

Podium Plans

The Illustrative Concept Design identifies a retail podium of 5 levels including Ground. This retail podium is characterised by strong multilevel links including a Pymont Bridge link at level 2 and a east-west link from Pymont to the waterfront at level 3.

Being an illustrative scheme only the design prescribes indicative spaces for a mix of differing retail tenancies with spatial organisation and nominal vertical circulation paths, building upon the massing and site principles.

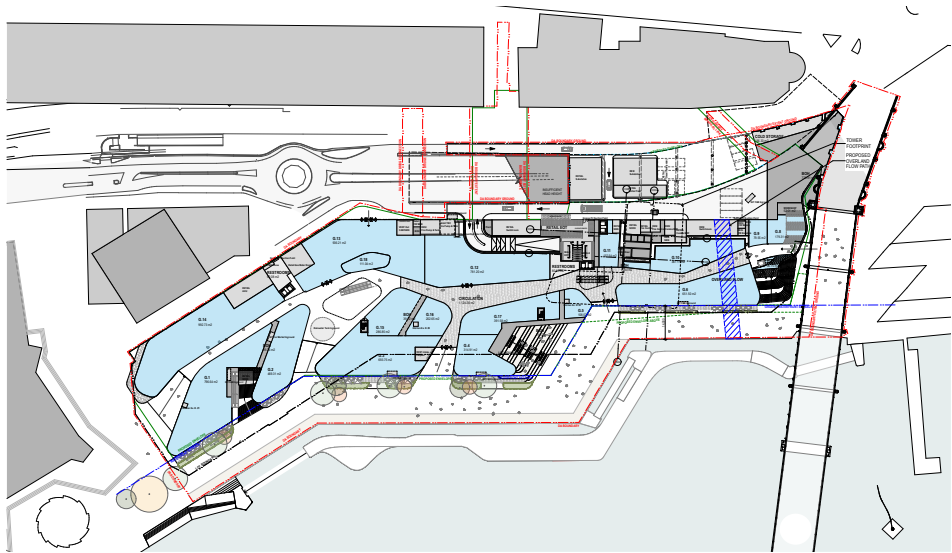


Image 105 Concept Plan Ground Level

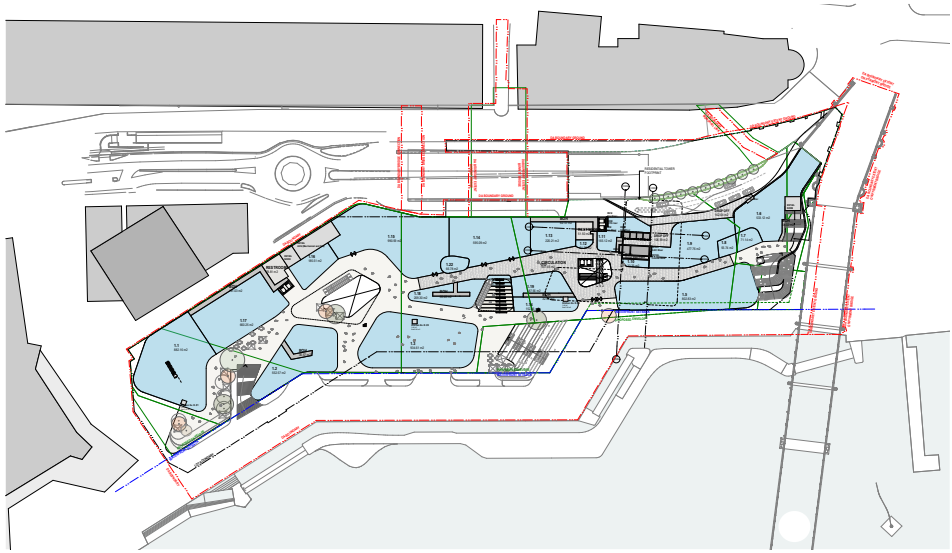


Image 104 Concept Plan L1

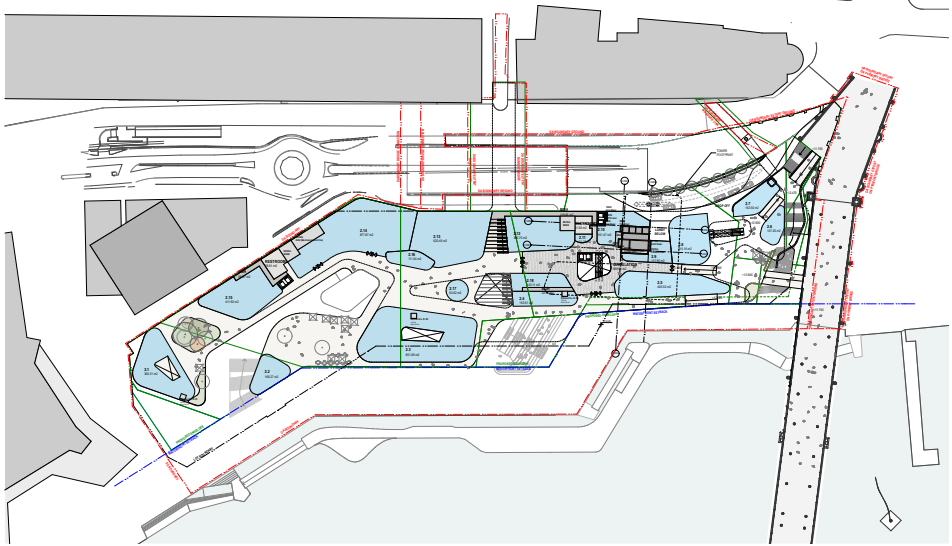


Image 108 Concept Plan L2

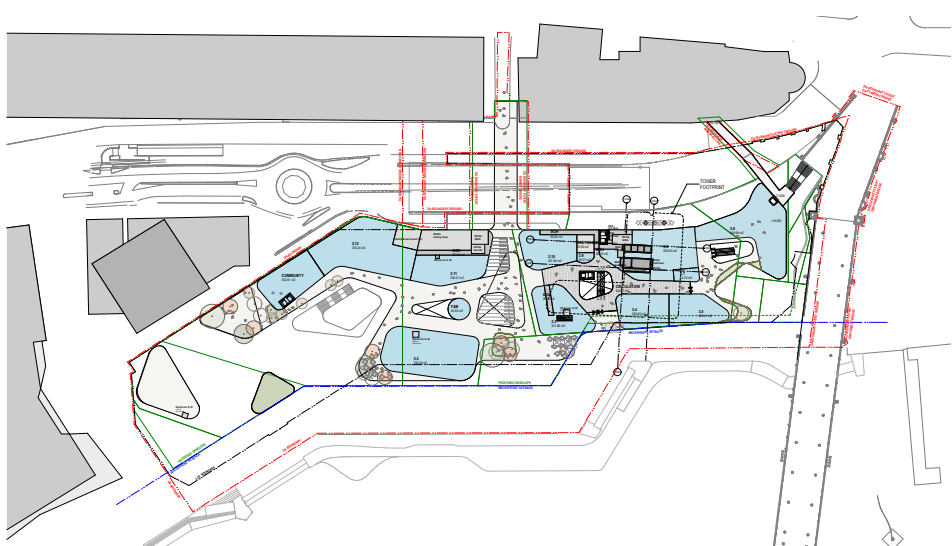


Image 107 Concept Plan L3

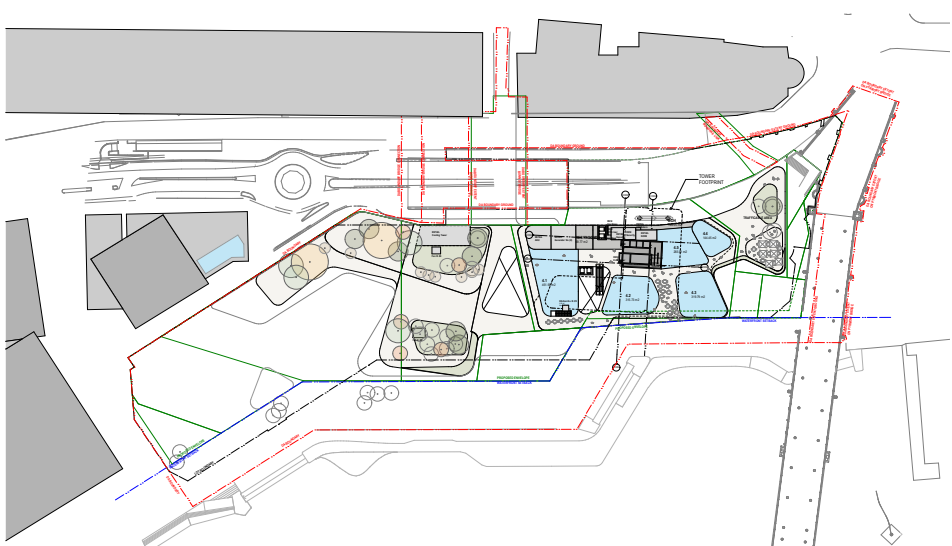


Image 106 Concept Plan L4

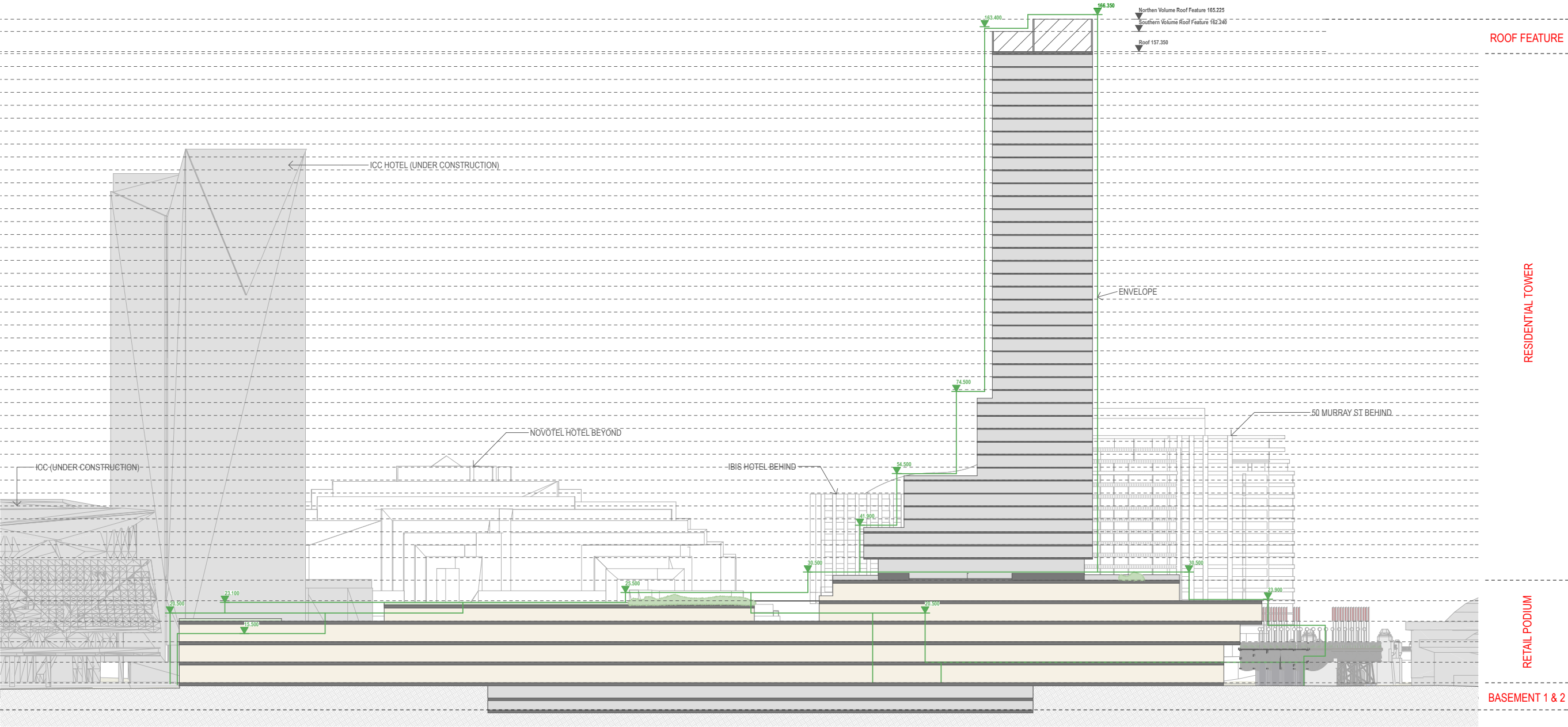


Image 109 (Above) Concept Scheme - Illustrative section



Image 110 Concept Scheme - Conceptual finishes and imagery

Residential Plans

The Illustrative Concept Design identifies a Residential Tower.
Being an illustrative scheme only the design prescribes typical levels and apartment mix. Details to be developed at a later stage 2 DA

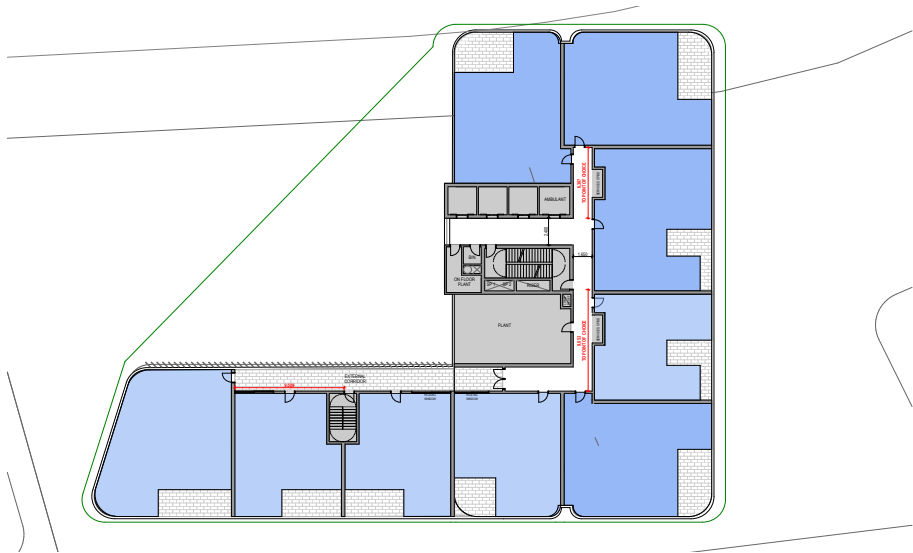


Image 112 Concept Plan Tail 1 L1-2

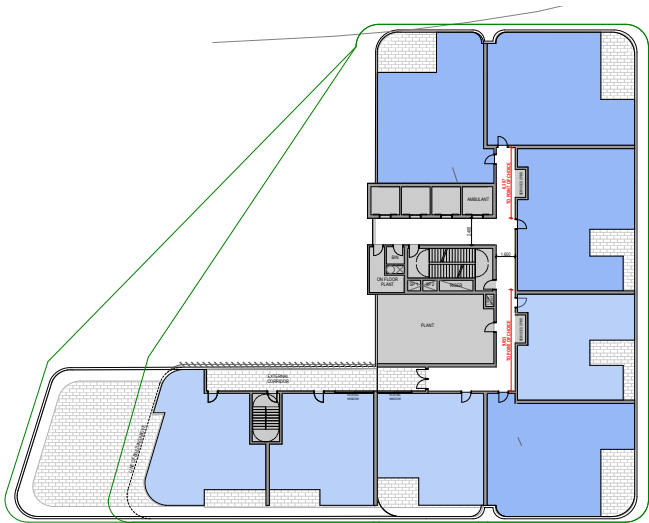


Image 111 Concept Plan Tail 2 L3

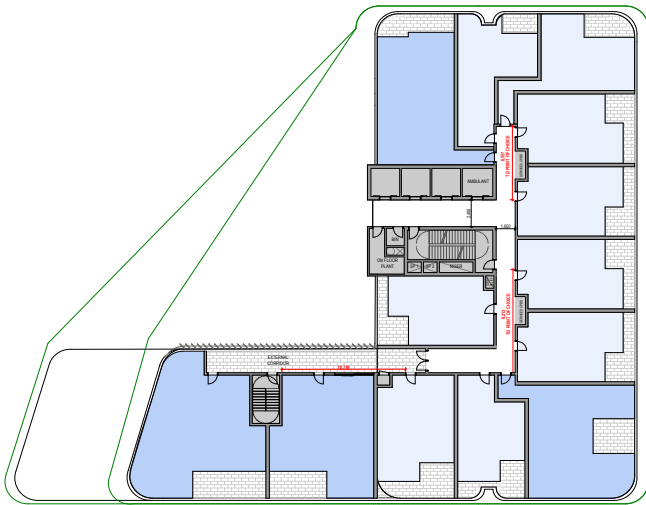


Image 115 Concept Plan Tail 3 L4-6

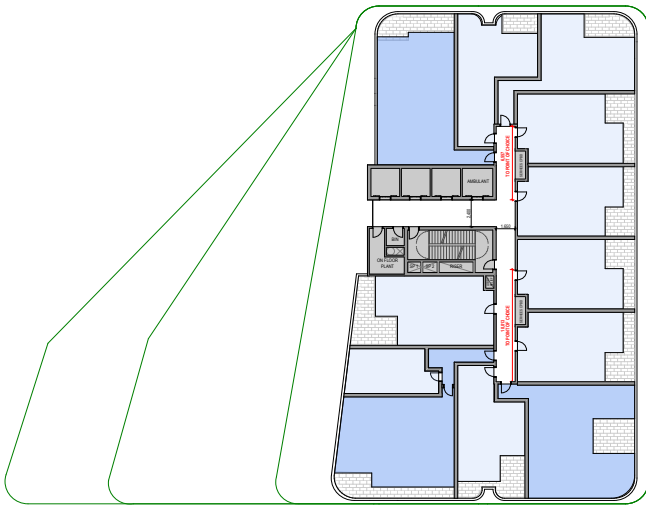


Image 114 Concept Plan Typical 1B + Tail L8-12

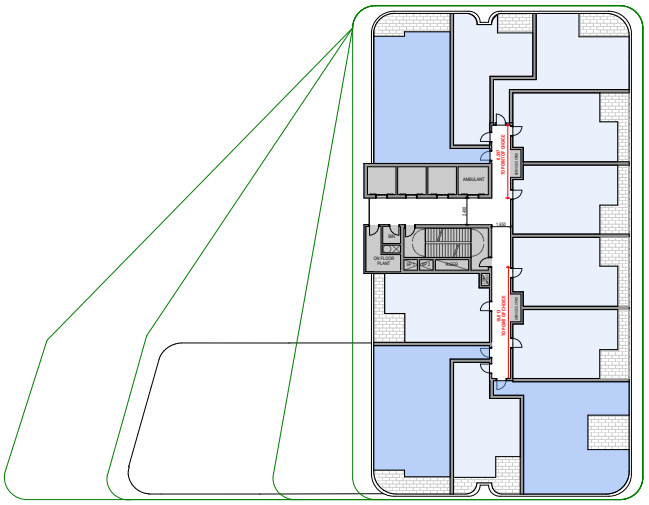


Image 113 Concept Plan Typical 1B L7, 13-16

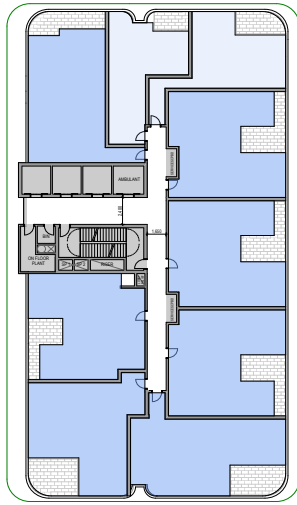


Image 120 Concept Plan Typical 2B L17-32

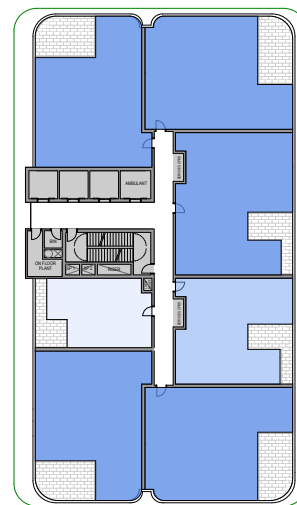


Image 117 Concept Plan Typical 3B L33-37

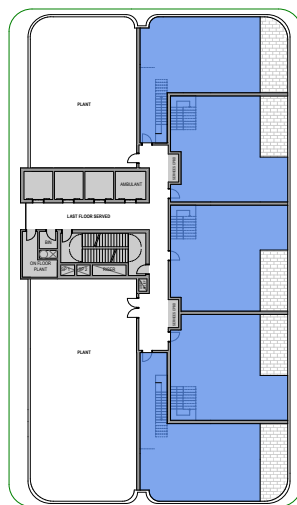


Image 116 Concept Plan Penthouse L38

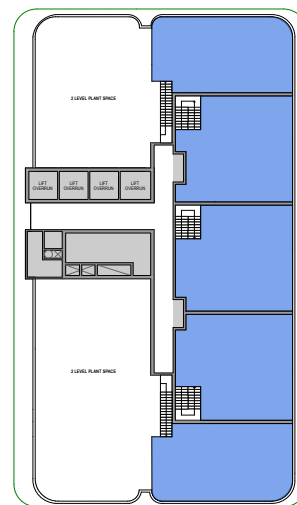


Image 119 Concept Plan Penthouse Mezzanine L38mezz

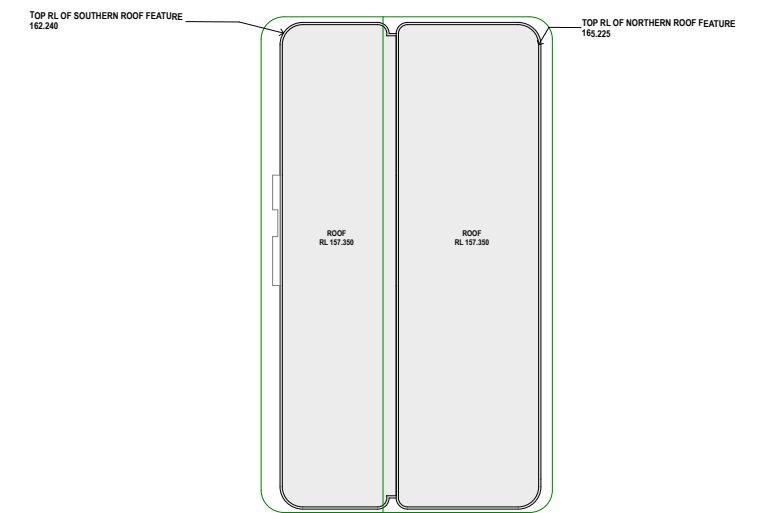


Image 118 Concept Roof Plan

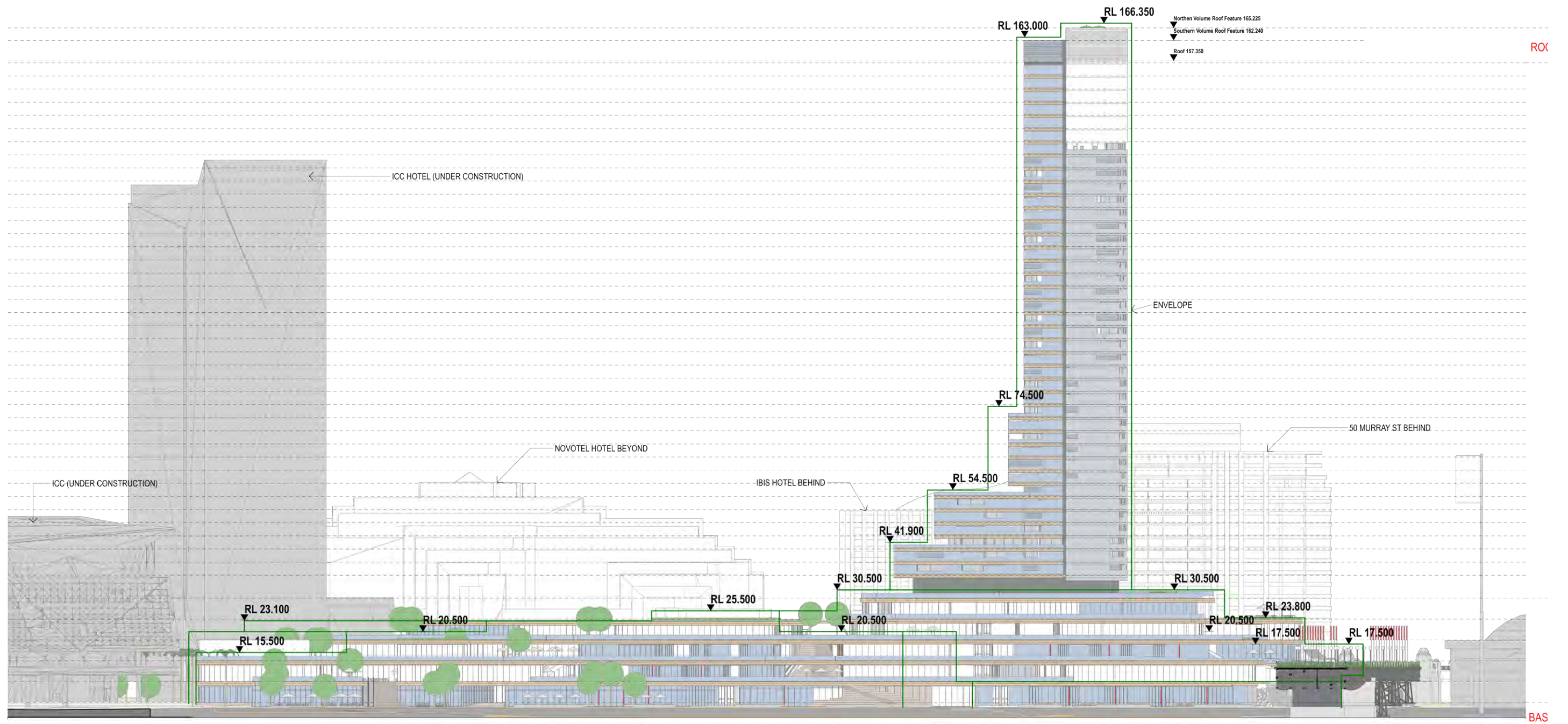


Image 121 Illustrative Eastern Elevation

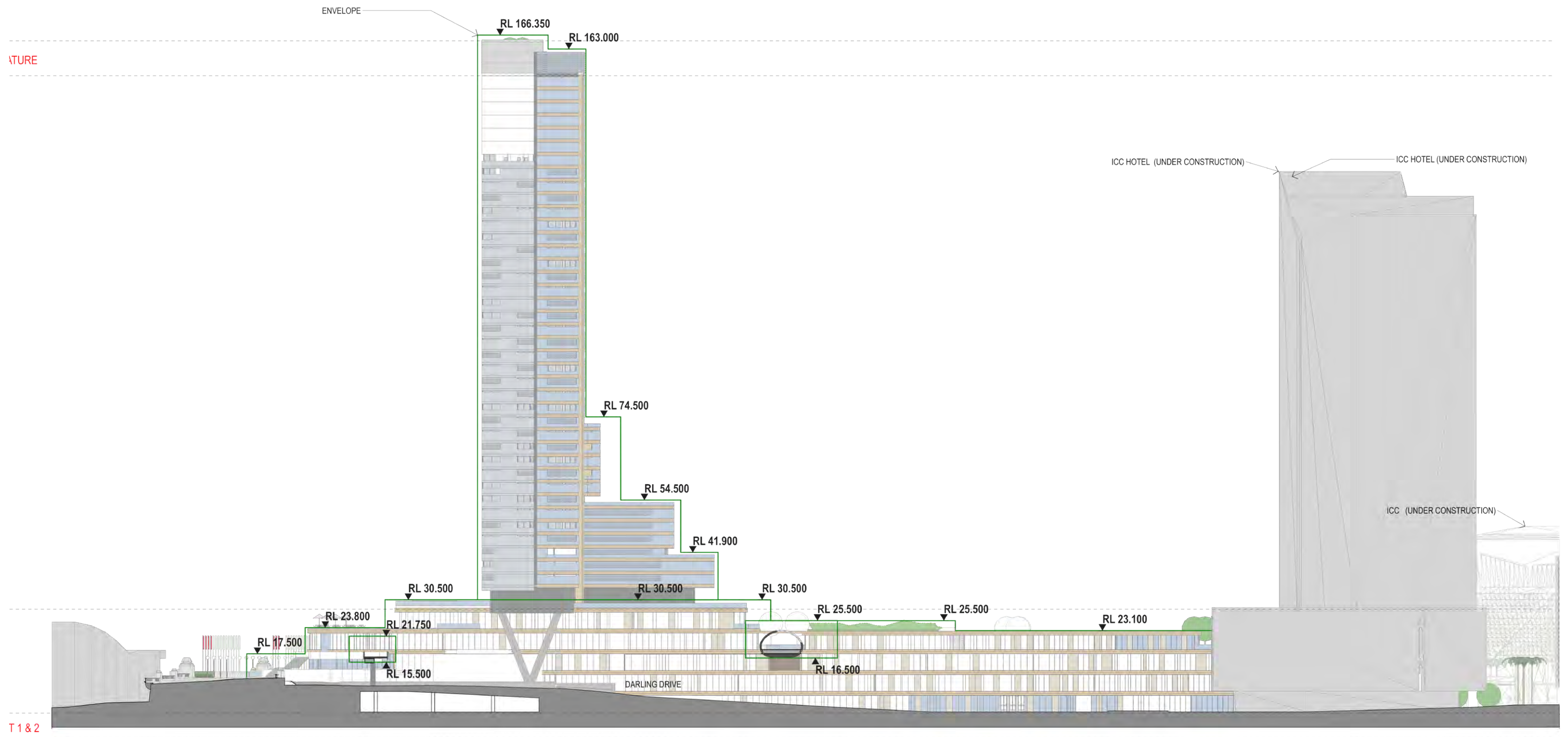


Image 122 Illustrative Western Elevation



Image 123 Illustrative Scheme - Perspective



Image 124 Illustrative Scheme - Perspective

Basement Parking, Traffic & Loading

Two levels of basement car parking are envisaged to services the development. Approximately 295 car spaces can be provided within these two levels. The basement levels will also provide space for residential storage.

Loading dock, storage and end of trip facilities as related to the retail component are located at ground level towards the north west of the plan. Access is via the existing slip road to the west of Darling Drive which is access via the exiting roundabout at the southern end of the site.

A new vehicle drop off is proposed at the Darling Drive level toward the north of the site. This will provide drop off of the residential tower and retail centre, whilst also providing an acoustic and visual 'lid' to the loading area beneath. Refer to the Traffic Plan as prepared by Arcadis for greater detail as related to traffic.

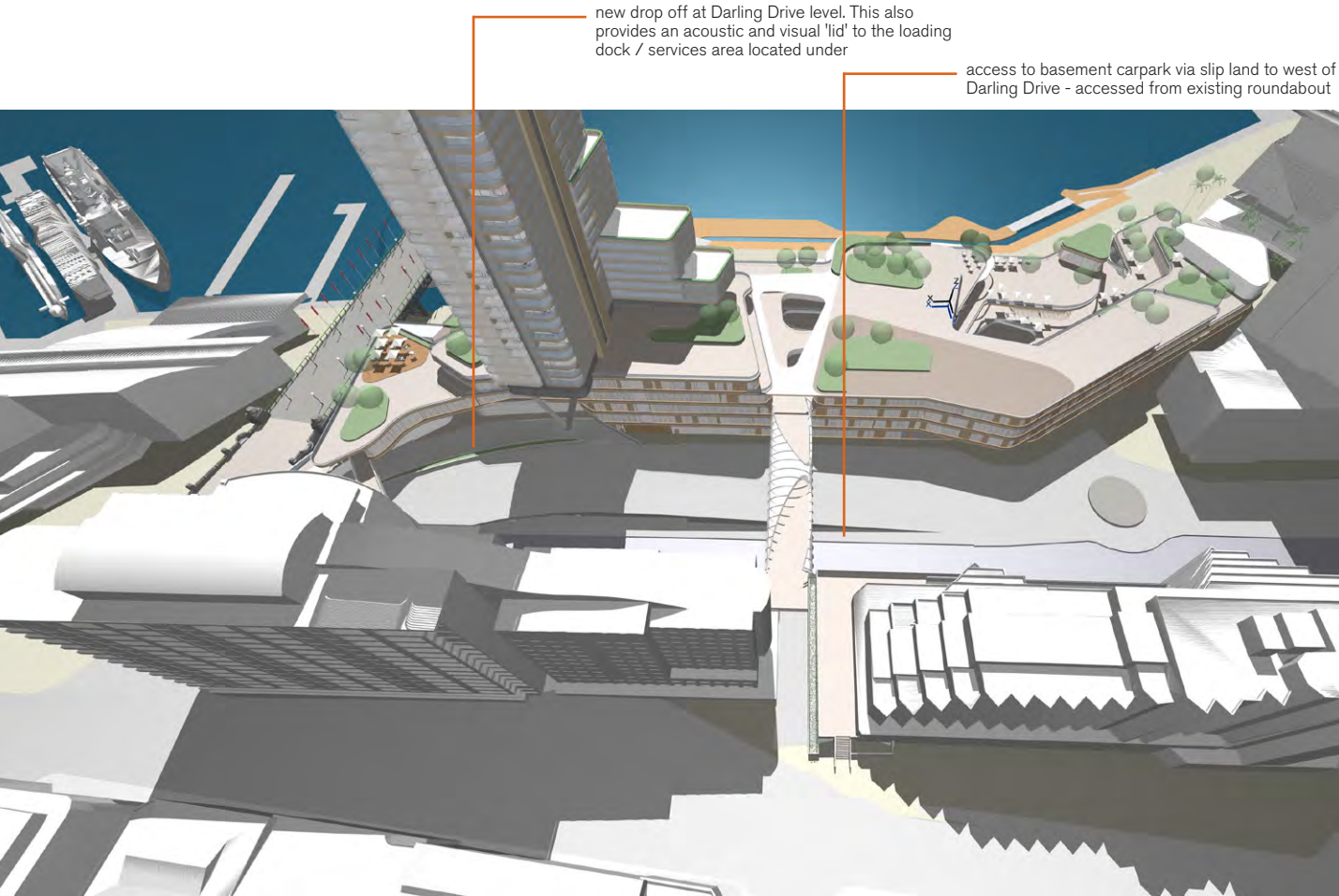


Image 127 Basement access, and Darling Drive drop off locations

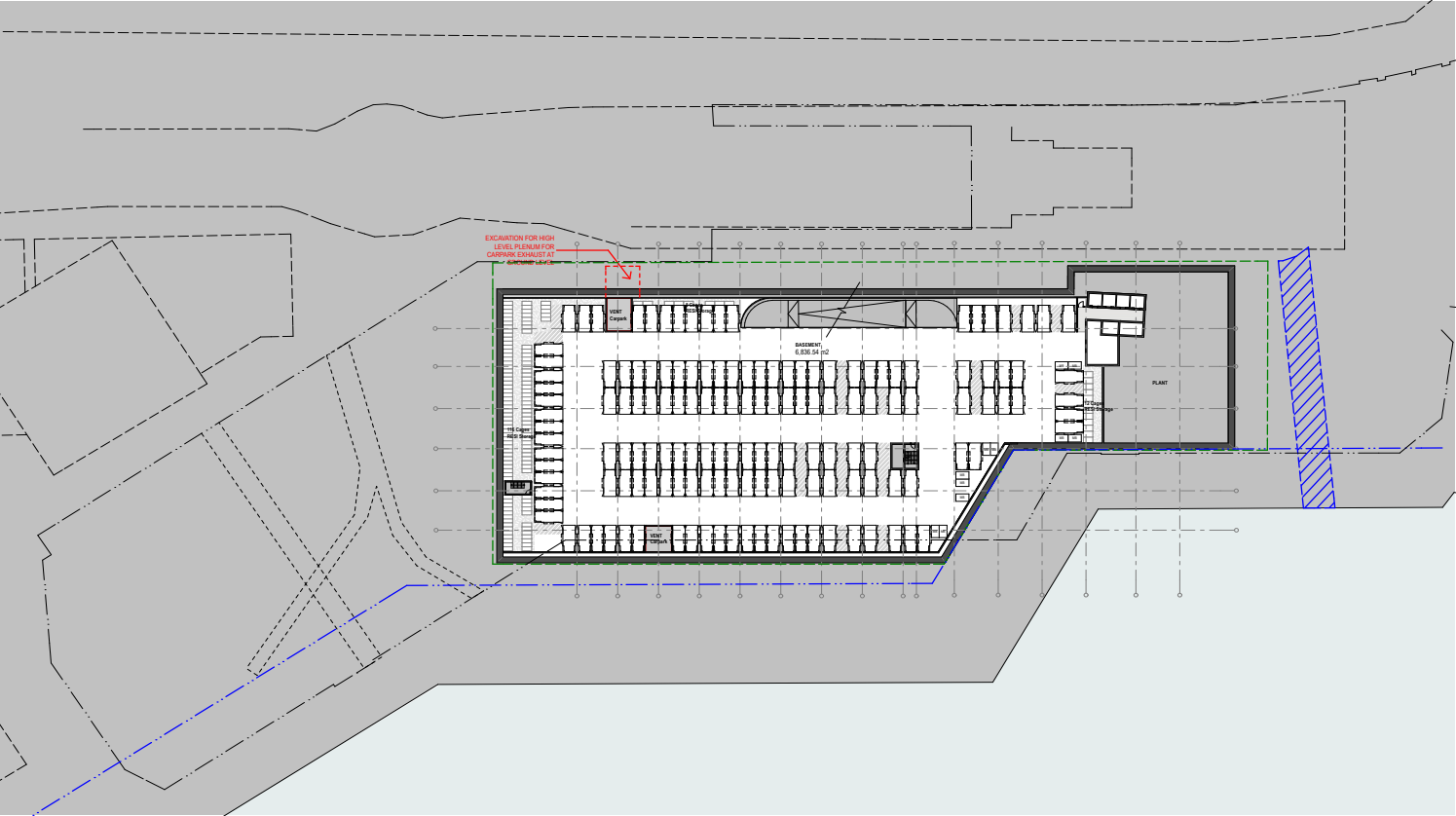


Image 125 Concept Plan - Basement 1

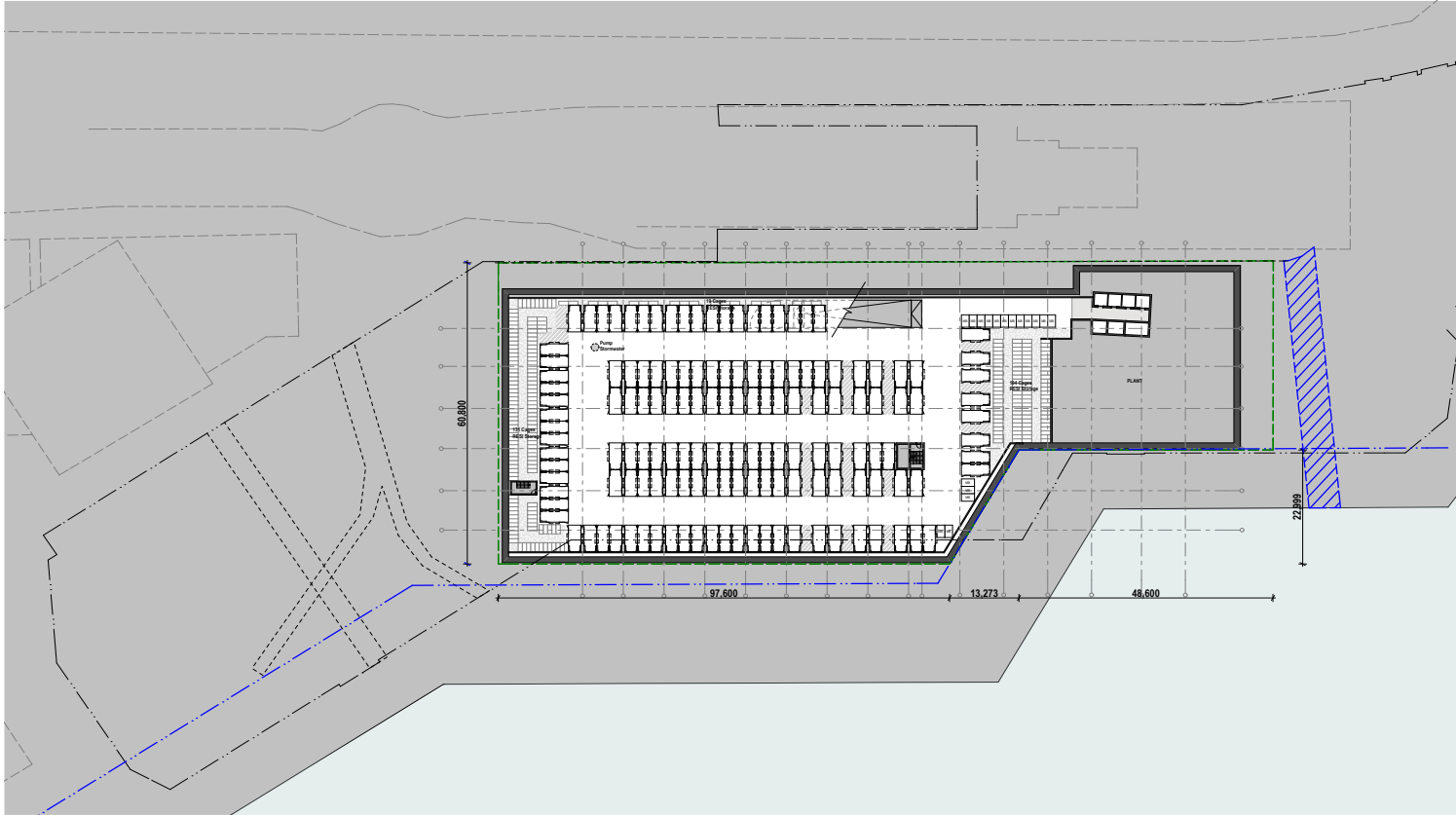


Image 126 Concept Plan - Basement 2

Public Domain & Activation

Aspect Studio's have prepared a SSDA Design Report that accompanies this submission which covers related to Public Domain works. Refer to this report for a detailed outline of the following initiatives:

- The Boulevard - The main spine and circulation of the public domain
- The Event stairs - Seating steps for viewing of large events
- Ribbon stairs - Seating steps and access to Pymont Bridge
- Pymont Bridge - Upgraded paving at Western entry
- Observation Deck- Seating and low level planting which maximise harbour views
- Bunn Street Bridge - New bridge creating strong visual connection and pedestrian thoroughfare
- 50 Murray Street Bridge - Retention and upgrade of existing bridge to integrate with Harbourside redevelopment.

Potential future Additional Works may include:

- (to be directed by SHFA/PNSW)
- Pymont Bridge undercroft - Celebrate the sites heritage through;
 - Architectural Lighting
 - Art Installations
 - Furniture
 - Wifi
 - AV & PA
 - CCTV
 - Way finding



Image 128 Images Above : Illustrative Scheme

Image 129 Conceptual Images of Public Domain