



MARRICKVILLE METRO DESIGN REPORT SECTION 75W APPLICATION STAGE 1 B DESIGN REPORT

PREPARED BY HAMES SHARLEY NSW PTY LTD
FOR AMP CAPITAL



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**MARRICKVILLE METRO - STAGE 1
SECTION 75W - DESIGN REPORT**

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This report provides the design commentary for the Section 75w amendment of the approval for the Stage 1B works.

AMP Capital Investors are embarking on a revitalisation and expansion of the existing Marrickville Metro Shopping centre to transform it into a community focused centre addressing the concerns raised by the community and Marrickville Council to provide a high quality design outcome for the residents and businesses of Marrickville



Indicative Perspective West along Smidmore Street

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BACKGROUND

Marrickville Metro is one of two primary shopping centres in the inner-west drawing shoppers from both the region and from further afield.

In March 2012 a Concept Plan approval was granted by the NSW Government Planning and Assessment Commission for a two stage redevelopment of Marrickville Metro. A subsequent s75w concept was submitted in 2014 and was approved

DESIGN STATEMENT



The design incorporates a number of key initiatives when compared with the existing s75w concept approval for the Stage 1B site. These include:

- The shopfront line has been set back at ground level on Smidmore Street providing experiential food and alfresco dining offers within a curated and covered colonnade.
- Development of opportunities for external seating and gathering to the northern side of the building overlooking the new and exciting shared public realm of the Smidmore Street Precinct. Precinct and include experiential food and alfresco dining offers within a curated and covered colonnade.
- Make the Smidmore / Edinburgh Road corner a better place for people and expand on the landscape opportunities and rebalance the priority of Smidmore Street at the eastern end to be more pedestrian centric, that allows for special event retail and community activities opportunities.
- Provide level access between the existing centre and the proposed stage 1B development across Smidmore Street, allowing seamless accessibility.
- Provide clear and legible paths and wayfinding signage around the site.
- Add a right hand turn into the vehicle ramp along Edinburgh Road, between Sydney Steel Road and Smidmore Street and integrate the ramp into the design of the centre.
- Improve the landscape quality of the street verges and allow setbacks to provide further opportunity for planting.
- Retain the existing brick façade along Smidmore Street, Murray Street and Edinburgh Road. Retain an aesthetic which has been considered with the Marrickville community to ensure that it relates to the character of Marrickville including the arts.
- Create a more permeable and activated frontage to Smidmore Street.
- Include an elegant floating bridge to take patrons through the tree canopies from the existing centre car park level to level 1 of the new development
- Additional level of car parking set back from the façade.
- Create greater permeability through the Stage 1B site from South to North.
- Develop the internal mall spaces as a market area celebrating the site's raw industrial/warehouse heritage
- Introduces a robust and inclusive dining and market character to the external and internal spaces of the new centre .
- Activate the SE corner of the existing centre overlooking Smidmore Street new Public Domain outdoor terrace dining



MARRICKVILLE Vibrant, Dynamic & Electric Village

The proposal draws inspiration from the textured and industrial nature of the built environment of Marrickville and surrounding suburbs and celebrates the rich and diverse culture of this eclectic urban village community.

Inner-west residents are proud of their local culture and love the authenticity of the area. The appeal of Marrickville to its inhabitants and visitors centres around a strong food culture, an honest use and adaption of the built fabric, a strong community focus and creative spirit. The proposed Stage 1B extension seeks to integrate Marrickville Metro with, and become an important part of, this appeal making it much more than a retail convenience

The Marrickville community is in a state of change. For many decades it's demographic has been of working class and migrant communities but recently has welcomed many more families and professionals. Many of its newer inhabitants have chosen Marrickville specifically for its tolerance and diversity.

Marrickville has a strong sense of community mindedness and social responsibility. They celebrate the best of many cultures, support each other, enjoy time together and have a strong sense of pride in their locality. The ethos of the village square lies at the heart of many local communities, and is alive and well in Marrickville - meeting friends, having a coffee, gossiping, buying and sharing food with people you know, grabbing a bargain, delighting in something new.

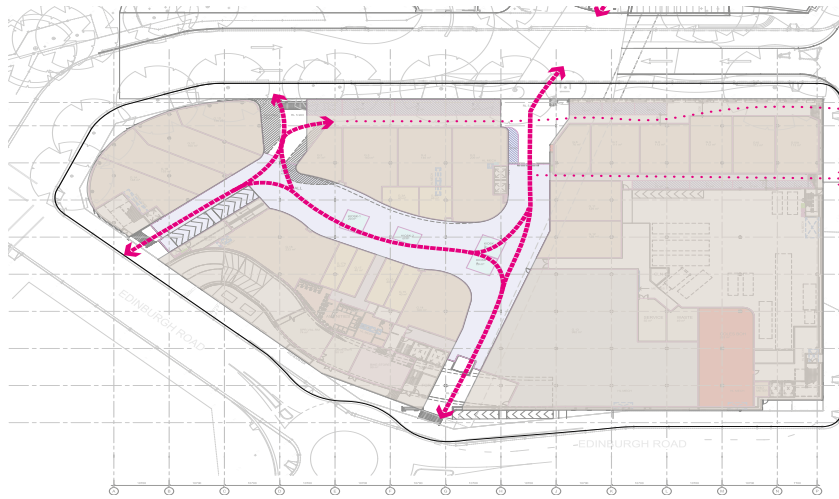
The traditional working class and industrial heritage, combined with a culturally diverse population, have made Marrickville a destination for food. Many food based factories and providores in the area offer an exciting range of produce from the factory door.

Baristas and responsible food cafes have recently given rise to another layer of food offerings in an environment where there are already so many exciting restaurants from around the world.

They also choose to be based in the more affordable industrial zones, bringing greater activity and diversity to these areas, as well as local shopping strips. Like an urban village, Marrickville makes the most of what is already there.

It exhibits a sustainability and a desire to reuse and rejuvenate. This layered approach is characterised by buildings and shops which are frequently recycled into new uses while keeping a sense of the past.

AMP Capital chose to revisit the design of the extension to the Metro understanding that the community wished for more than simply a shopping centre, reflecting the character of its context and would empower the local community. It is after thorough analysis and community consultation that this amended design is submitted.



Site Permeability



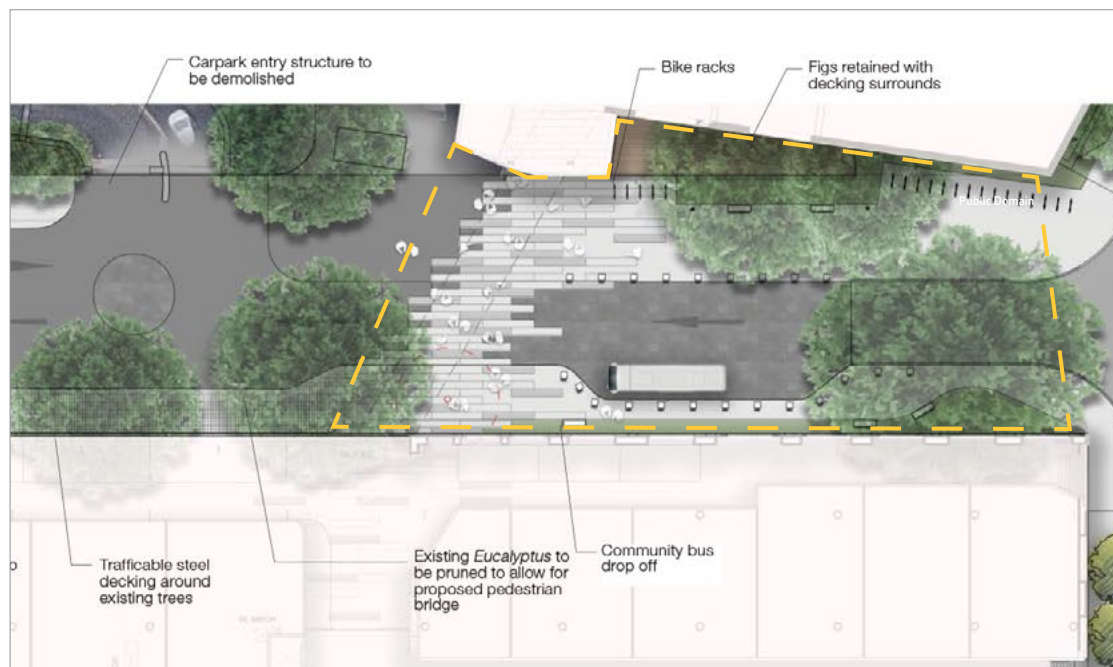
Indicative Perspective East along Smidmore Street

ANALYSIS OF EXISTING APPROVAL

The design team undertook a thorough analysis of the existing scheme. Particular elements were identified in terms of their success in enhancing and reinforcing the overall scheme. This analysis was reviewed with community members to affirm the directions which the design team took. In particular, the team focussed on:

1. The spiral ramp located at the intersection of Edinburgh Rd and Smidmore St.
2. The provision of public realm surrounding the centre, particularly on Smidmore St, and primary vistas to and from the centre
3. Orientation and sun access
4. Surrounding uses and location of residential / industrial areas
5. Street analysis including public domain, active street frontage, landscape and significant trees
6. Pedestrian circulation within the new extension and between the existing and proposed centres
7. Configuration of market stalls within the centre
8. Traffic studies - vehicular movements, public transport and loading

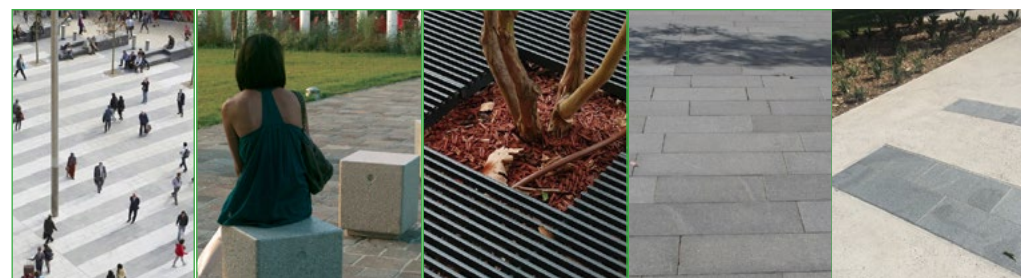
Landscape Masterplan



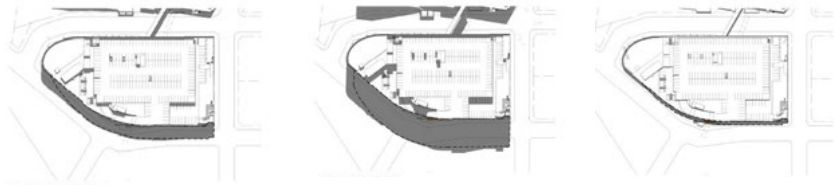
PUBLIC REALM

The proposed Stage 1B extension is bounded by Edinburgh Road, Murray and Smidmore streets. Smidmore Street provides the primary address for the proposed extension and it is proposed that this road will become a pedestrian friendly eat street with greatly improved public domain, traffic management and complementary landscaping. It will link the uses of the existing and proposed Metro sites offering amenity, daylight access, sun-drenched dining, and an enhanced pedestrian experience creating a vibrant and experiential destination.

The stage 1B extension is proposed to the south of the existing centre, and therefore the importance of Smidmore Street is increased. A large proportion of visitors to the existing centre arrive via the Smidmore Street entrance. An effective design must provide connection between the existing and new centres, and should take advantage of the opportunities provided by the northern orientation of the new centre.



Sidmore Street Precinct - Detail Plan and Precedent Images



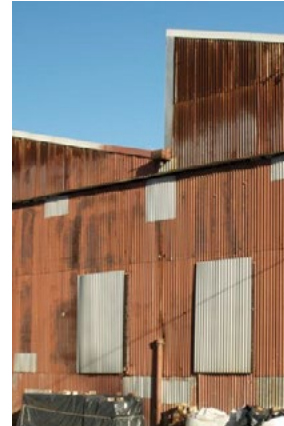
MAR/SEP 21ST - EQUINOX - Noon

June 21st - EQUINOX - Noon

DEC 21st - EQUINOX - Noon

ORIENTATION, DAYLIGHT AND SUN ACCESS

The proposed scheme has been designed to be sensitive to the adjacent neighbours, being predominantly industrial in nature. The orientation of the development has not changed from the approved concept.



SURROUNDING USES and LOCATION OF INDUSTRIAL / RESIDENTIAL

Located at the boundary between residential and industrial use, the Metro is in an unusual location with little buffer to sensitive residential areas and no direct connection to commercial and retail areas.

It is logical the extension to the south should take advantage of its distance from sensitive residential streets and the opportunity to create a shopping precinct including active frontage and open space.

Primarily to the south, the industrial precinct is critical to the character of Marrickville, both in its traditional role, which includes a substantial number of food producers and providers, such as Shelley's Drinks, but also an underlying transformation of buildings into alternative uses.

The extension to the Metro celebrates this industrial typology and retains the legacy of the existing brick facade and layers a new history over and through it using a contextual, but recessive material palette. This response is both appropriate and functional for the type of retailers and shoppers likely to inhabit the space.

The design of the Metro's extension intends to adopt an industrial structure as well as complementing and supporting the culture that arises from surrounding areas.



MATERIALITY

The site south of Smidmore Street, previously the old Shelley Drinks site, has been acquired for expansion of the shopping centre to incorporate another supermarket, fresh foods offer, specialty boutiques and most significantly, a restaurant precinct activating Smidmore Street – to transform the introverted nature of the existing centre towards an urban outcome. The brick walls of the existing industrial warehouse are contextually important, meaningful to the community and are thus deemed significant in preparing our design response.

Existing openings, no longer applicable to the adapted functions of the intervention, are bricked closed. New openings onto a restaurant arcade and terrace are cut into the brick wall in sympathy with existing structure and are lined with slender steel architraves. Canvas canopies shelter the north facing restaurants and cafes to create a new character street for Marrickville.

Local character and authenticity are the aesthetic motivation for decisions made and govern material choice. Simplicity and

the genuine are the selection determinates. Surfaces remain unadorned, services and building function unapologetically exposed externally and internally. The building aspires to be integral with the movement patterns of its context and opens up mid-block connections for permeability. Passages through fabric includes an alleyway, a secret place adjacent off Murray Street to the rear of cafes and restaurants, left to be discovered and known to locals.

Overhead and above the brick wall, the new shopping centre is clad with a unifying skin of galvanised steel. The silver-grey material is used with consistency, but to articulate and differentiate functional and ventilation requirements of programme behind the façade, types of cladding vary in opacity and degree of perforation. The use of galvanised steel is a nod to the heritage and manufacturing context of the locale, it is a material that will patina in varying degrees of dark grey according to its orientation and make-up and will maintain authentic presence into the future.

A new bridge connects the existing centre to its new extension over Smidmore Street. The bridge is designed to be lightweight and

elegant – a paper-thin walkway suspended from a concealed truss. An inverted triangular truss spans the road width and slender posts in tension support a glass skin and the walkway; the truss is clad with a mirrored surface that reflects the trees and movement of people below and vanishes the structure.

A part of the existing shopping centre facing Smidmore Street is uplifted using a terracotta cladding similar to what was used to renovate the centre's northern façade and entrance forecourt on Victoria Road. Shopfronts now activate the street and access a raised decked verandah for café seating shaded by an existing tree and softened with greenery.

Artwork, and factory brand inspired graphic text, is to be employed to colour and enliven the façade – sites on brickwork and steel and within the public realm are identified for the interventions and insertions of commissioned and local artists. The contextual appropriateness of the design response and the incorporation of community-sanctioned artwork is hoped to imbue an ownership by Marrickville residents and to encourage visitation to Marrickville Metro by new markets.



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



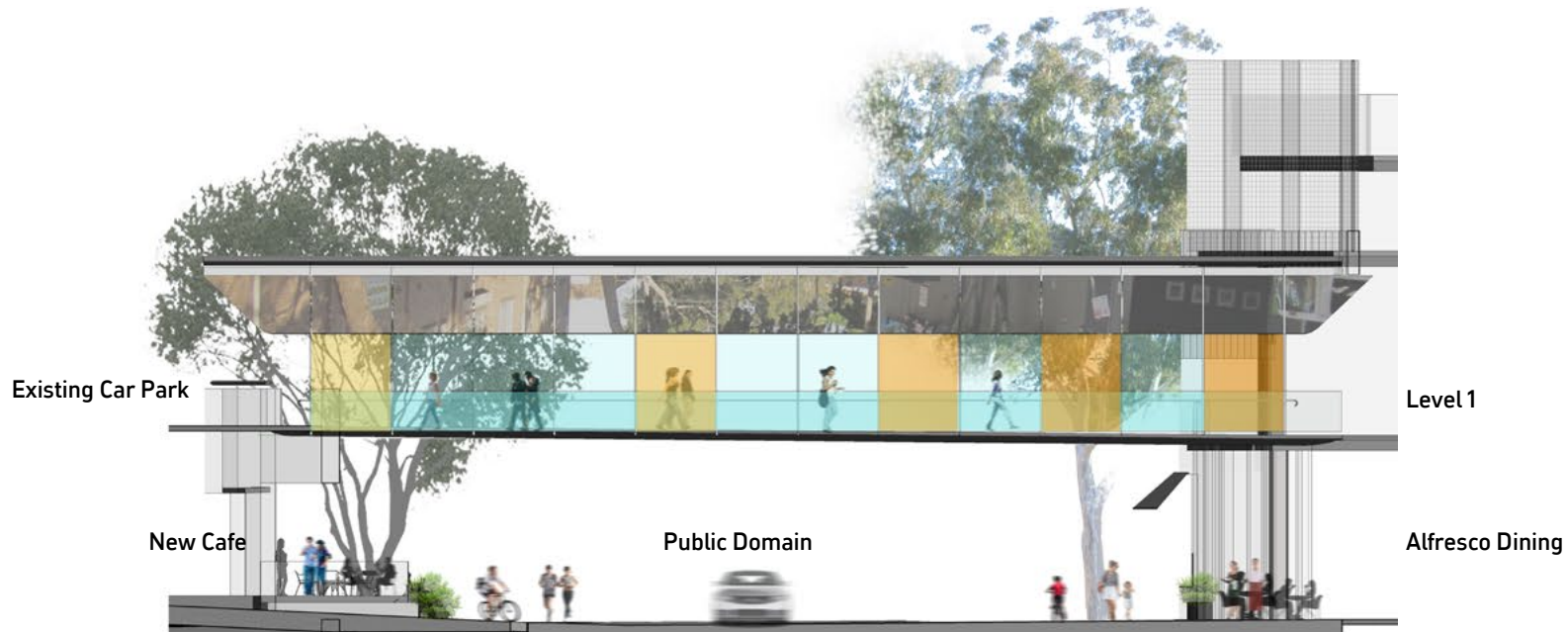
WEST ELEVATION



SOUTH ELEVATION OF THE EXISTING CENTRE



Indicative Perspective of Bridge over Smidmore Street



An elegant paper-thin floating bridge to take patrons through the tree canopies from the existing centre car park level to level 1 of the new



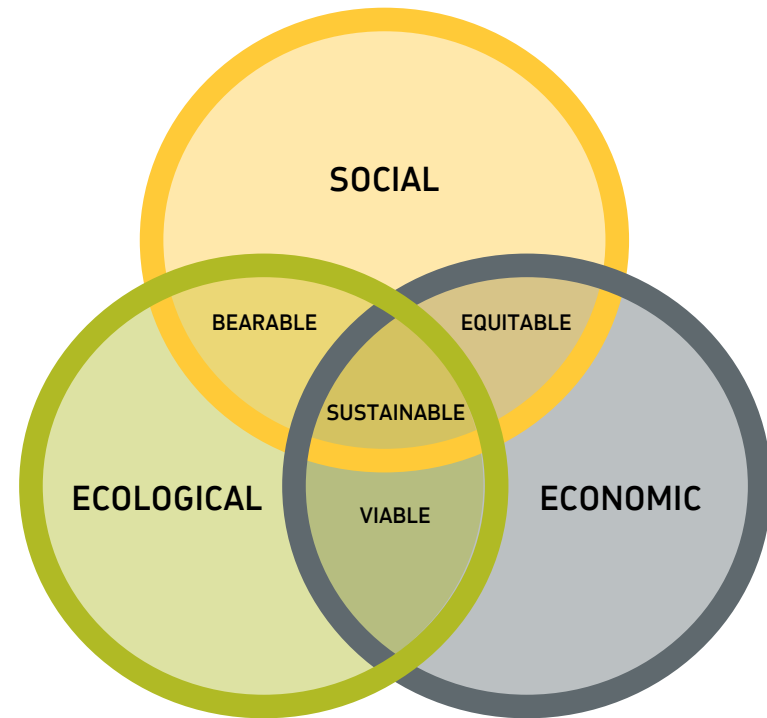
Indicative Perspective South along Edinburgh Road

SUSTAINABILITY

The Marrickville community and Council are both recognised for their commitment to sustainability. This was reinforced in community meetings where representatives expressed their desire for the new extension to embrace sustainable practices as well as design. While the design is still at the early schematic stages, a range of improvements have been made in comparison with the existing approved scheme:

1. Retention of the existing brick facade along Smidmore, Murray and Edinburgh Streets.
2. Sustainable material selection wherever possible – with low embodied energy, self finished, minimal maintenance and minimal refinishing requirement. Detailing will allow for the recycling of materials and elements wherever possible
3. Mixed Mode Air Conditioning – the double height void to the north will provide an excellent form for natural ventilation in the temperate months and spill air conditioning during more extreme periods. The façade and roof will be designed to accommodate openings to allow for natural ventilation
4. Through retail style configuration along Smidmore Street which encourages people to expect a simpler and more direct relationship with external conditions rather than internal, mall-style climate control.
5. Designing to encourage existing tree planting to thrive. External wall areas, combined with deep soil and setback also provide excellent opportunity for planted wall areas
6. Improved public domain which encourages outdoor use and visits on foot or by bike
7. On site detention of water and deep soil planting

Further initiatives will be adopted as the design progresses through the next stages of development.



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