

Figure 6.8 - Vehicles and Pedestrian Access

6.10 Pedestrian / Carpark access - Two Level Access

Vehicle entry to and egress from the retail club centre will be by way of the two signalised intersections, one from the extended stub of the northern section of Woollooware Road and the other from the extreme western end of the site.

The two level car park has two access points which make both the parking levels highly accessible - each of the levels will have a direct access from the site signalised entry points - this means building users going to the retail level will be able to access via a ramp access to the principal retail carpark level. Internally the car park levels will be connected by strategically placed internal ramps.

Level 2 parking will be the most desirable for retail customers being just one short level from the main retail floor. In addition the Level 2 retail which will potentially comprise two "bulky" goods majors (Liquor and Green Grocer) will also prove attractive for retail customers.

Level 1 car park will be principally for the club patrons and the leisure/retail users, and retail parking which may not be accommodated in the Level 2 - whether this be by way of choice or overflow from the retail customers.

6.11 Facade articulation zone above RL 12.00

In order to reduce the apparent mass and height of the building the upper (Level 3 Retail level) is intended to be setback into an articulation zone to provide relief to the apparent vertical dimension of the walls. The elevations will have an effective height of 2 storeys at the closest point to the public interface.

7 Options Investigated

A number of options have been investigated apart from the proposed preferred arrangement. The main motivating factor in the exploration of options was :-

- inform the development of a hybrid plan combining the virtues of a commercially attuned retail layout and an innovative externally opening food precinct and similarly with the registered club;
- find the optimum solution for a car parking arrangement which provides ease of access, proximity to the retail centre for customers and reasonable service for the club members and guests; and
- to determine optimum locations for service and parking entries.

Two major exercises were performed with regard to the investigation of options. They were :-

- options for co-ordinating club and retail levels
- options or the orientation of the major retailer and deployment of retail space

7.1 Coordinating club and retail levels - options

One of the most strategic decisions in developing the concept master plan *(as discussed in for the retail and club component was to consider the relationship of the proposed new floor levels with the existing club levels.

Two alternative approaches as illustrated in the sketch sections were investigated:-

- “Option 1” which involved a retail level over two levels of car parking and
- “Option 2” which consisted of 1 level of parking the retail level on the same level as the current principal club level and a further roof top car park level

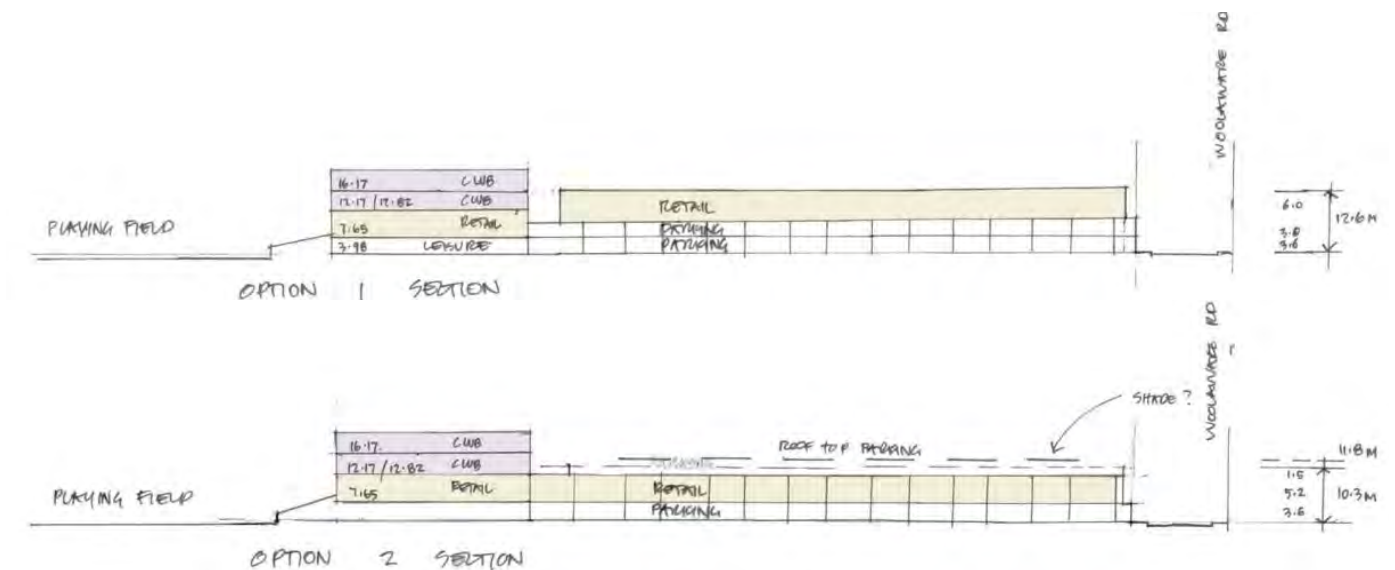


Figure 7.1 - These two approaches generated quite different retail plans as illustrated in these layouts



Figure 7.2 - Left to right - Option 1A, Option 1B, Option 2

The comparisons of the two options are summarised as follows:-

Option 1	Option 2
One level of parking on grade, a further level of parking and retail level over the top of that.	One level parking on grade, one level retail and roof top parking.
Main retail level is split from the Level 2 Retail. However the retailers on this level 2 retail level face directly to the car park level which makes those retail spaces more viable, and the entry gallery element has significant voids, with over-looking from the Level 3 retail above.	Main retail level was able to continue into the main club level giving an “all around” retail experience.
Service vehicle circulation is easily accommodated if the dock utilises two levels. i.e. RL 4.00 to RL 10.65 = 6.65m floor to floor	Required docks to be excavated in order to provide clearance - raising cost and environmental issues. i.e. RL 7.65 - 5.40m floor to floor = RL 2.25.
The building height as far as fully enclosed space is higher than Option 2.	The structural height would be slightly less than Option 1, however with appertuant elements such as parking shading and plant rooms the height could be equivalent.
Club occupies two top floors with major lift and stair access from Level 1 parking.	Club occupies two top floors but with roof top parking at Club Level 3.
Two levels of parking (with the important option of a direct access ramp to the second level of parking) with level 2 being the principal retail parking level and level 1 both club and overflow retail parking.	While there is a full level of roof top parking at the club level this split arrangement is not desirable from a retail perspective. There would be a long travelator ride to access this roof top parking as well as a significant vehicular ramp through the retail floor levels.
Critically these levels are well linked and can overflow one from the other.	Overflow parking would be difficult to manage.
The upper level of the retail can be roofed in steel frame and metal sheeting. Expressive roof forms can be utilised to provide architectural interest - particularly on the northern side food precinct.	While the concrete roof deck made potential future expansion quite easy the waterproofing concerns outweighed this convenience. The nature of the accessible concrete roof makes expressive forms less viable.

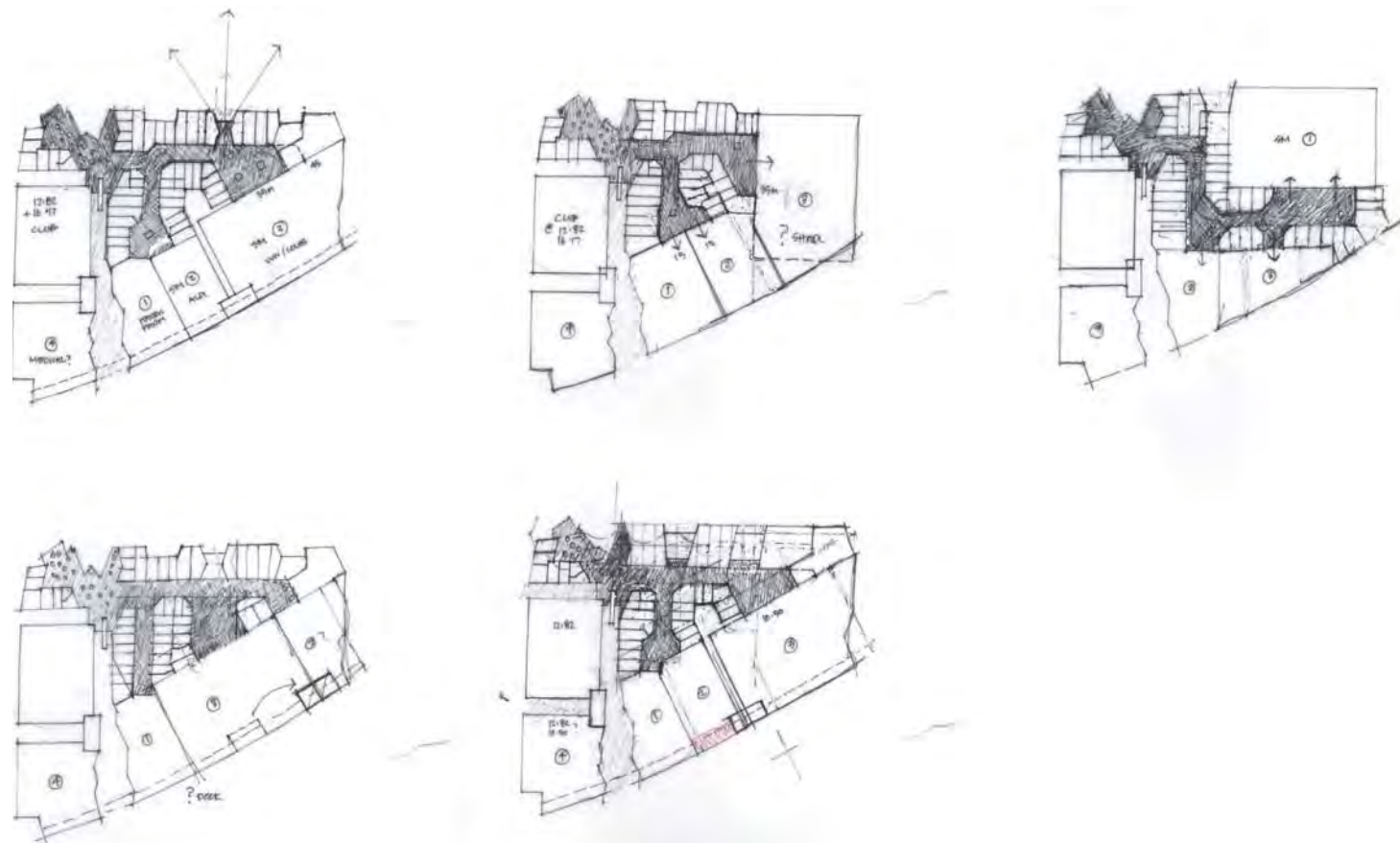


Figure 7.3 - Options

7.2 Orientation of the Major Retailer and Deployment of Retail Space - Options

Various options were investigated around the orientation of the major retailer. These are shown on the following comparison diagrams.

The various layouts were compared with regard to a number of factors including : -

- quantum of quality speciality shops and major retail areas
- the extent of speciality shop frontage along arcades and the quality of this frontage
- the ease and directness of the arcade with regard to the shoppers experience from car park to major retailer
- directness and site lines to the majors from within the public spaces
- the ability of the layout to fulfil the ambitions identified with regard to retail experience e.g. external aspect and view exploitation

While these layouts may address more detailed design considerations beyond concept design, retail layout is a very important driver of the form and will influence the deployment of the more basic elements of the concept design.

Convolutd access to major retailers are considered to be not desirable and depth of shops reduce the flexibility of these spaces for subdivision.

The options with majors along Captain Cook Drive side created serious issues with the location of loading docks with the consequent visual impact.

8 Urban Form Controls

8.1 UFC Site Plan

There are items on the overall which form part of the proposed urban form controls. The urban form controls for the site relate to 3 items. They are : -

- Future grandstand expansion to either end of the ET Stand [1]. It is anticipated that this will reflect a very similar profile to the current stand.
- The potential future grandstand style seating at angles either side of the current Peter Burns Stand [2]; and
- Additional roofing to the current Stand [3].
- The principles applied in documenting the UFC Diagrams for the Club and Retail portion of the site are that : -
- Maximum and principal boundaries of the building envelope have been indicated with a heavy blue line and indicate the outside face of principal enclosing walls and roofs;
- Set back / articulation zones are shown as blue hatching; and
- Elements with specific visual purpose which require further detail design development but which follow principles listed in the following sections are indicated in dotted red line.

8.2 UFC Floor Plan Diagrams

Reference should be made to the specific UFC Diagram for the specific dimensional and locational controls. Reference should also be made to the design principles section for further reasoning behind the various controls.

Except where specifically extended the existing building will be assumed to provide a bounding element of the proposed envelope.

8.3 Level 1 and 2

The envelope will : -

- principally follow the boundary along the Woollooware Road frontage;
- principally follow the 30m setback to the Woollooware Bay frontage boundary
- be set out on an exaggerated geometric curve with generous setbacks at either end of the curve to the Captain Cook Drive (South) boundary

The use of the space on levels 1 & 2 to the new building will generally be above grade parking and be the bounded by ventilating screen walls.

Within the envelope the following features have been identified : -

- Entry Forecourt [1] and
- Landscape Court [2]

These features, while different in function and character, will follow approximately the dashed line indicated on the UFC diagram but the actual final arrangement will be confirmed by further more detailed design. In any case these will be re-entrant voids which will exist within the Building Envelope.

In the case of the Entry Forecourt [1] it will be : -

- a semi formal space principally open to the sky which will denote the formal entry for the complex
- provided with awnings to ensure the space is useable in inclement weather - these awnings will form a
- an extension of the wider concourse and generous foot path to acknowledge the public, crowd and transport demands
- be an element which will be legible for passing vehicles
- deployed such that there is a modest depth of built form connecting to the landscape court
- In the case of the Landscape Court [2] it will be : -
- an external space open to the sky which will act as a culmination of the entry circulation though the built form
- separate the External [Retail] Food Precinct from the Club Deck
- in conjunction with sensibly design roof lights allow natural light and ventilation to be available to the potentially deepest section of the built form

Other features outside of or with impacts on the envelope include:-

- Awnings to the Bus Stop [5]
- Future grandstand seating as described above in 8.1.

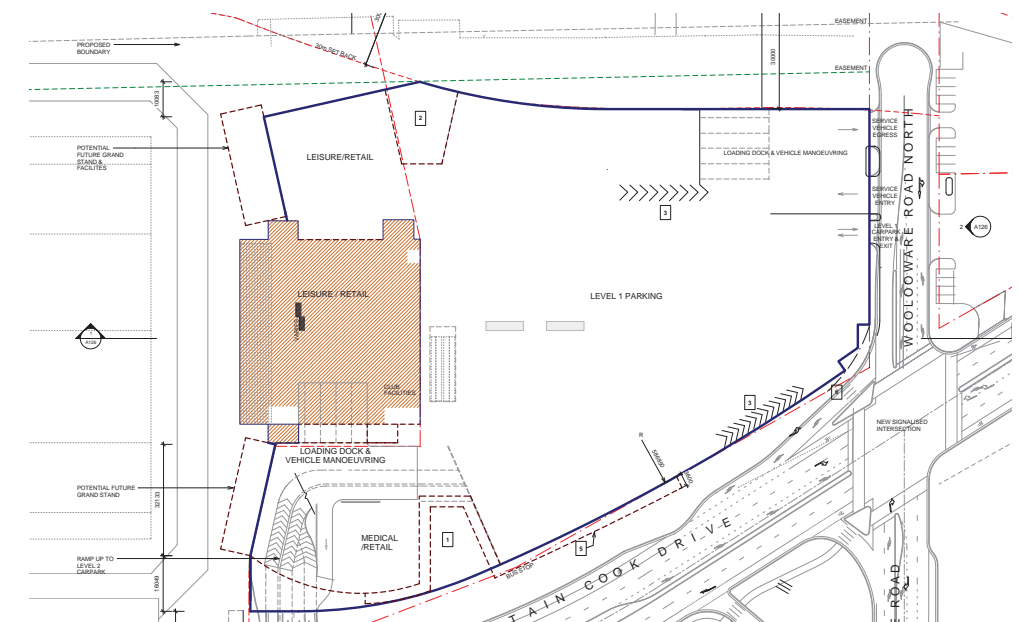


Figure 8.1 - UFC Level 1

8.4 Level 3

The intention of the Level 3 is that the principal face of the wall is setback 2.0m and that this setback becomes a zone where the wall surface can be articulated in a strong contrast to the two stories below. The effect will be to lessen the visual impact of the height of the external walls.

Features which are indicative and are subject to detailed design in addition to those identified on the Level 1 and Level 2 UFC Diagrams include ; -

- The roof light to the void over the circulation gallery [7];
- The club deck area [8]; and
- The external food precinct [9].

Roof Light over the Circulation Gallery [7]

The roof light over the Circulation Gallery will generally be a clerestory style roof light

Club Deck [8]

The Club Deck, like the External Food Precinct, will be a partially enclosed but essentially an external multifunction space created to exploit the view and prospect. It will be level with the existing club floor level of RL12.82 and may extend for the limit of the envelope indicated.

External Food Precinct [9]

This space will be important in developing an appropriately articulated visual edge to the northern elevation facing the mangroves and distant views from the north across Woolloomare Bay. It is anticipated that a casual and relaxed atmosphere be translated into the design character of this space. It is appropriate that a geometric rigidity be resisted and an expressive form be generated for this place.

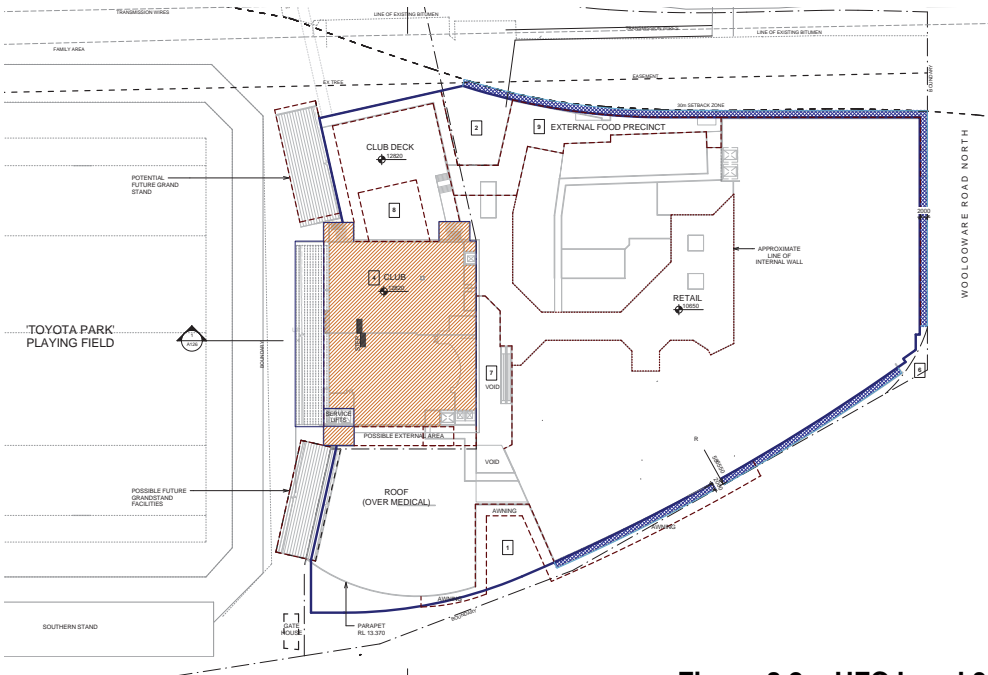


Figure 8.2 - UFC Level 3

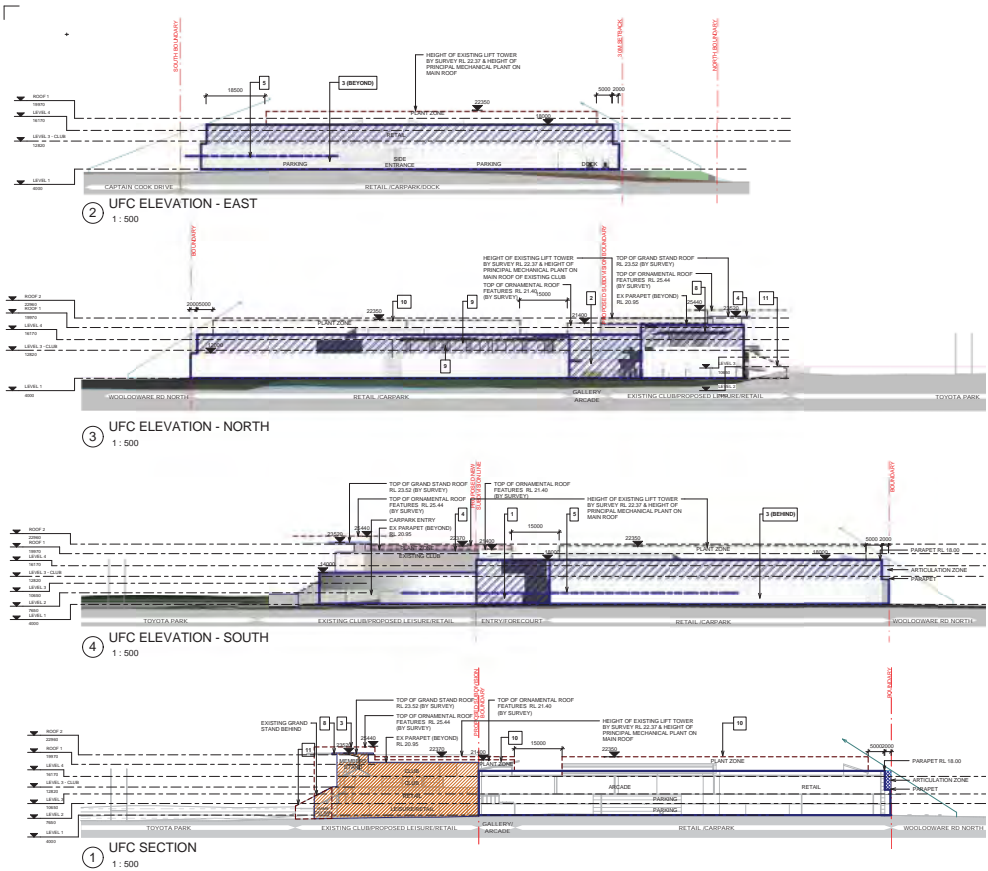


Figure 8.3 - Sections & Elevations

8.5.1 Principles

The principles for the envelope controls for the roof and roof elements are :

- the height of new plant or roof light at RL 22.350 will be no higher than the existing lift tower at RL 22.37 and the roof mounted plant on the existing club;
- the plant or roof lights will be a minor percentage of the area of the envelope described;
- the height of any new structure to the grandstand roof will be no higher than the higher ornamental roof feature at RL 25.44 (by survey); and
- that the roof plant zone be set back sufficiently that the majority of the area allowed for these elements is not visible

Club Deck [8]

The club deck will be roofed with some of the characteristics identified below for the External Food Precinct Roof. That is : -

- an expressive composition of smaller roof elements
- contribute to an irregular skyline when viewed from the North or obliquely from the setback zone/shoreline
- capable of providing both protection from the sun and rain incorporating some devices such as moveable shades/hinged roof panels/shutters for ameliorating the extremes of the weather
- that such devices be enlisted to provide design change-ability and modulation

External Food Precinct Roof [9]

Similarly to the layout see level 3 above it is appropriate that the roof form be :-

- an expressive composition of smaller roof elements
- contribute to an irregular skyline when viewed from the North or obliquely from the setback zone/shoreline
- capable of providing both protection from the sun and rain incorporating some devices such as moveable shades/hinged roof panels/shutters for ameliorating the extremes of the weather
- that such devices be enlisted to provide design change-ability and modulation

It is appropriate that a geometric rigidity be resisted and an expressive form be generated for this place.

Plant and roof light zone [10]

Typically retail developments tend to be serviced by dispersed roof mounted plant and/or mezzanine plant rooms that have a roof clerestory type roof penetration for air intake and exhaust.

This roof mounted plant will be ; -

- within the zone indicated on the UFC Diagram to a maximum height of RL 22.35
- laid out with a guiding intention of rational visual arrangements
- well screened so that raw plant is not visible from
- where screening is not possible for smaller elements (e.g. small vents and exhausts) colour matched to the surrounding roof elements
- detailed to avoid medium term dis-colourations and impairments due to plant operations

Additionally there will be the requirement for roof lights to provide clerestory style lighting - daylight not direct sunlight to the internal malls and arcades. These roof lights will need to be designed to aid in the energy efficiency contributing to the building's sustainability features.

Potential corner emphasis [11]

At both ends of the curved wall facing Captain Cook Drive an area equivalent in height to the plant zone where a vertical highly visible element will be permissible.

Existing Club Grandstand Roof [12]

As indicated in the Site UFC controls this roof may at some future date be extended over the seating below. This will require additional structure above the current roof, but will be no higher than the higher ornamental roof feature as above.

8.6 Gross Floor Areas

The GFA's are detailed on drawing A113 but can be summarised as follows: -

	Lot 2 m²	Lot 1 m²	Total m²
Site Area	10,825	21,704	32,529
Total FSR	10,750	15,745	26,495
FSR	0.99:1	0.73:1	0.81:1
Existing area of club	9,002		
Parking Provided			650
Rate			40.80
* site area is defined as the area of deferred zoning			

9 Illustrative Design Description - Retail & Club

The illustrative design has been developed to inform the concept plan envelope development, to ensure all essential elements have been considered.

9.1 Site Elements

Retail buildings generally have large floor plates and this is the case with the illustrative design. However the Entry Forecourt to the south (Captain Cook Drive) side and Landscape Court to the north are important in articulating the building's form between the existing club and new retail building and significantly reduces the impact of the large floor plates.

The 30m landscape setback will not be utilised for purposes associated with the retail or club uses other than for the perimeter site pathways and cycleways and a small break out space for the level 1 leisure/retail.

The site is proposed to be subdivided along the lines of Existing Club and New Retail centre although the Existing Club portion will contain a substantial proportion of both leasable "Leisure/Retail" on Level 1 and "Major" Retail on Level 2.

9.2 Level 1

Level 1 will contain one half of the parking for retail and club which will be accessed from Woollooware Road North.

Internal ramps will connect this level up to the level 2 car park and similarly travelators located within the "pedestrian circulation gallery" in front both the car parking and the leisure retail space will provide access to the upper levels for both car park users and those arriving by public transport.

The leisure retail spaces will be located within the existing building envelope/northern extension.

To the south and fitted under the level 2 car park access ramp is the service dock which will serve both the majors in the existing club portion, the existing club and also the Major Retailer 2 and the south west portion of speciality shops to the main retail floor i.e. Level 3.

A club entry with two passenger lifts connecting level 1 to the club level (level 3 RL 12.82) will be provided.

9.3 Level 2

Level 2 consists of another level of parking which will be directly accessed from the Captain Cook Drive access ramp. This access ramp will swing over the top of the pedestrian entry to the building but will be enclosed. It is possible this enclosure may translucent and will provide a changeable and dynamic display at night.

Internal ramps will connect this level down to the level 1 car park.

A landing - the level 2 portion of the "pedestrian circulation gallery" - in front of both the car parking and the retail majors will provide travelator access down to Level 1 and up to level 3 being the main retail level.

Two retail secondary retail majors will be located within the existing building envelope/northern extension.

A void over the dock to provide the required headroom over occupies the North East Corner of the floor plate.



Figure 9.1 - Photo montage of the proposed retail centre from Captain Cook Drive

9.4 Level 3

RL 10.65 is the main retail level to the east of the circulation gallery and to the west located a half level above is the proposed new club level. It will not be directly connected to the retail floor level.

Just to the east of the top of the travelator is the main retail arcade. A short section of minimal width (8 metres) arcade will lead to a more open court fronting the majors.

To the north of the travelator at the top of the void is a direct line of site to the landscape court and the views over the mangroves to Woollooware Bay and the city skyline beyond. Externally the “External Food Precinct” occupies over 50 % of the northern elevation.

The club at RL 12.82 (the previous auditorium level) will in conceptual terms consist of a multi - use lounge opening to the Club Deck to the North. The gaming lounge and facilities will be located on the southern side with an open air smoking deck.

9.5 Level 4 and roof level

The roof of the proposed new retail component will have roof lights to the arcade and court - mainly south facing these roof lights will be clerestory style and there is likely to be a couple of roof mounted condenser decks but it is acknowledged that these are screened sufficiently that no item of plant is visible from any adjacent public place.

The second level of the reconfigured club will consist of restaurant, offices and corporate box facilities.

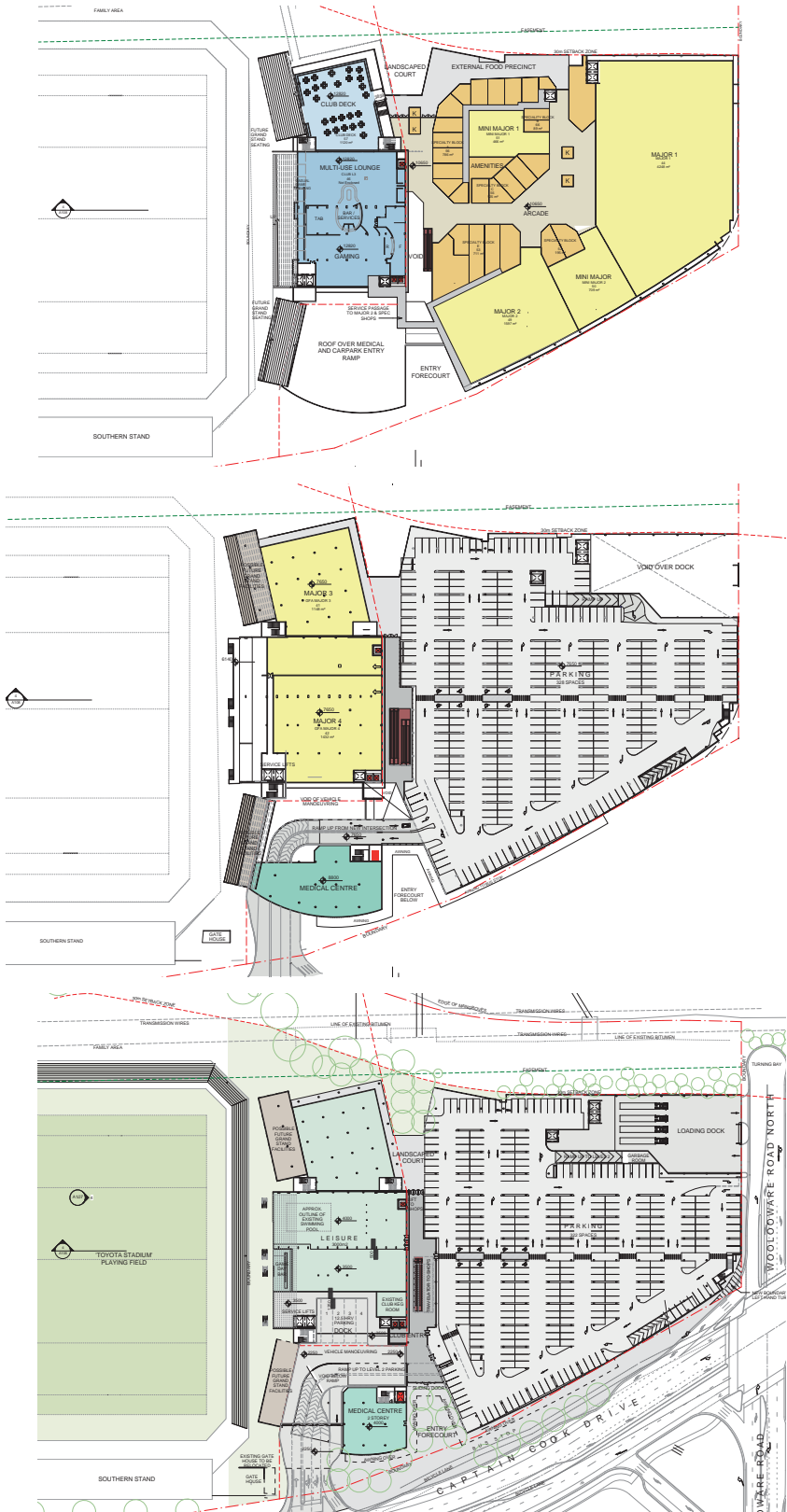


Figure 9.2 - Illustrative Floor Plans - Bottom to Top - Lv 1, 2, 3

9.6 External design, materials and finishes

Externally the materials and finishes will be of high quality and serviceable given the environmental conditions that they will be exposed to.

An appropriate theme for the finishes in line with the design concept is to be developed. Any such theme would be developed out of the locational and cultural context. A theme such as “beach” or “water” would seem to be appropriate.

Appropriate identification and directional signage would be needed for the major tenants, shopping centre identity user reference.

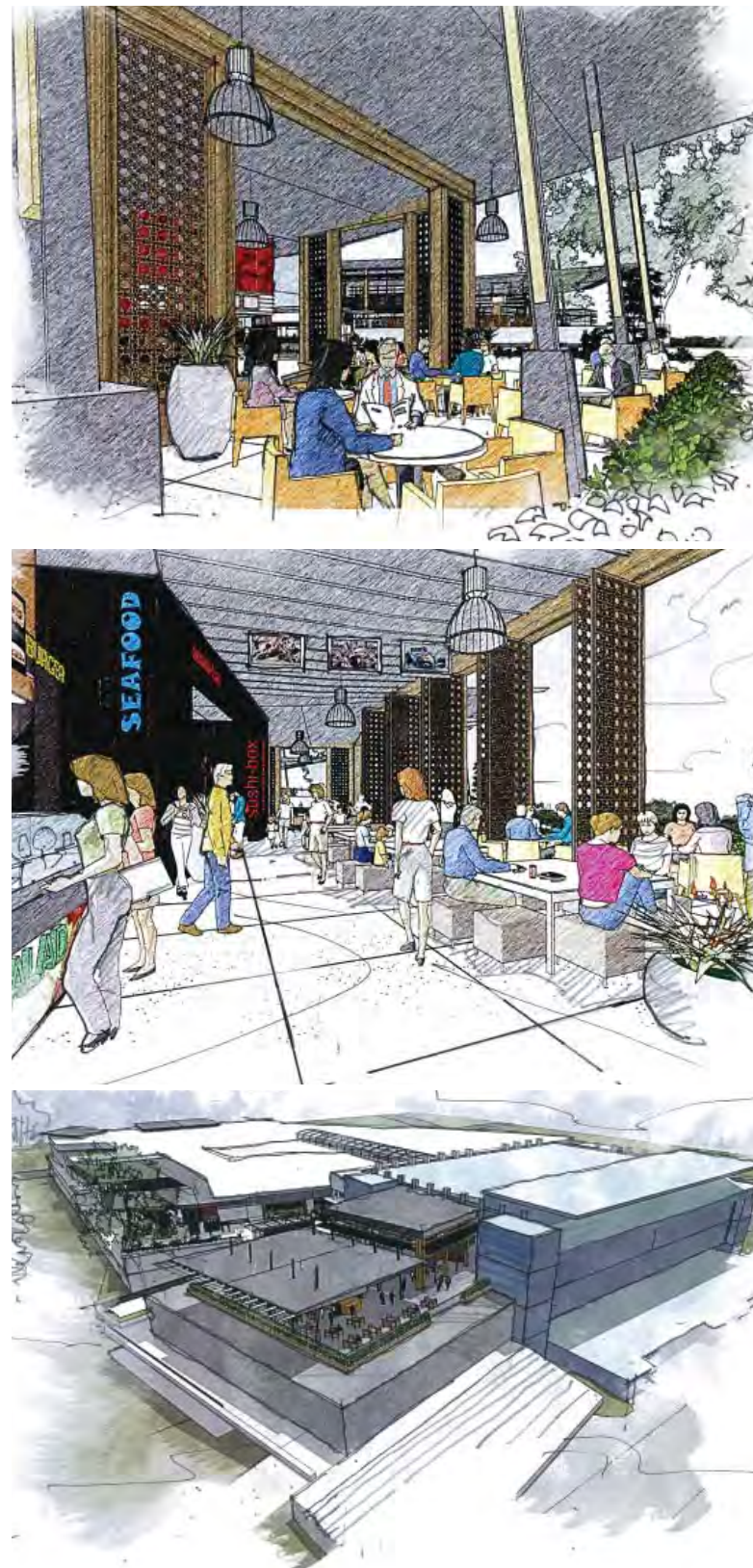


Figure 9.3 - External Food Precinct and Club Deck Impressions