

ATTACHMENT C

CONCEPT PLANS – PROJECT SCOPE

Taylor Square Bike Hub

1-5 Flinders Street Darlinghurst

Scoping Report
March 2014

City Projects

HASELL ARCHITECTS

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Taylor Square Bike Hub Scoping Report

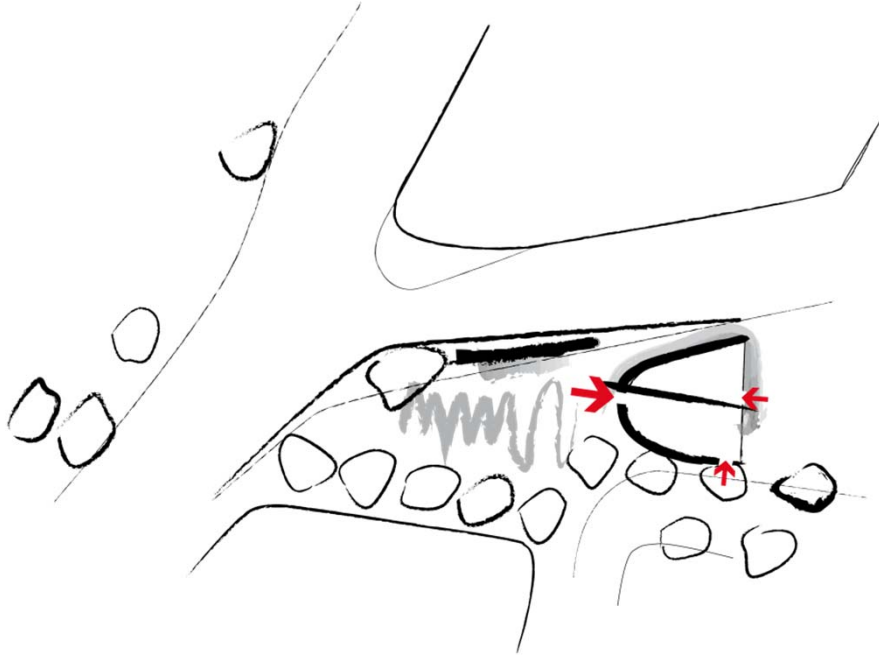
- On 12 November 2012, Council endorsed engagement of a head design consultant to deliver the bike hub, including investigation of a museum and compatible community uses.
- Council also requested a public EOI process to identify a suitable tenant and inform the process.
- This project scope report describes the design and project scope, EOI process and consultation undertaken

Council Resolution is sought to -

- Endorse Scope
- Lodge Development Application
- Commence road closure application process
- Document and go to Tender

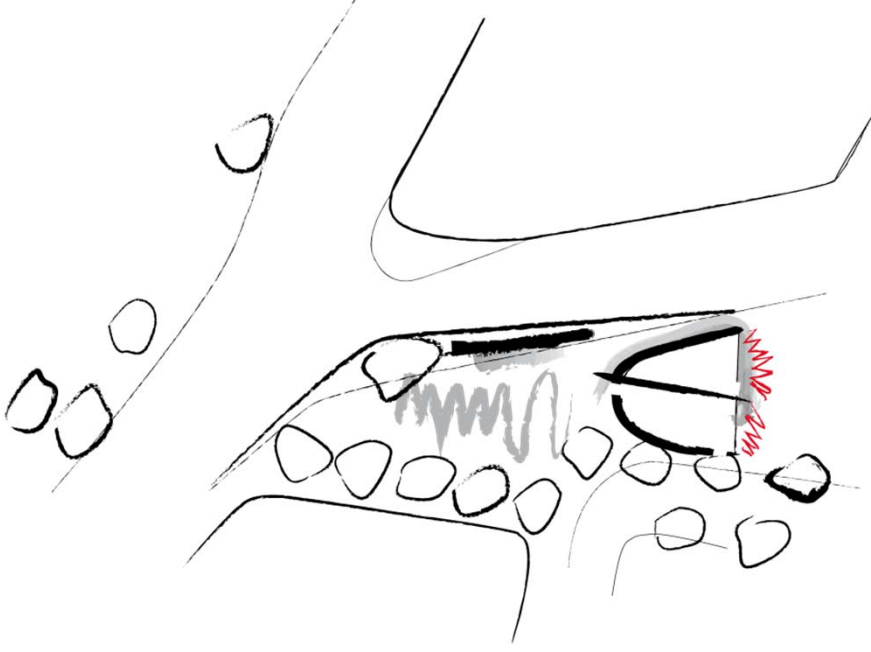
Taylor Square South Bike Hub

Key Project Objectives



Activate Taylor Square South

- Clear , main 'formal' entry from Taylor Square
- New entries from Bourke St and Patterson Lane
- Improve connection between building and site



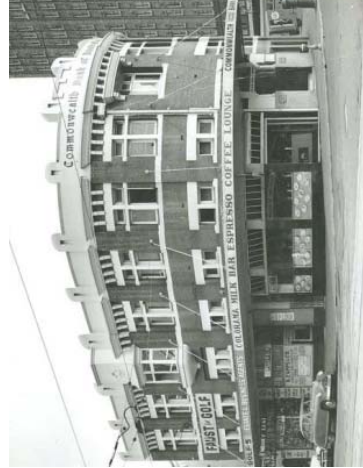
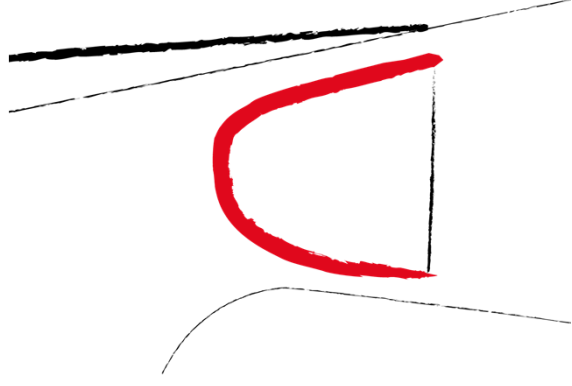
Activate lane

- New 'local' entry from lane
- Create priority space for pedestrians and cyclists

Design Approach Building

Enduring fabric/ contemporary upgrade

Heritage fabric retained



Reinstate heritage facade



Blue tiles



Pressed metal ceilings



Wrought iron window screen

Design Approach

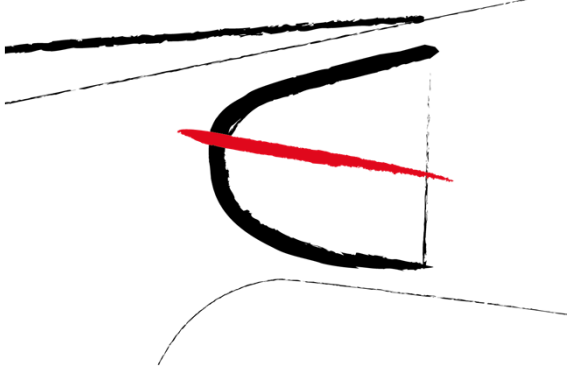
Bike Hub

Enduring fabric/ contemporary upgrade

Spine

Existing central spine used as ordering device

- _ Enhance connections to central spine
- _ Existing spine to be used as an ordering device
- _ Re-use existing built fabric

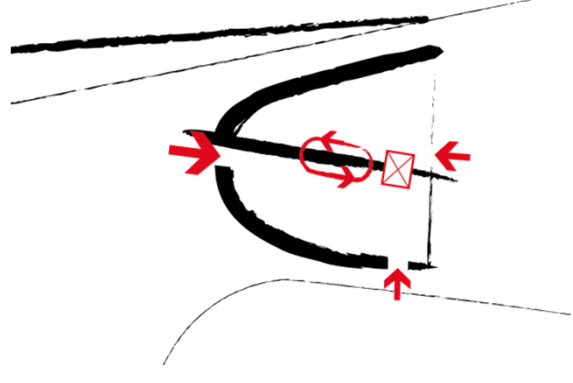


Connected space

Internal spaces permeable to building environment

Create new openings

- _ Central circulation space with lift access to all levels
- _ Bike access from lane
- _ Permeable internal spaces as befitting of a public building
- _ Enhanced links to Taylor Square South + Bourke Street
- _ Rear façade opened to lane for 'local/repeat' visitors



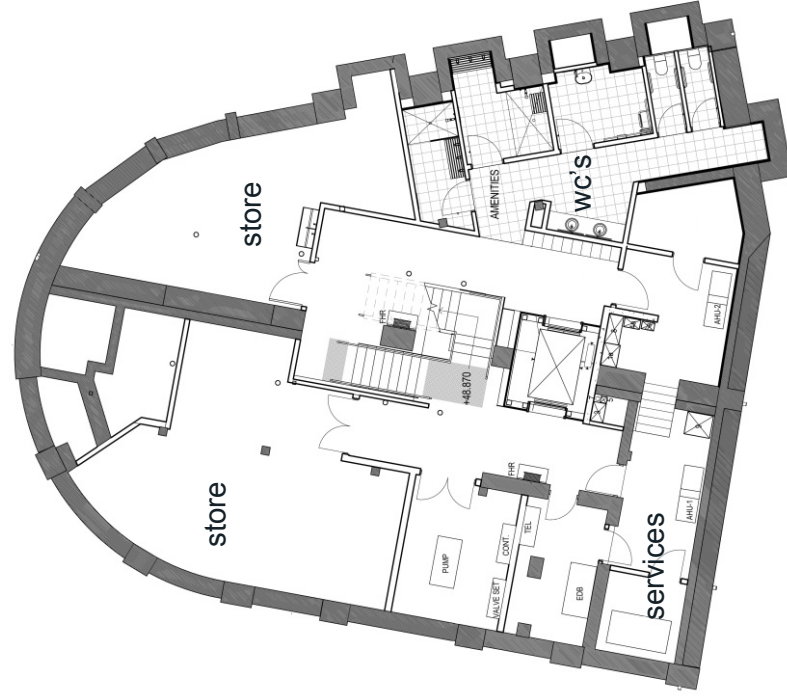
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Ground Floor

- Foyer** 29 sqm
- Cafe** 108 sqm
- WC's** 7 sqm
- Retail** 85sqm
- Display** 10sqm
- Services** 10sqm

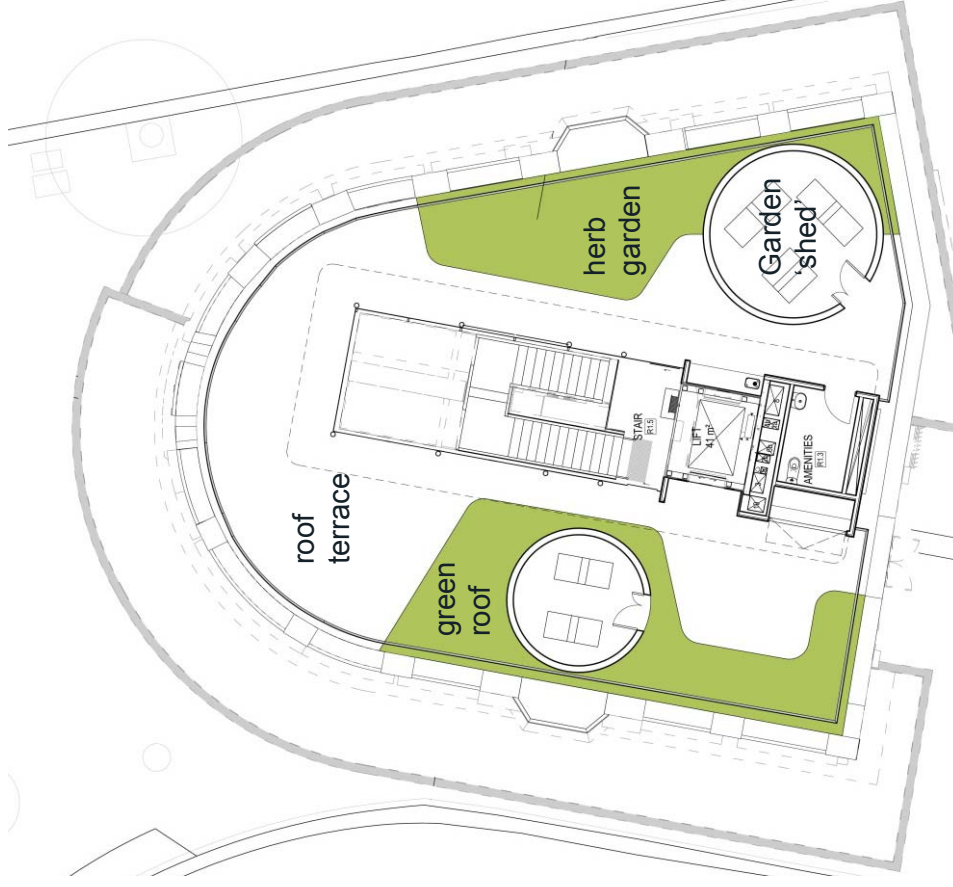


Basement

- WC's** 45 sqm
- Storage** 80 sqm
- Services** 55 sqm

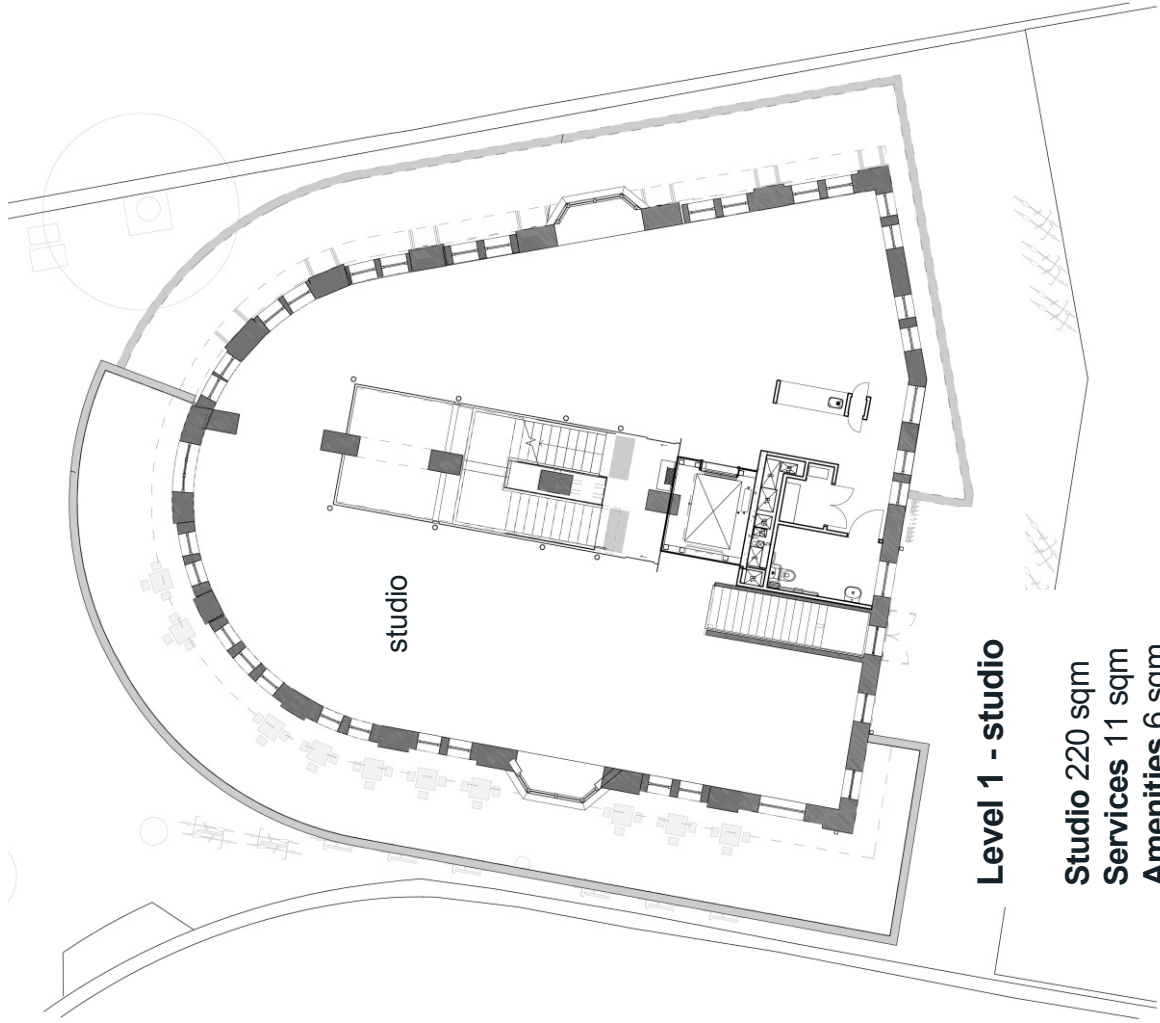
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Roof - terrace

- Roof deck** 138 sqm
- Herb garden + green roof** 88 sqm
- Services** 6 sqm (+ 4 sqm above amenities)
- Amenities + servery** 9 sqm

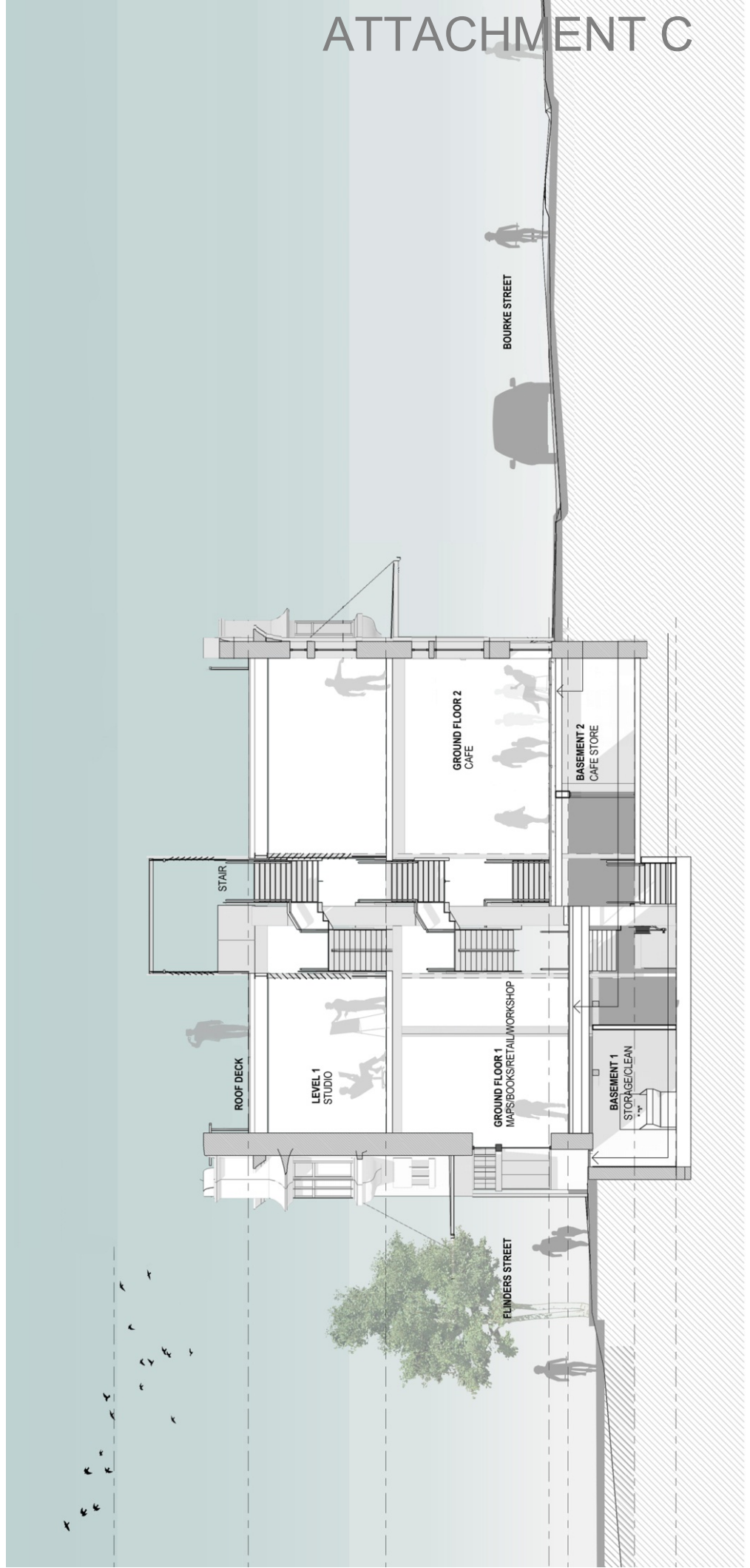


Level 1 - studio

- Studio** 220 sqm
- Services** 11 sqm
- Amenities** 6 sqm

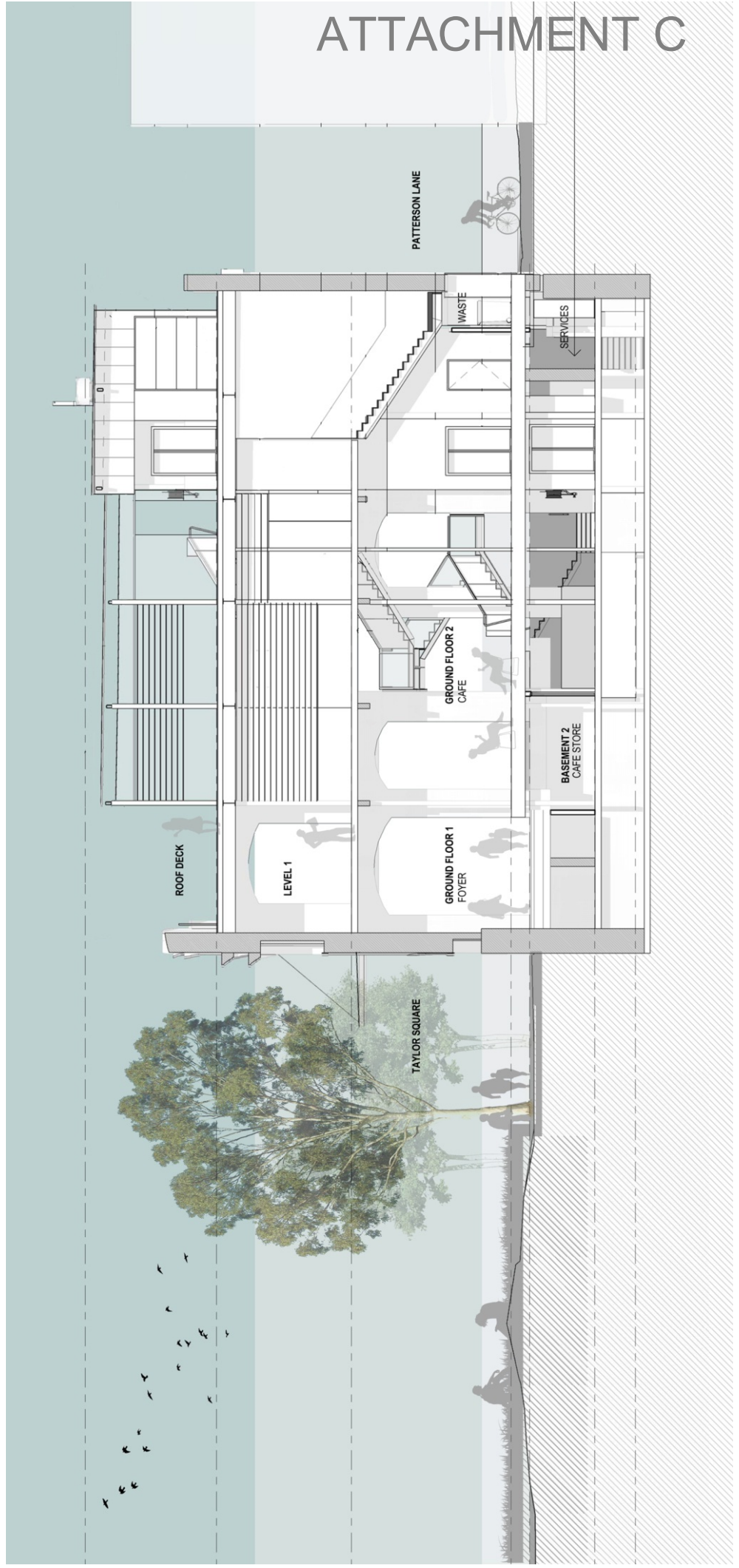
Bike Hub Sections

Section A



Bike Hub Sections

Section B



Bike Hub **Activate Square**

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Indicative view from Taylor Square South – café serving directly onto Taylor Square South

Bike Hub Flinders Street



Indicative impression of building exterior at Flinders Street – active and visible interior, retail

Bike Hub Bourke Street



Indicative impression of exterior at Square + Bourke Street – visible, inviting interior, café onto square

Design Approach Bike Hub

Patterson Lane
+ Green Roof



Green roof precedent images

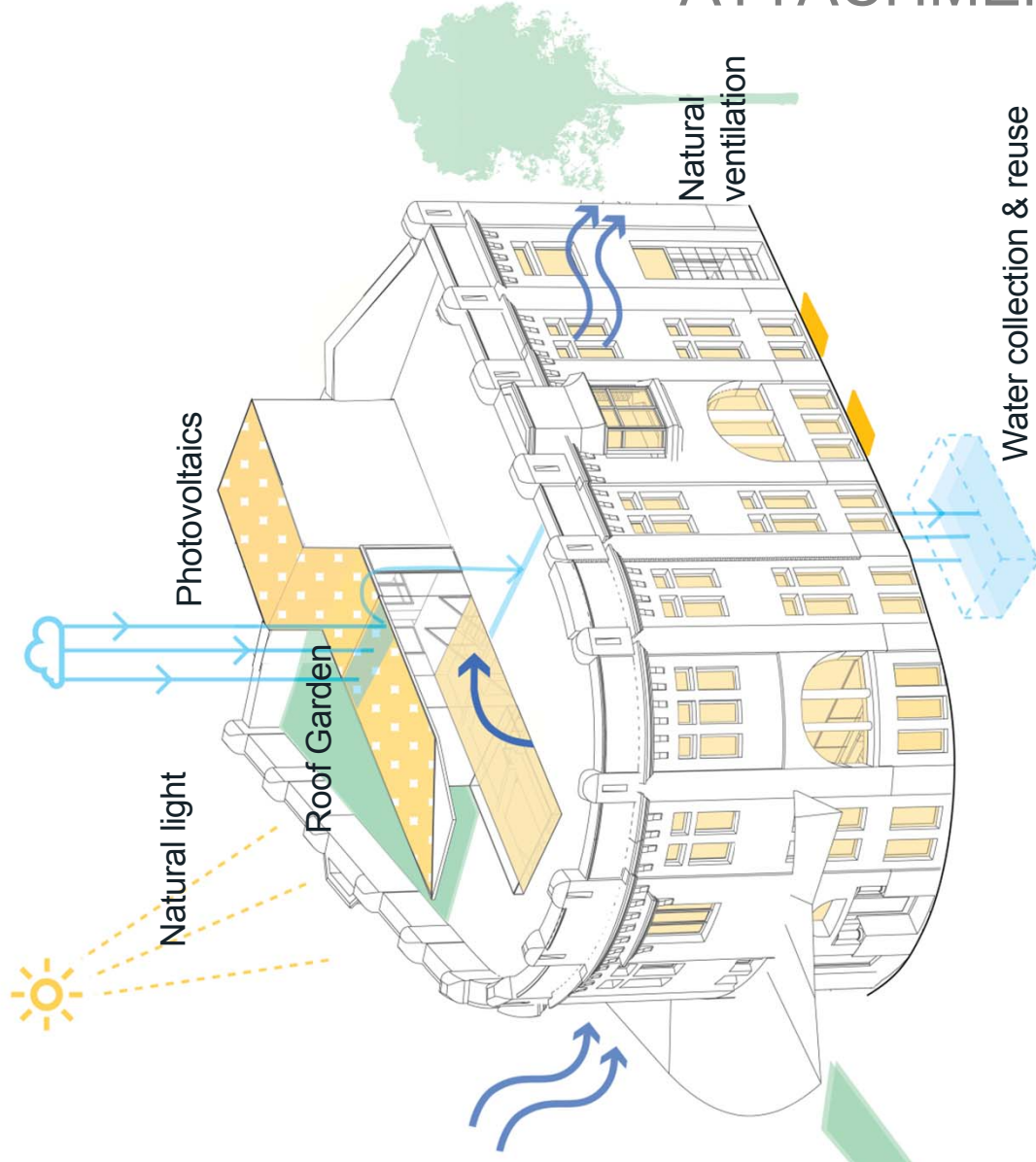


Precedent images for closure of Patterson Lane – opportunity for public art + tenant activities; raw, vibrant, back-of-house

Environmental Initiatives Delivering 2030

Sustainability strategies

- Reuse existing building fabric
- Passive ventilation with mechanical assistance
- Central void for stack ventilation and daylight
- Ceiling fans for air circulation
- Gas heating
- Use of thermal mass for pre-cooling
- Photovoltaic panels
- Solar hot water
- Rainwater harvesting and re-use
- Water + energy efficient fixtures
- Glazing improvement
- Green roof and herb garden



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Photovoltaic panels

Rooftop herb garden