

17 October 2014

WARRINGAH MALL

Stage 1 Retail: Section 96 application

Architectural Design Statement

This application seeks to amend Development Approval DA2008/1741, the changes can be summarised as follows:

- 1. Centre Court Modifications**
- 2. Star Fish Car Park Speed Ramp Deletion**
- 3. Palm Tree Car Park Façade Revision**

As this statement will establish, the modifications sought are a marked improvement on the Development Approval, in that a superior solution is to be achieved without changing the Gross Leasable Area (GLA), stormwater augmentation, or the number of car parking spaces to be provided.

Centre Court Modifications

It is proposed to enhance the existing Centre Court by improving the functionality of the space whilst retaining the very characteristics that make it 'heart' of "The Mall". This is to be achieved by protecting the space from adverse weather via an open air shade sail, relocating the stair, and reconfiguring the landscaping and public art to allow the Centre Court to be enjoyed year round for a range of functions and activities.

As can be observed in the architectural drawings, the open air shade sail is designed with open sides and a clerestory highlite along the structural spine that is open to the sky. This allows ample natural light to fill Centre Court, breezes to cool the space and provides the occupant a strong visual relationship to the natural elements, and thus not only retaining the unique character of Warringah Mall, but allowing the customer to thoroughly enjoy what the space has to offer, rain, hail or shine.

As illustrated in the architectural drawings, the Ground Level is to be reconfigured to allow it to be utilised for a wide range of functions and events by relocating the stair to the existing Galleria Mall and reconfiguring the landscaping and public art. The common mall layout of Level One is also to be reconfigured to allow occupants opportunities to view events and enjoy the Centre Court space, as well as provide greater connection to the other malls.

In order to heighten the connection between Myer and Centre Court, it is proposed to provide the North Myer Mall with a "street ambiance" by firstly; replacing the existing canopy with a wide span open air "garden trellis" glazed canopy, and secondly; moving the Ground Level shopfronts to the void edge, so the occupants are always walking within natural light, as they would a high street experience.

The net effect of the proposed modifications to Centre Court is a functional space where the public can freely enjoy natural light, cooling breezes and all of the sights and sounds of an outdoor mall at the heart of "The Mall".

Owner and Operator of  in Australia and New Zealand

Star Fish Car Park Speed Ramp Deletion

It is sought to modify the approved alterations and additions to the Star Fish car park, by deleting the separate entry – exit speed ramps and retaining the existing shared entry – exit speed speed ramp.

Operationally, the existing Star Fish Car Park performs adequately with a shared entry – exit speed ramp, and as the Development Approval effectively halves the number of car parking spaces and significantly improves the layout. It is considered that the provision of separated entry and exit speed ramps would be excessive for half the volume of cars. As such retaining the existing shared entry – exit speed ramp would be more than adequate.

The West Access Road civil and landscaping works associated with the approved entry speed ramp will also be largely deleted, with only some minor integration of the new car access lanes into the existing conditions and landscaping to make good.

As these changes result in a condition largely the same as the existing, it is considered that they will have negligible affects to neighbouring properties to that of the Development Approval.

Palm Tree Car Park Façade Revision

This application seeks to modify a minor portion of the approved multi-deck Palm Tree car park façade, the which will result in a greater quantum of soft landscaping over the development approval.

As can be observed in the architectural and landscape drawings, it is proposed to revise the defining ‘corner drum’ element by continuing the Cross street green façade (comprised of climbing plants on a tensioned cable substrate) across the lower half of the ‘corner drum’, and wrapping it around to Green street façade where it diminishes, and the “porous” veil ends the gesture.

The proposed façade revision provides for greater soft landscaping to Cross street than the approval, and heighten the visual relationship between Cross and Green street.

Conclusion

As this statement has established, the modifications sought in this section 96 application, are a marked improvement on the Development Approval. The net result of the changes provide a centre with a refined façade, a more efficient car parking structure and a Centre Court where the public can enjoy the unique character of Warringah Mall year round.