

1.00

PROPOSED DEVELOPMENT

The proposal comprises a two-level 37,400m² Bulky Goods retail development with associated carparking for approximately 1,775 cars and loading dock facilities. The IKEA store will comprise a ground floor & undercroft entry & exit foyer, ground floor market hall and warehouse of approximately 26,250m² and a first floor showroom, ancillary office space and back of house facilities of approximately 11,150m². In addition, a heritage structure will be adaptively re-used to house commercial, bulky goods and light industrial uses.

Cars will have two means of access to the site through Bellevue Street and a new signalised intersection on the Princes Highway. Truck access to the site will be shared with the cars through Bellevue Street only. Access to the loading dock will be limited to trucks and emergency vehicles only.

Tourist coach drop off will be provided at the eastern part of the site from Bellevue Street on grade level. Bus and taxi drop off will be situated in the on-grade carpark in front of the entry & exit foyer.

Customer pedestrian arrival from the undercroft carpark will be via a two storey foyer with escalators, lifts, stairs and ramp providing access to the ground floor store entry. Arrivals from the on-grade carpark and by public transport will be at level with the store's ground floor entry via ramped access from the Princes Highway frontage.

Customers will exit either to the forecourt taxi / customer pick-up area and on-grade parking or down to the undercroft carpark via travelators, lifts and stairs within the two-storey foyer.

Refer Architectural Plans.

2.00

BUILT FORM

2. 01 IKEA STORE

The proposal exhibits a high standard of design quality consistent with IKEA's corporate guidelines. The use of IKEA's corporate colours of blue and yellow clearly identify the building and entry foyer when approaching the site.

The entry forecourt will feature high quality paving and landscaping providing an appropriate level of pedestrian amenity in this area.

The yellow entry façade will be well massed and articulated. This will be complimented with the use of a dramatic pre-finished silver-clad café balcony extending to and from the awning of the glass exit foyer, and finally, upturning and returning as its own weather protective awning. Modular high quality pre-finished metal cladding is proposed in combination with glass for this area.

The remainder of the building will be clad with pre-finished blue prefabricated metal wall panels in vertical format.

The various functions of the building will be expressed externally with precast concrete surrounds to loading docks, galvanised steel fire escape stairs and feature bay window on the western side of the building. This will enable views from the first floor showroom across to the pedestrian entry precinct from the Princes Highway all helping articulate the external form of the development.

Finer grain elements such as awnings, sun shading, hoods and windows are expressed in pre-finished silver grey metal to provide contrast and visual interest to the design.

Fascias and parapets have been designed to hide the roof line with any roof top plant and equipment being screened and located well back from the parapet. Compliance with Sydney Airport Corporation OLS (Obstacle Limitation Surface) height restrictions results in a sloping parapet level on the northeast corner of the building.

2. 02 ATECO HERITAGE BUILDING (MIXED USE)

The current ATECO structure (formerly Penfolds) fronting the Princes Highway will be kept 'in the round'. Consistent with IKEA's values and principles on other sites around the world, the sensitivity to locally important structures will be respected.

This has been welcomed as an opportunity to locate their services office within the top two levels of the building. The lower ground floor is intended for associated bulky goods retail (not necessarily IKEA) addressed from both on-grade & undercroft carpark. Similarly, a light industrial component at lowest level will be accessed through the undercroft carpark.

Generally, the façade is to be retained in situ. The articulation between the IKEA building and the heritage structure is achieved by indenting the glass-enclosed link. The roof of the link is kept below the parapet of the ATECO building to help visually separate the existing building from the new work.

An office lobby and bulky goods entry canopy to the north façade is introduced in place of the existing external stairwell. Below the entry canopy, backlit graphics will give the bulky goods component a presence to the on-grade carpark and Princes Highway frontage.

The goods lift shaft to the southern facade will be located at the east end of the wall to avoid the need to remove or block existing windows. It is articulated by a strip of glass infill allowing the full retention of the windows on the south side and separating the new work from the existing building.

These add-on elements will be of pre-finished silver grey metal cladding to minimise its visual imposition to the original structure. In addition, these will have a common language to the minor building elements of the IKEA store (i.e. hoods, sunshades, etc.). Elements of the original structure will be made good with the closely matching white/blond brick.

The ATECO building east façade within the new void will involve minor changes to adapt to the proposed use. Nearly all glazing elements will be removed to give opportunity for the proposed office levels to overlook the enclosed link volume. An acrylic type material will roof the enclosure to provide natural light within the space and similarly into the offices. This scheme has provided an opportunity to unblock eleven previously bricked-in windows. A small number of windows will require modification and blocking for fire egress reasons. All but two will remain as windows, glazed with colour backed glass.

The ribbed metal spandrel panels on the southern and eastern elevations will be conserved and returned to their original colour finish. The same shall be re-instated to the western and northern façade.

2. 03 COMPARABLE HEIGHT STUDY OF PROPOSED DEVELOPMENT TO EXISTING DEVELOPMENT SURROUNDING THE SUBJECT SITE

The proposed IKEA store is of similar height to its adjacent building along Princes Highway. To the southern boundary line, the closest structure is approximately eight meters below the IKEA loading dock parapet. However, given that the distance is thirty five metres away, there is no shadow cast upon the immediate structure.

References:

DA-201 Site Elevations
DA-202 Site Sections
DA-401 Shadow Diagram Study
Physical Model
Aerial Perspective Images

2. 04 VIEW ANALYSIS TO AND FROM SITE

References:

Physical Model
Perspective Images