaining its presence and allowing the 45 degree 'chamfered' building form to read as originally intended.

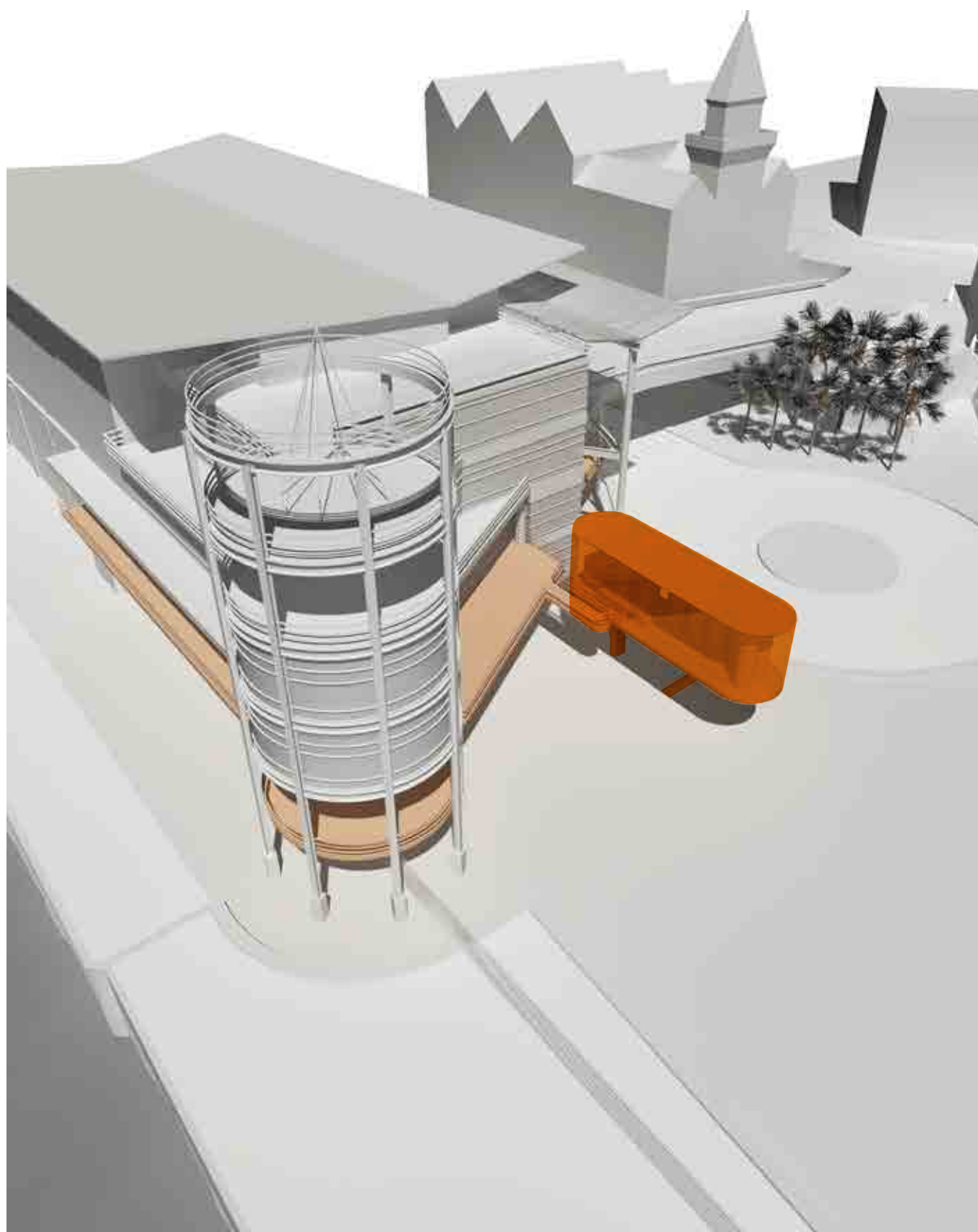
- Advantages:
- + High recognition value and 'entrance' to venue
 - + Single sculptural object celebrating craft beer
 - + Simple elegant form
 - + Close proximity to service lift
 - + Close connection for ancillaries
 - + Operationally highly efficient plan

- Disadvantages:
- Not within SCRA Scheme Envelope
 - Momentarily blocks views of the Sydney Opera House from base of proposed new staircase
 - High capital cost

micro-brewery option

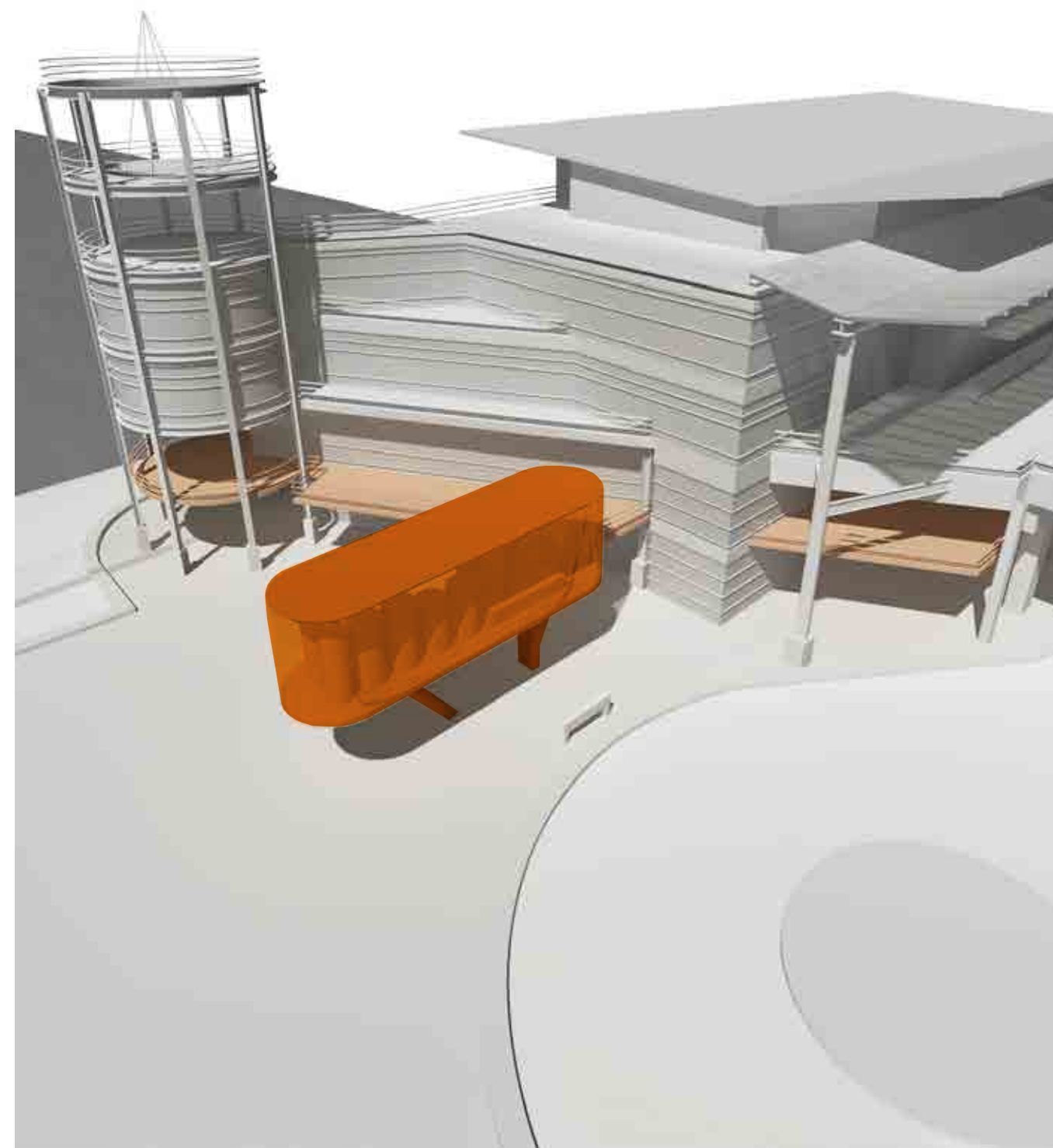
proposed new outdoor decks





top view from north east

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top view from north west

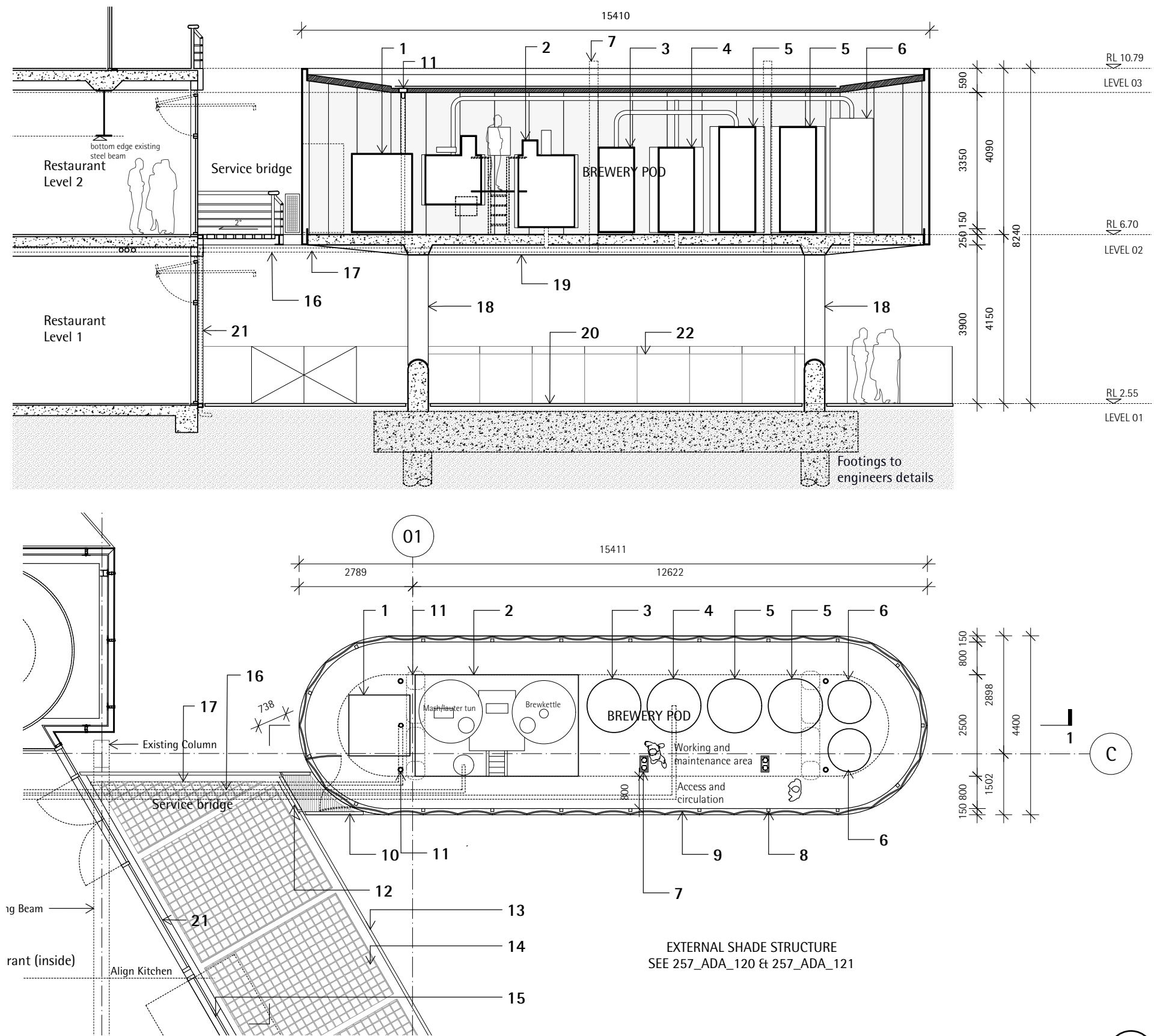
_collinsandturner
october 2016

5.0
proposed micro-brewery - detailed proposal

Ancillaries & brewery equipment to brewer's detail:

- 1 Fridge unit 1 500/1500
- 2 MCV/Kettle platform 10bbl
4000/2500/3000 (500)
- 3 CLT (cold liquor tank) dia1320/h2106
- 4 HLT (hot liquor tank) dia1320/h2106
- 5 UniTanks dia1330/h2615
- 6 Serving tanks dia1054/h2817
- 7 Services riser subject to consultant's detail
- 8 Perimeter feature lighting of equipment
- 9 Frameless glazing curved glass panels
- clear high performance glazing
- amber toned inter-lay TBC
- 10 Access gantry powder-coated steel structure & galvanized
steel mesh walkway & handrails
- 11 Steel columns with integrated rainwater syphonic drainage
connected to facade drainage
- 12 Security gate
- 13 Balustrade to match existing architecture
- 14 Concrete balcony with inset glass block pavers
- 15 New operable glazing to terrace. Colour to match existing
- 16 Beer delivery / freshwater pipework
- 17 Syphonic drainage
- 18 Twin concrete column subject to structural engineers review
and advice
- 19 Suspended cladding over pipework
- 20 Columns to match existing colours of existing building
- 21 New operable glazing to terrace. Colour to match existing
- 22 Fridge & storage for bar

Note: Internal equipment layout is indicative only and subject to further development with consultants and suppliers.



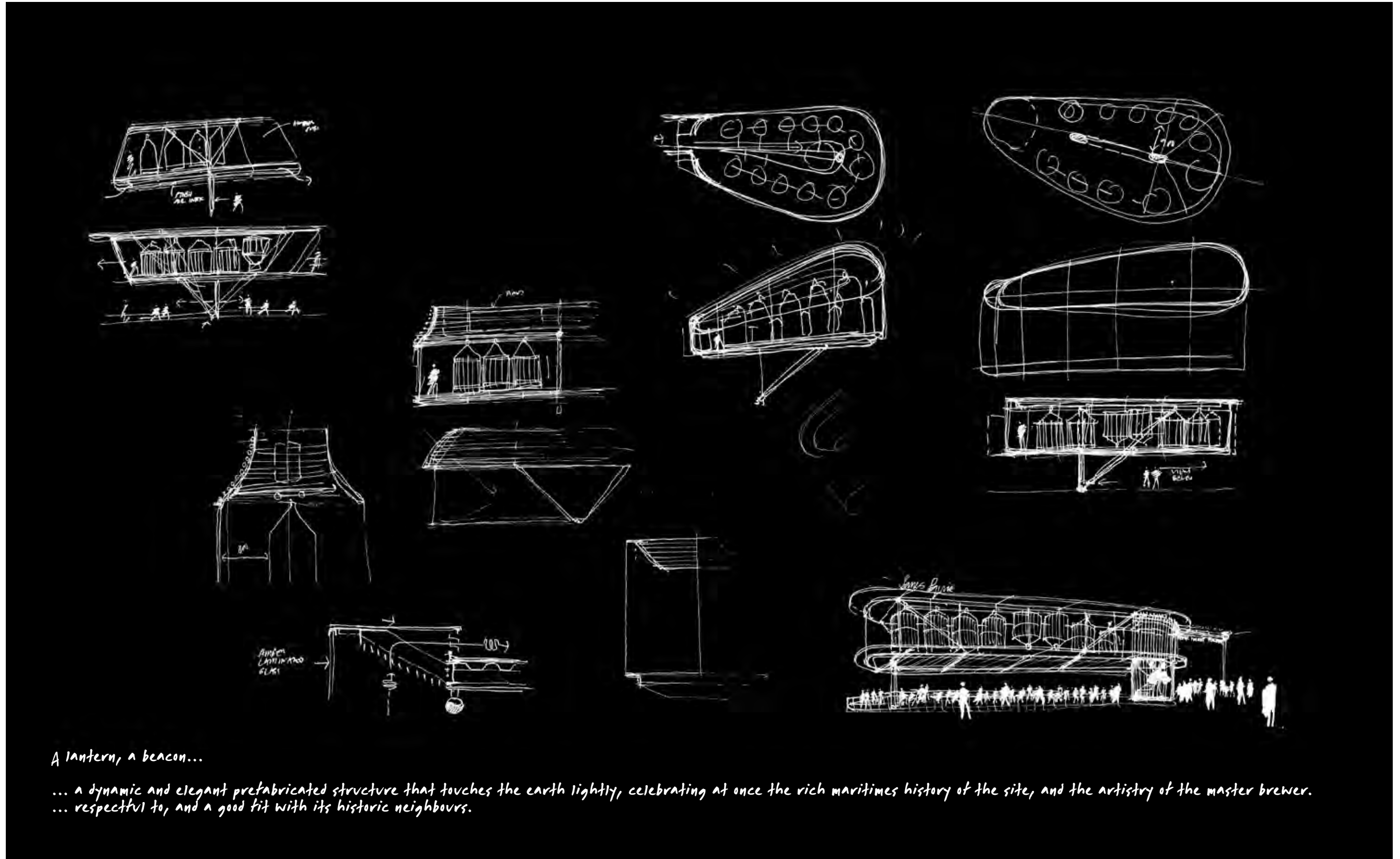


- 1 Concrete balcony with inset glass pavers
- 2 Balustrade to match existing design with additional glass panel for NCC compliance
- 3 Access gantry powder-coated steel mesh walkway & handrail
- 4 Frameless glazing curved glass panels with amber toned inlay
- 5 Fabricated aluminium ridge capping colour to match existing materials & colour at OPT
- 6 Integrated drainage with gutter guard
- 7 Bar counter
- 8 Pre-cast concrete column
- 9 Powder-coated steel profile to support glazing. Colour to match existing colours & materials at OPT
- 10 Integrated access service door
- 11 New operable glazing to terrace. Colour to match existing
- 12 Fridge & Storage for bar
- 13 New glazed awning to balcony below
- 14 Continuation of Campbell's Cove paving (indicative)

Note: External seating and shade structure have been omitted for clarity

5.2

preliminary concept sketches





6.0
existing view 1



Existing Situation



Proposal

6.2
existing view 2



Existing Situation



Proposal

6.4
existing view 3



Existing Situation



Proposal

6.6
existing view 4



Existing Situation

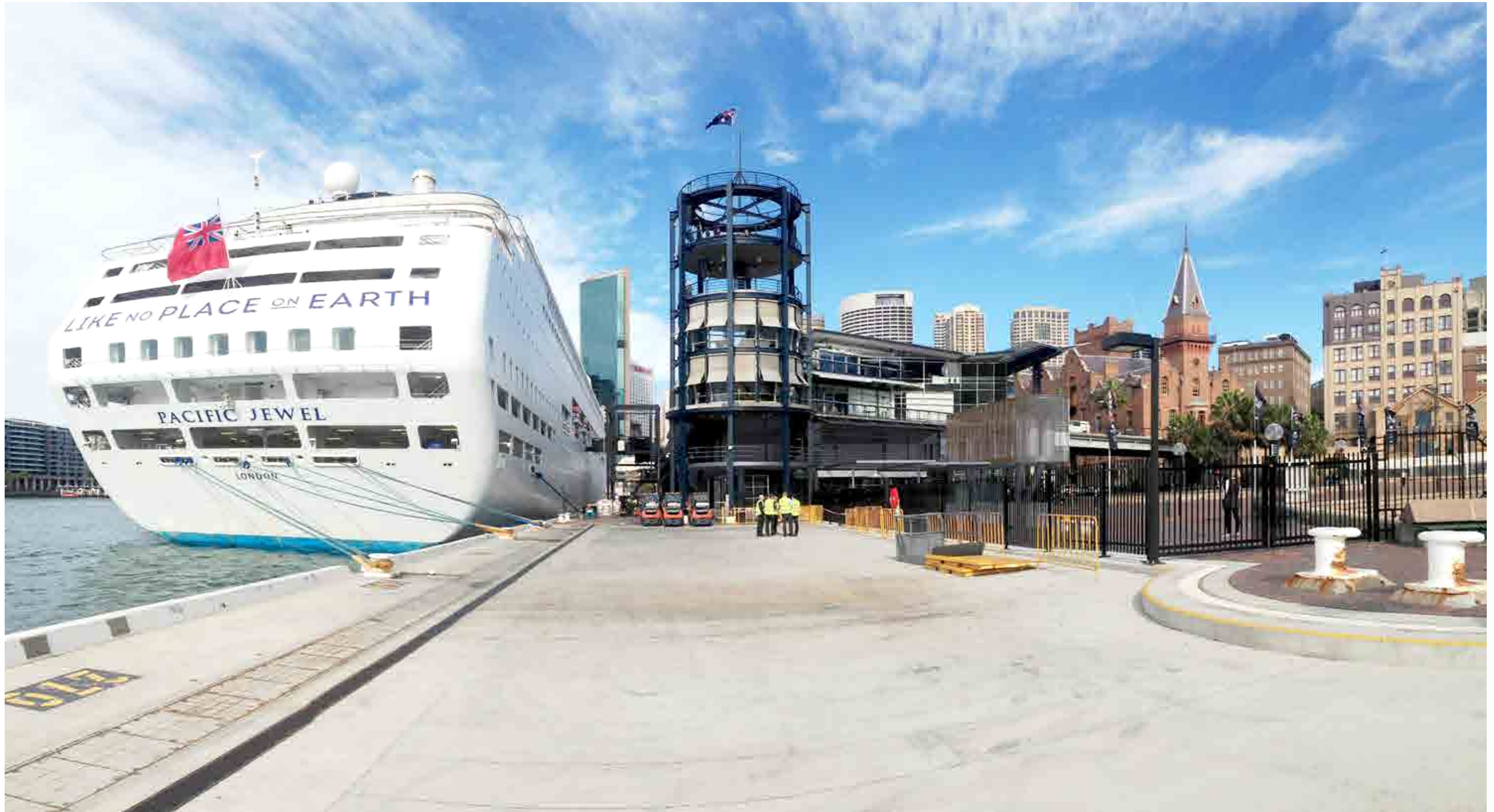


Proposal

6.8
existing view 5

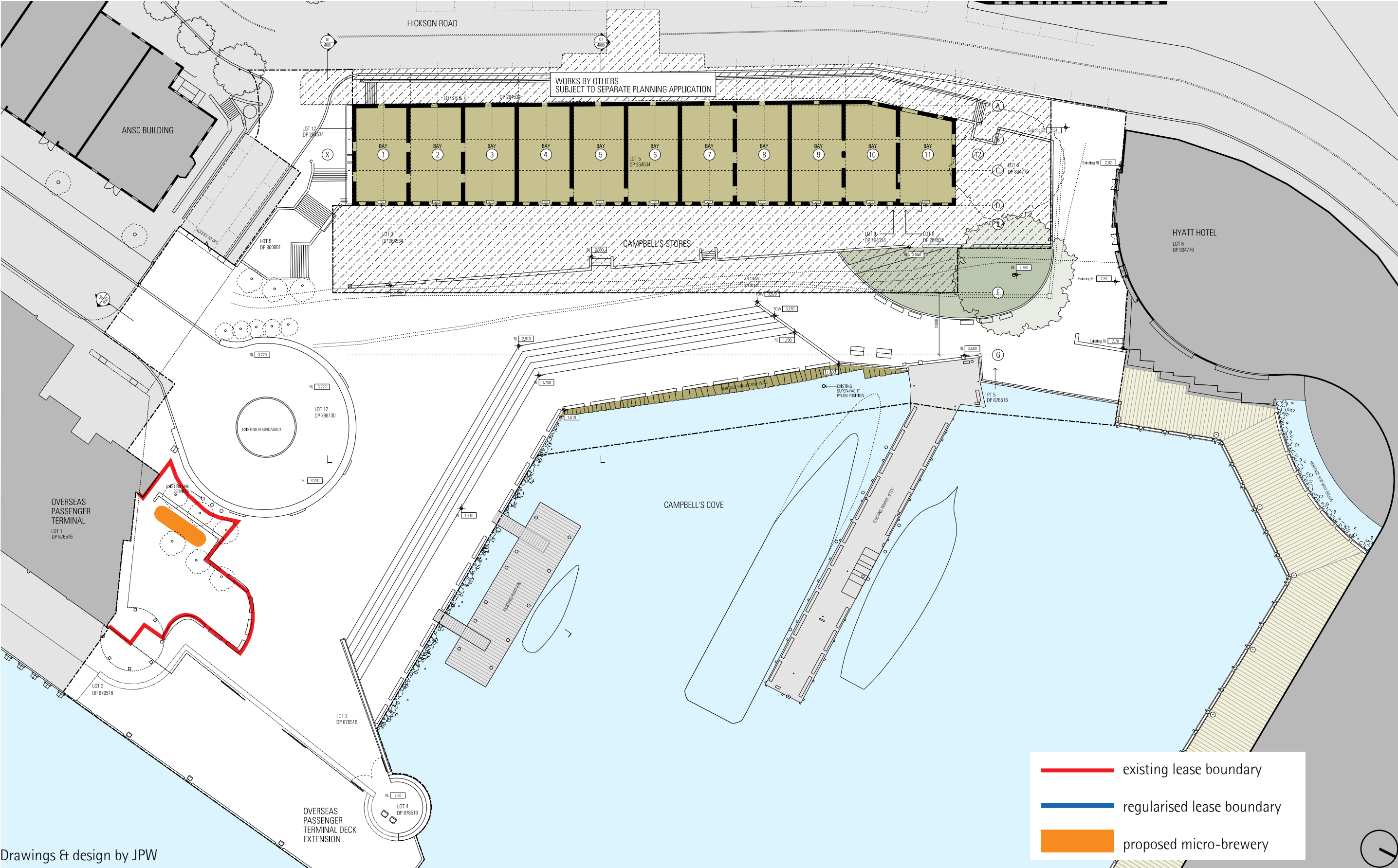


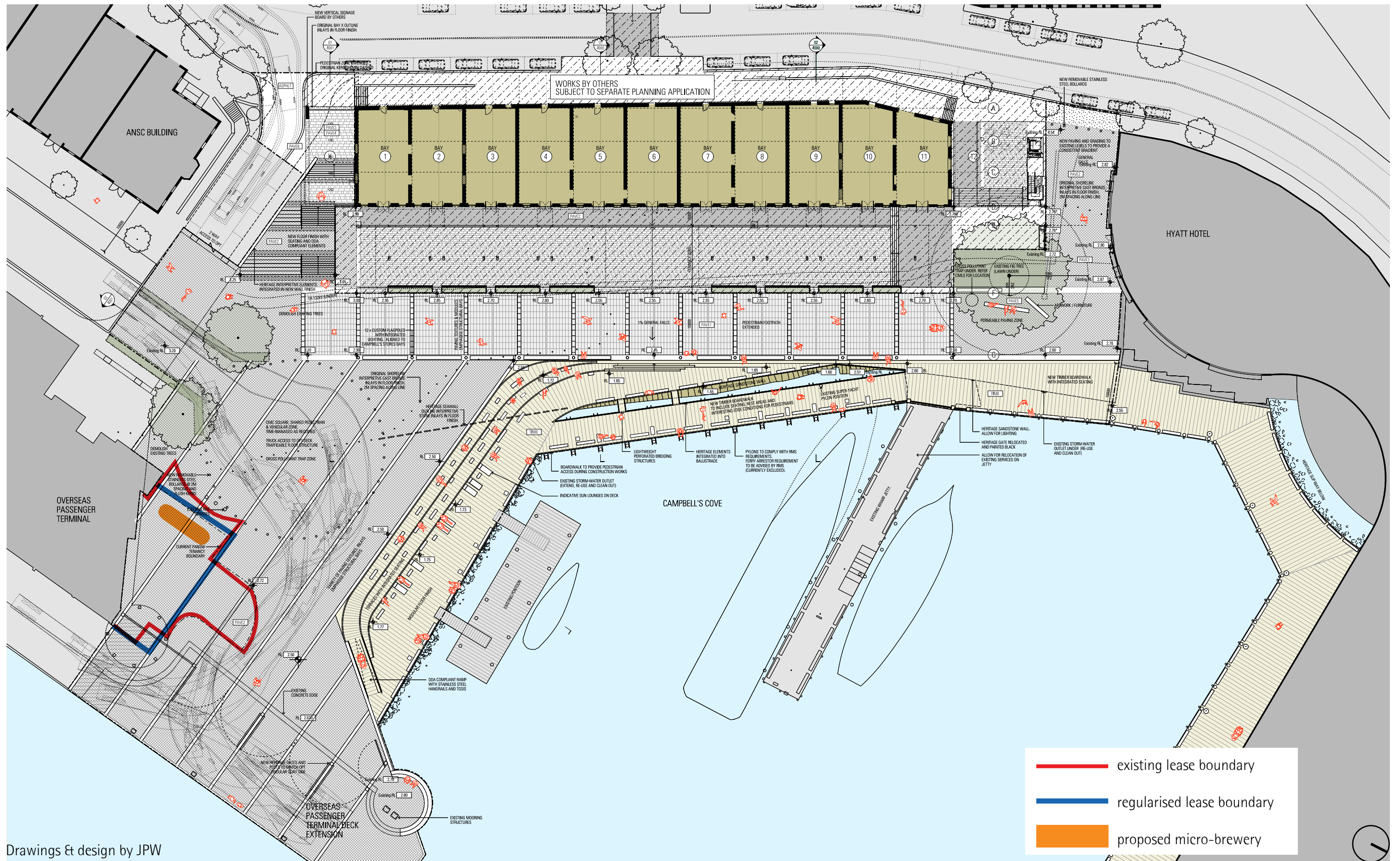
Existing Situation



Proposal

7.0
campbell's cove - existing





external shade structure - proposed design

The proposed shade structure is a retractable roof that in the open position covers an area of 10m x 12.5m. The pleated fabric can be retracted and is stored below the proposed deck at level 2. Three steel portal frames run in a north to south direction and house the track system for the fabric awning.

The proposal has minimal columns to avoid interruptions of the view. The steel colour is to match and / or complement the existing materials and finishes at the OPT.

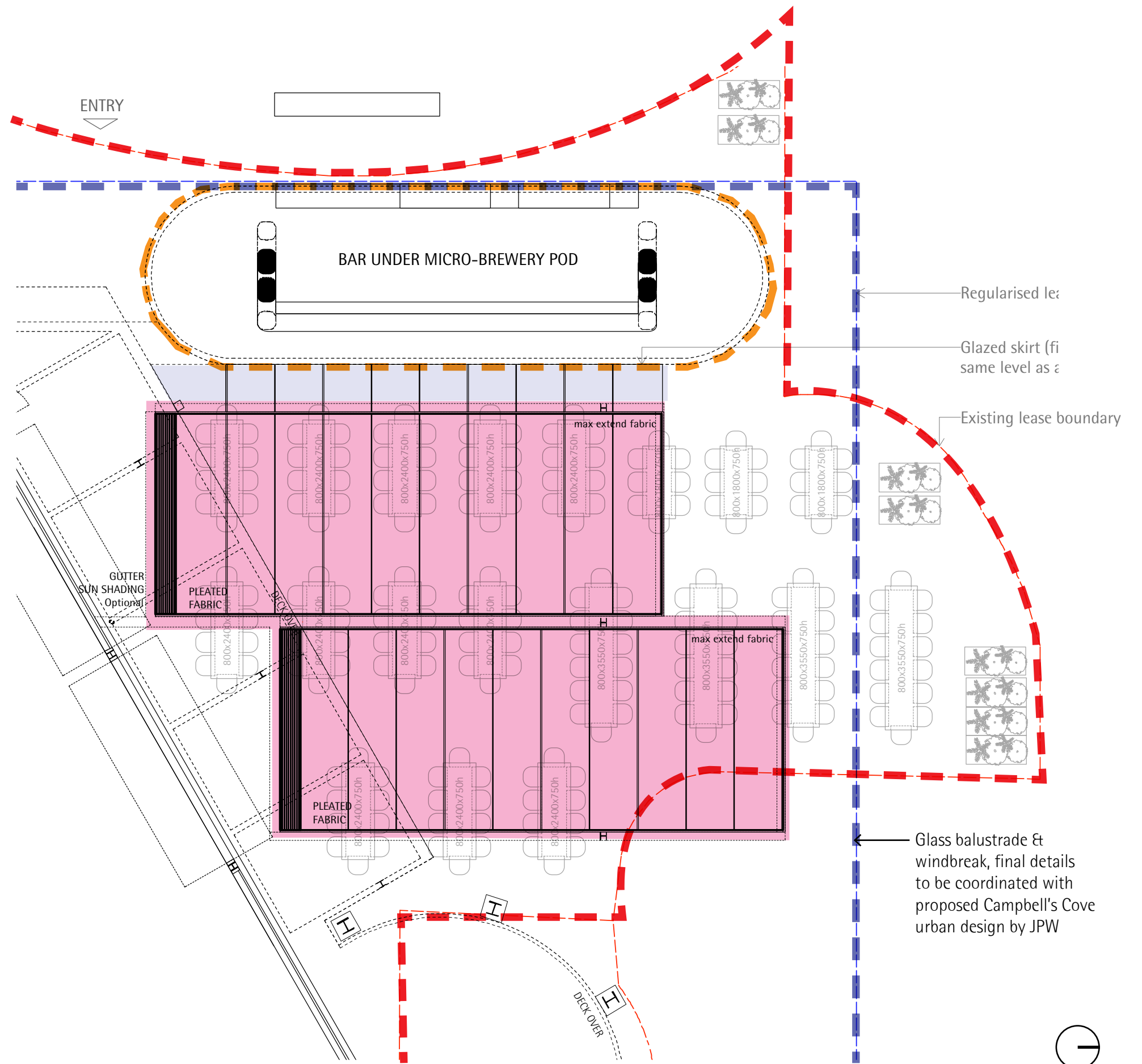


Evo Alutecnic retractable shade system in open position
Woollahara hotel, Tzannes Associates



Evo Alutecnic retractable shade system in deployed position
Woollahara hotel, Tzannes Associates

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View to Harbour Bridge Open Sun Shading



Top View Open Sun Shading



View to Harbour Bridge Closed Sun Shading



Top View Closed Sun Shading

9.0
external seating

Consideration has also been given to the planned works at Campbell's Cove, including the new paving, levels, landscape, curb and staircase reconstruction.

Drawings contained within the submission illustrate how the proposal has to develop to integrate with the initial master-plan concepts prepared by JPW architects.

General

Existing lease boundary

Regularised lease boundary

Pavement

Pavement type
t(pavement01)
refer to JPW dwg

Pavement type
t(pavement02)
refer to JPW dwg

Furniture

Furniture type
t(fur01)
timber table and chair set

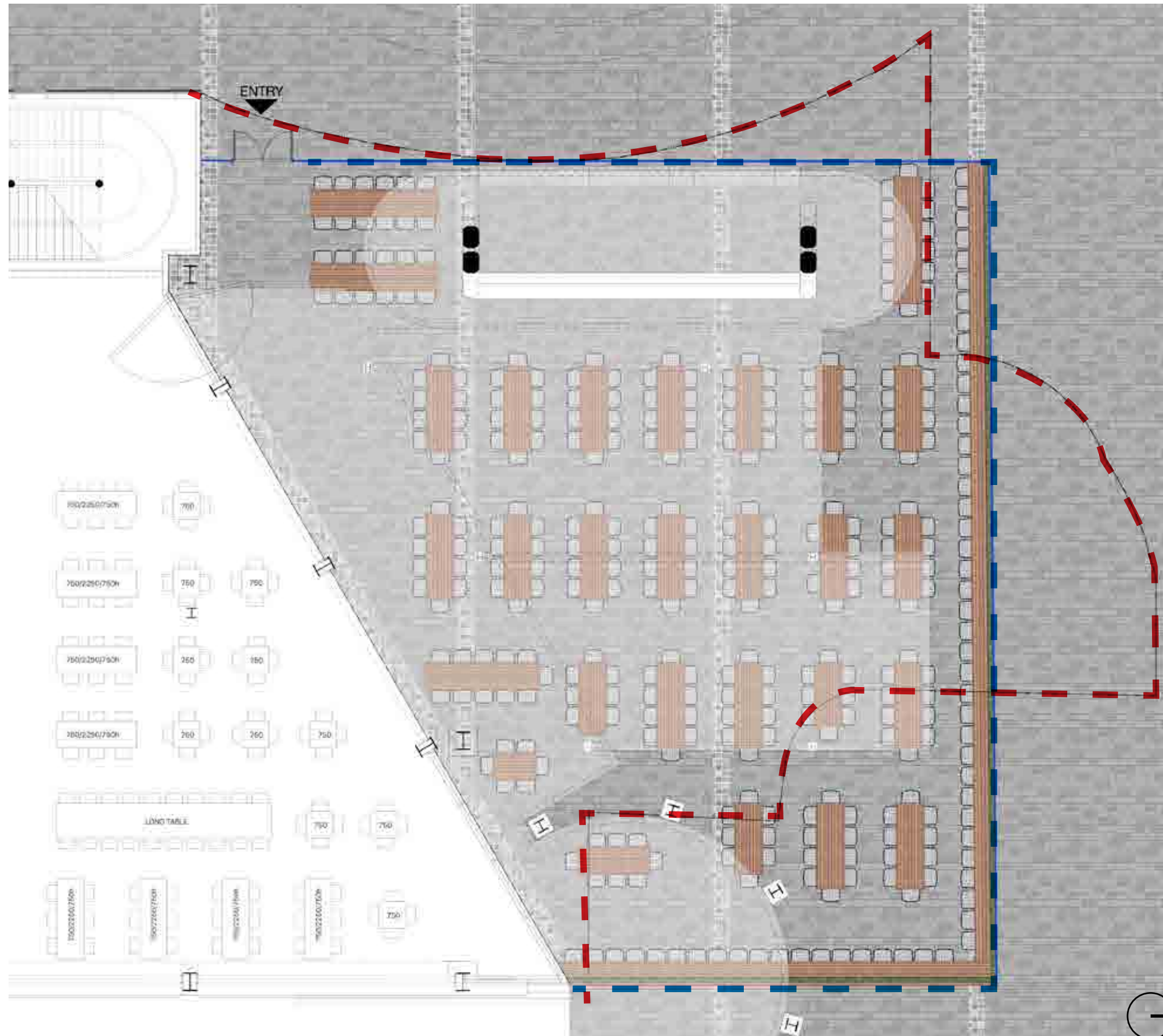
Furniture type
t(fur02)
tall timber table planter

Furniture type
t(fur03)
square planter

- existing lease boundary
- regularised lease boundary



Drawings & design by McGregor Coxall



Drawings & design by McGregor Coxall

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An alternative landscape plan has been prepared based on a regularised boundary.

The existing lease boundary was formed by previous landscaping in the form of brick planters. These have since been demolished and now the irregularly shaped boundary has the opportunity to be regularised to better fit within the broader urban realm and design at Campbell's Cove.

The regularised boundary proposes the same area as the existing boundary (405m²) within a rectangle that is aligned to the JPW master-plan paving scheme.

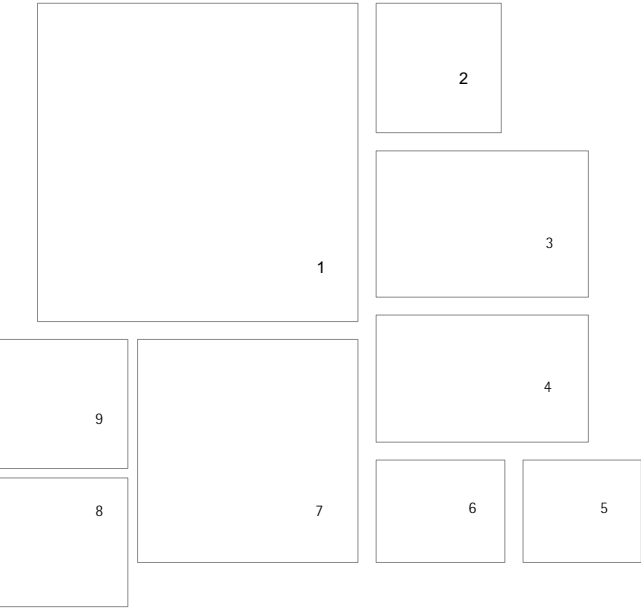
The JPW master-plan paving scheme shown is indicative only.



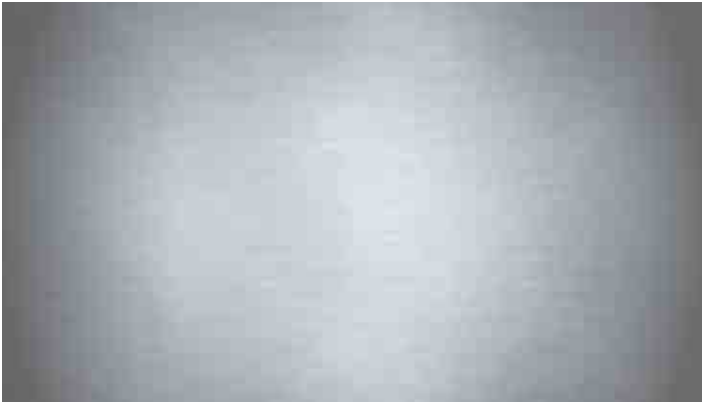
— — — existing lease boundary

— — — regularised lease boundary

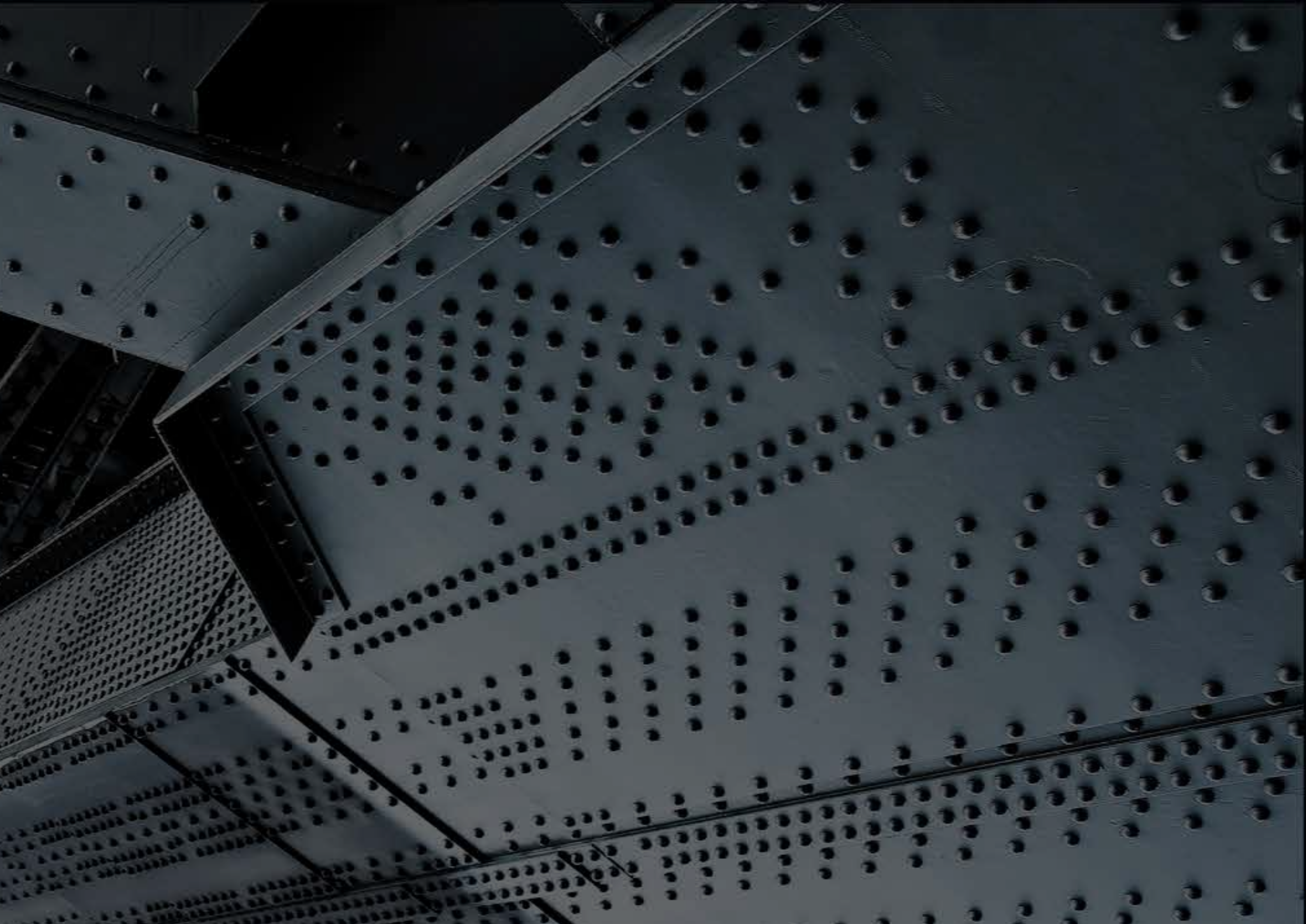
10.0
materials board



- Key
- 1. Existing materials on site will be used and or complimented with similar materials. Silver aluminium window frames with clear glazing. Dark blue painted steelwork and balustrades.
 - 2. Amber tinted glass - straight and curved.
 - 3. Stainless steel beer brewing equipment
 - 4. Powder-coated industrial grade welded mesh.
 - 5. Cast insitu concrete, precast concrete and custom waxed steel signage.
 - 6. Glass paving blocks with slip rated etching
 - 7. Natural waxed steel blade louvres
 - 8. City of Sydney prescribed Austral black granite stone paver
 - 9. Dark blue painted steelwork to match existing materials and colour



Land owners:	Ports Authority New South Wales
Client:	Mantle Group Hospitality & Lionco
Project Managers:	Ridgemill
Planners:	Dan Keary Urban Planning & Michael Woodland Consulting
Architects:	Collins and Turner
Landscape Architect:	McGregor Coxall
Heritage:	GML
Archeology:	GML
BCA:	BCA Logic
ESD:	Steensen Varming
Noise:	EMM Consulting
Contamination:	EMM Consulting
Air Quality:	EMM Consulting
Lighting:	Tim Barry
Signage:	Extrabalck



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