

Northpoint North Sydney

Awning studies and precedents

Feb 08 2016



RICE
DAUBNEY

Northpoint corner study - canopy at Level 8



View from Mount Street corner

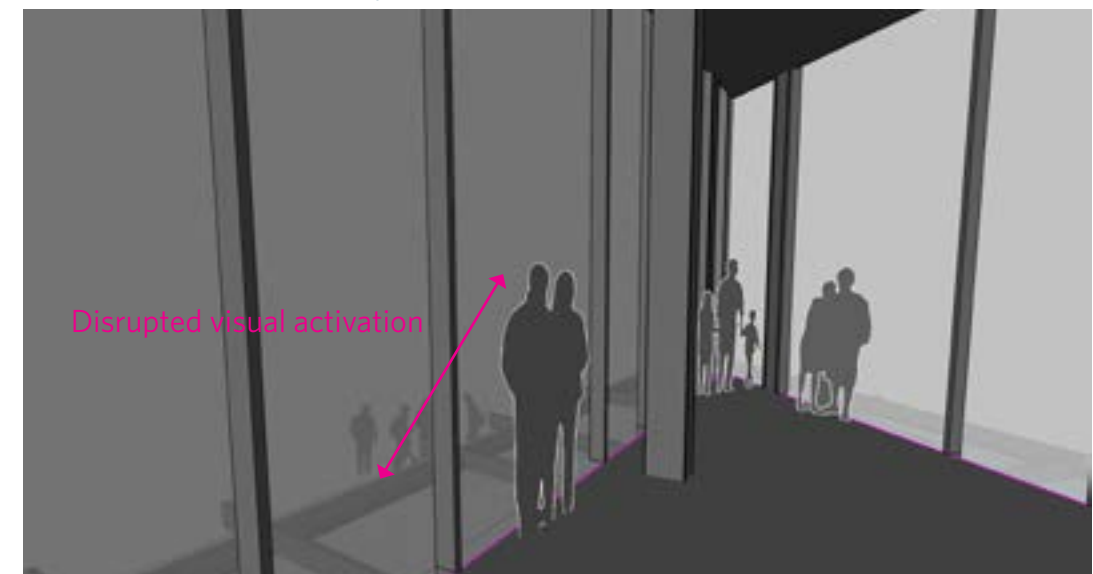


View from Pacific Highway

View out from tenancy at Level 9

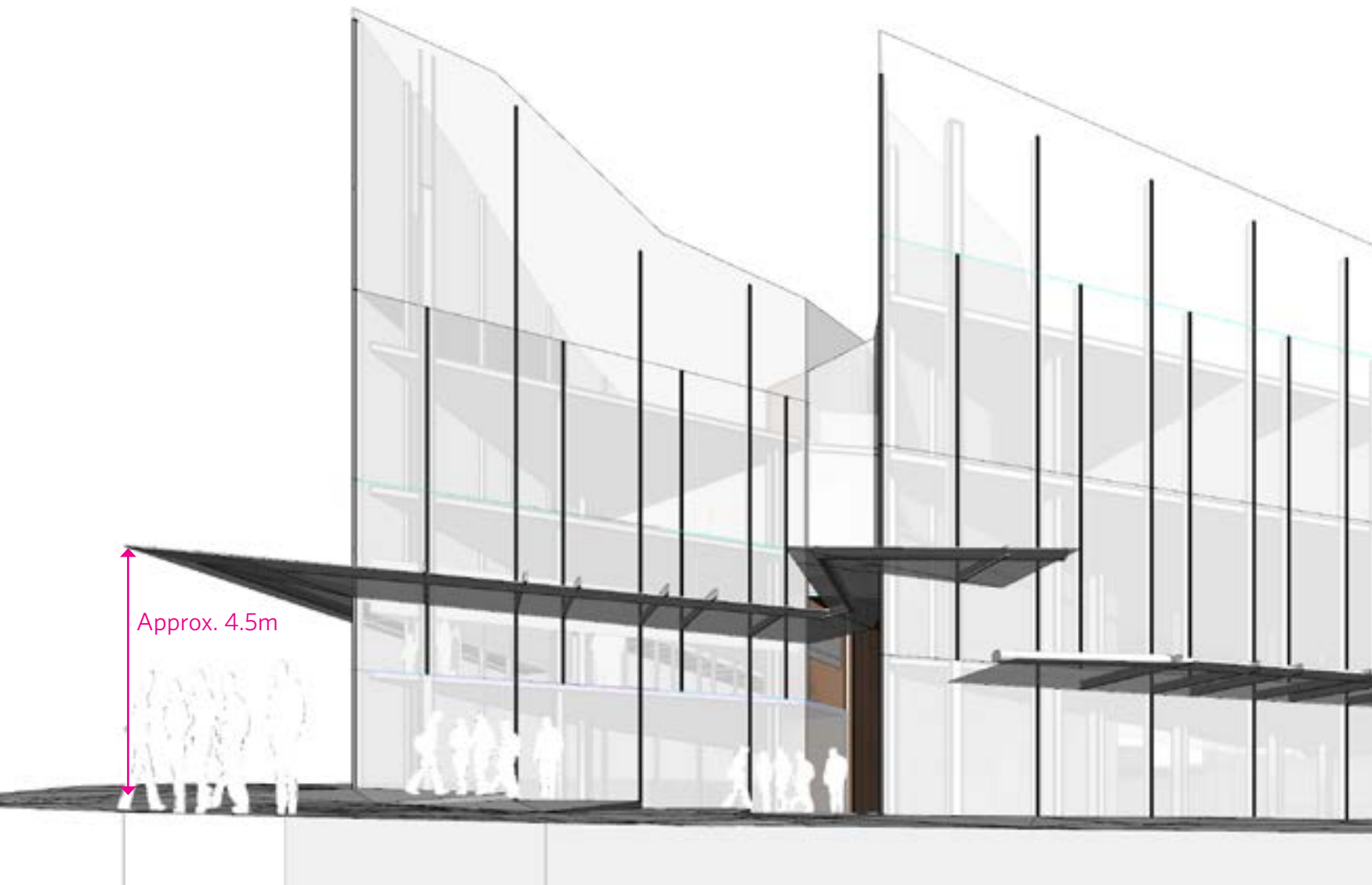
Awning undesirable

- very low at corner (2.3m or less)
- does not provide good street and urban visual activation
- canopy not within DCP parameters

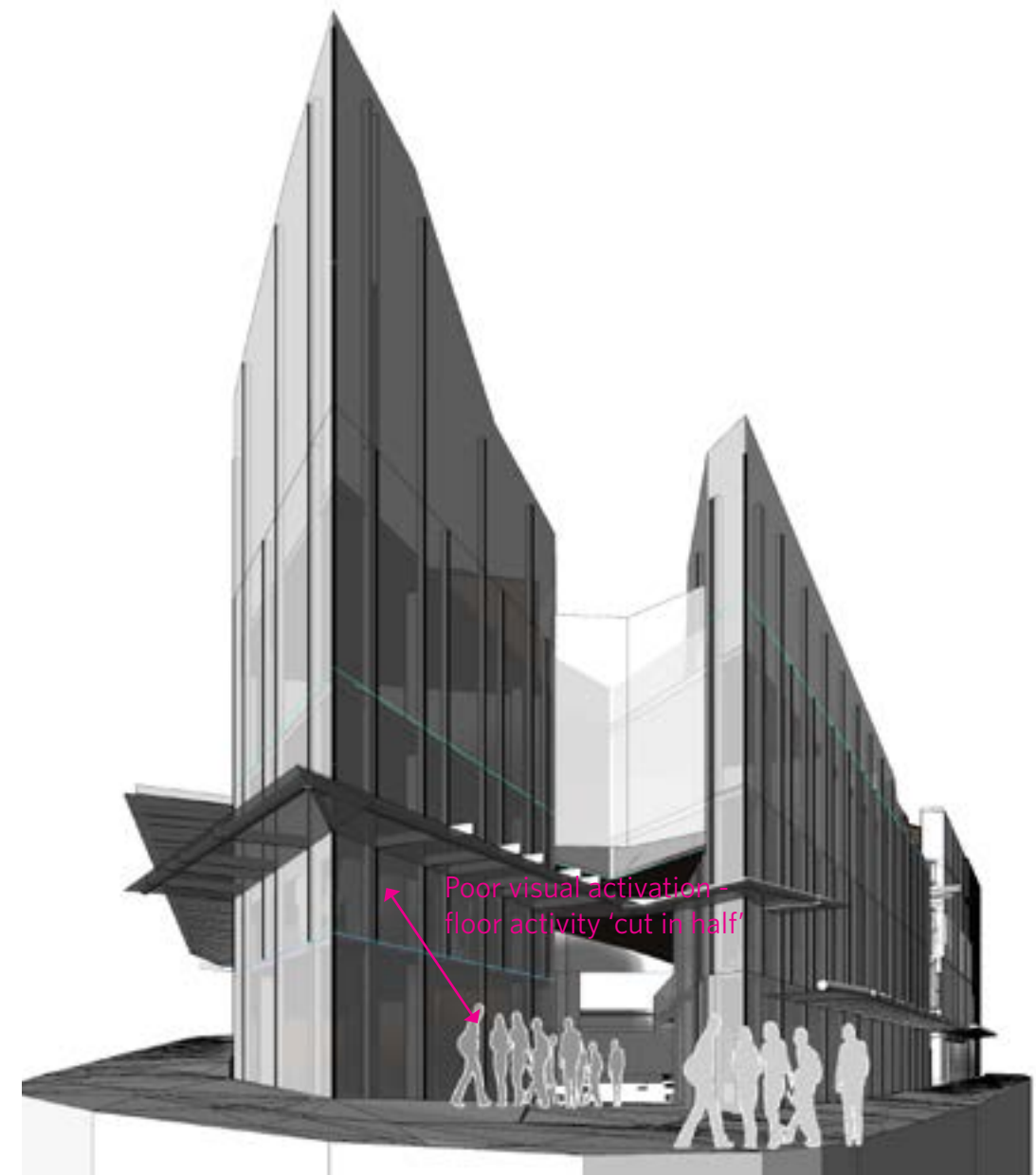


Northpoint corner study - canopy between Level 8 and 9

council condition height



View from Mount Street corner



View from Pacific Highway

View out from tenancy at Level 9

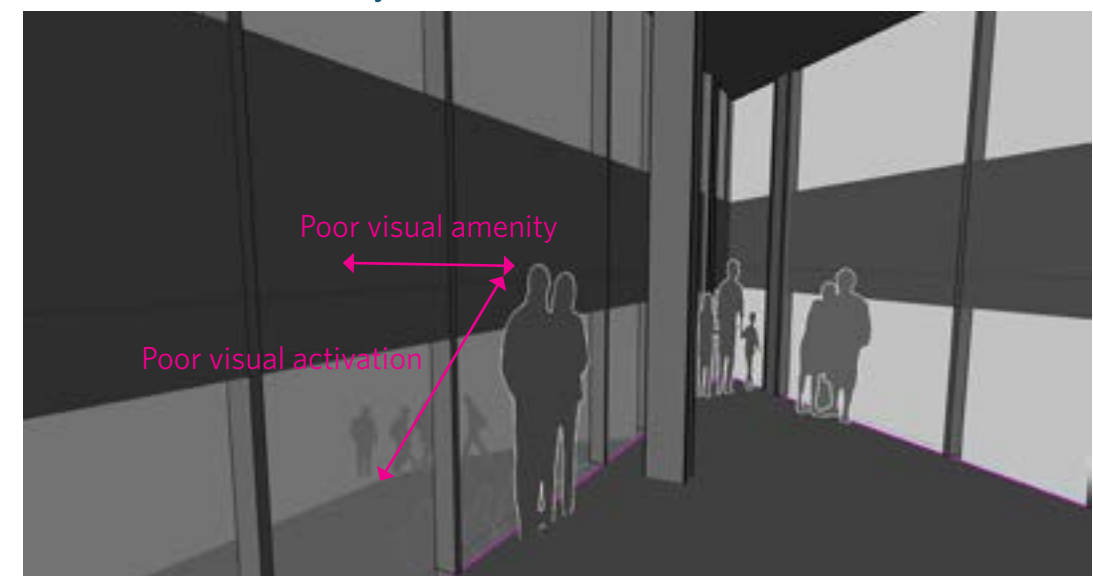
Awning undesirable

- blocks 2-way visual activation with street of corner tenancy
- provides poor internal amenity on important corner site
- provides clumsy design outcome for building
- canopy acceptable within DCP parameters

Structural zone - in lieu of slab structural connection (blank - no view)

Gutter zone (blank - no view)

Glass to 1.4m above floor



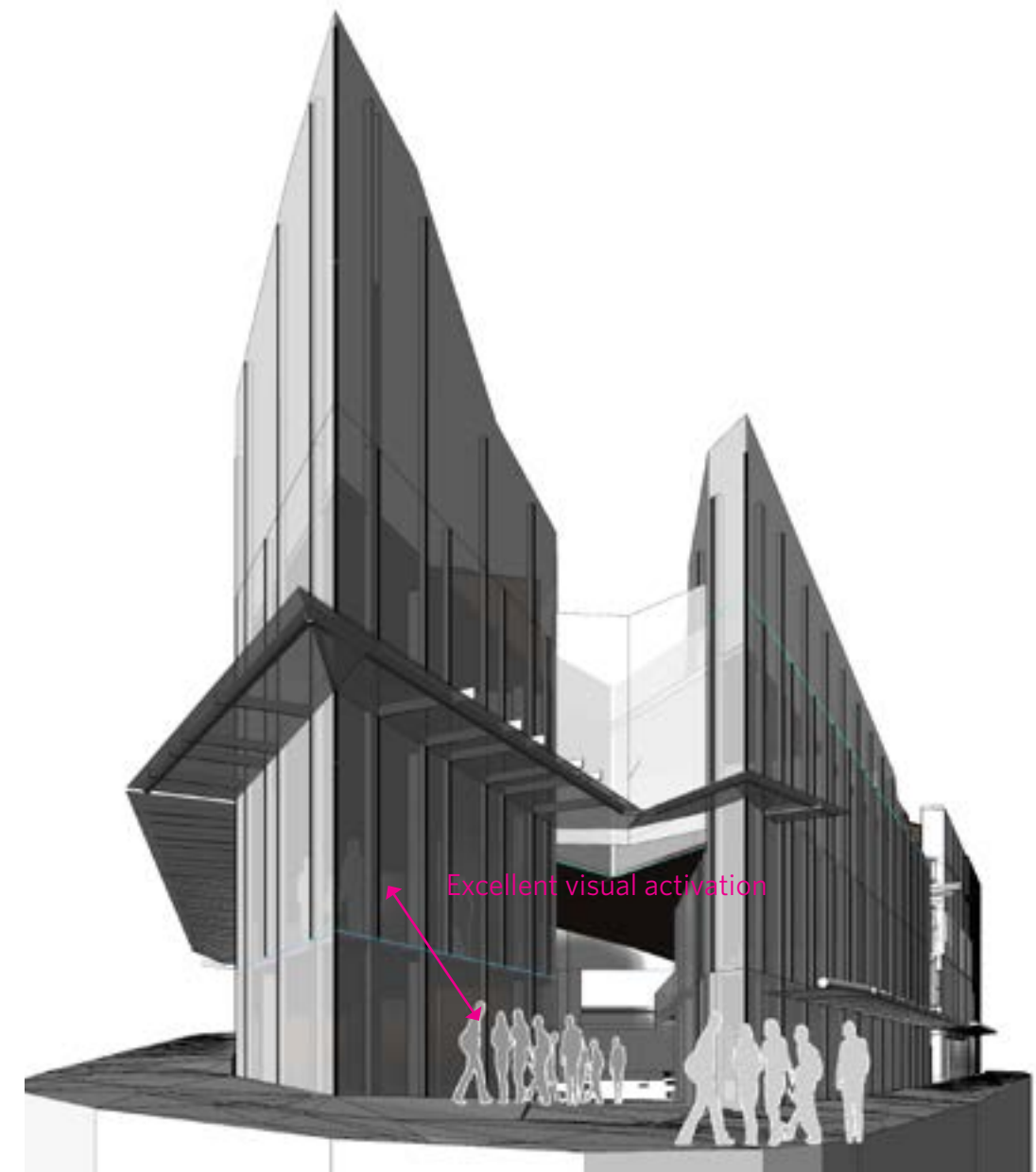
High-level glass to ceiling

Northpoint corner study - canopy at Level 9

current proposed and preferred



View from Mount Street corner



View from Pacific Highway
View out from tenancy at Level 9

Preferred solution

- allows 2-way visual activation between street of corner tenancy
- provides excellent internal amenity on important corner site
- canopy exceeds DCP parameters



North Sydney awning precedents and case studies

Awnings and canopies are sometimes substantially higher than 4.2m

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- to properly define important entries
- to provide a civic scale to significant locations
- to provide 2-way street activation in steep footpath locations



141 Walker Street, North Sydney



Mount Street, North Sydney

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Coca Cola Place, Mount Street, North Sydney



25 Napier Street (Pacific Highway side), North Sydney

North Sydney awning precedents and case studies

Awnings half-way across floors do not contribute to urban activation

Awnings half-way across floors do not contribute to urban activation

- they provide poor amenity internally, creating blank facades
- they do not provide desirable high-quality design



Greenwood Plaza, Pacific Highway, North Sydney

North Sydney awning precedents and case studies

Adjacent corner buildings with reduced awnings are higher quality

4 of the 6 buildings defining the intersection of Pacific Highway and Miller Street have no, or reduced awnings.

- the Post Office, MLC, 60 Miller Street and HSBC buildings provide a strong urban presence on this important corner.
- the Greenwood Plaza corner is an exceptionally poor urban outcome with challenging levels, but provides a compliant awning.



Post Office, Pacific Highway and Miller Street junction - no awning



60 Miller Street, Pacific Highway and Miller Street junction - awning does not follow kerb line



HSBC, Pacific Highway and Miller Street junction - no awning on corner



Greenwood Plaza, Pacific Highway and Miller Street junction - compliant awning, poor urban and design outcome