







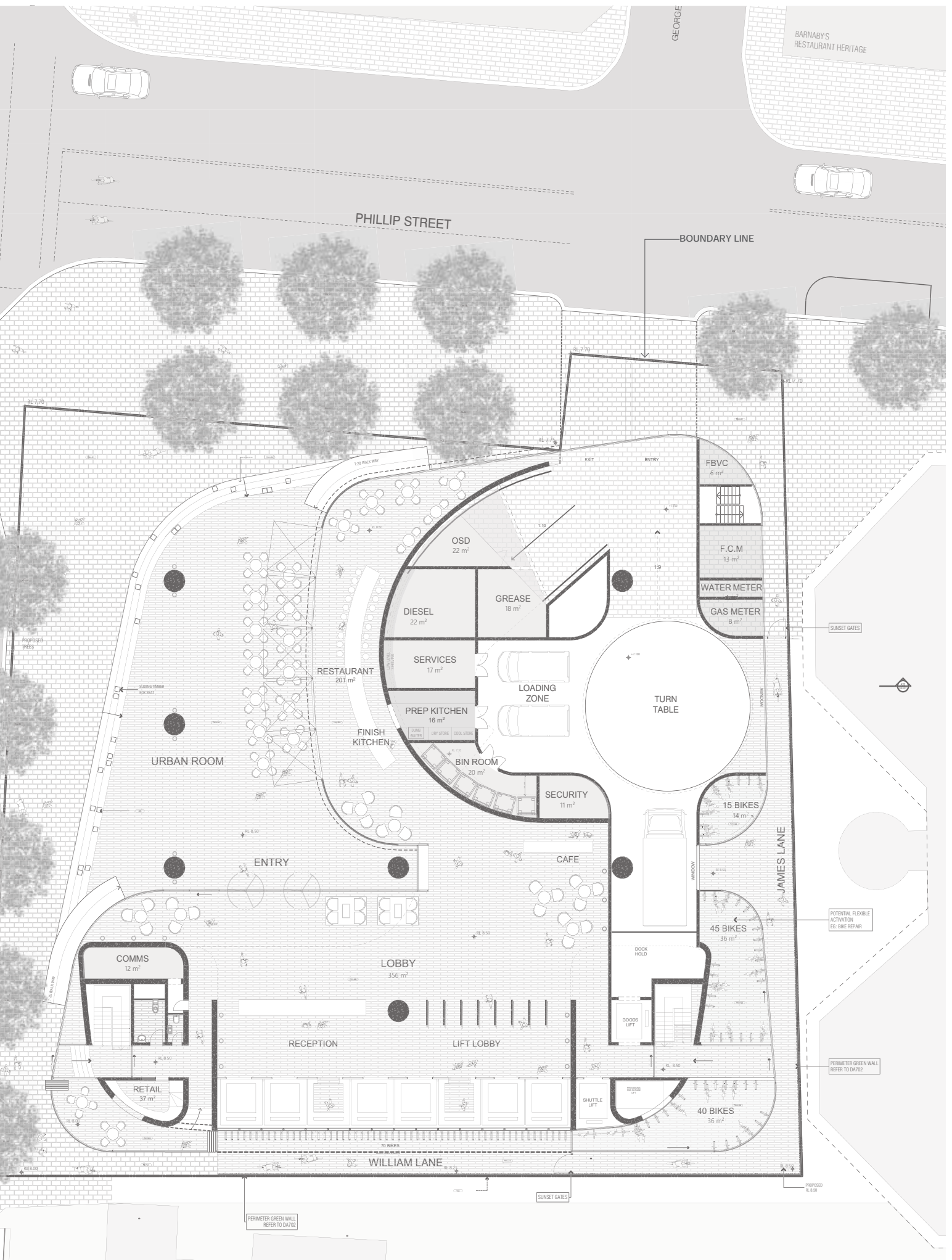
GROUND PLANE

GROUND PLANE

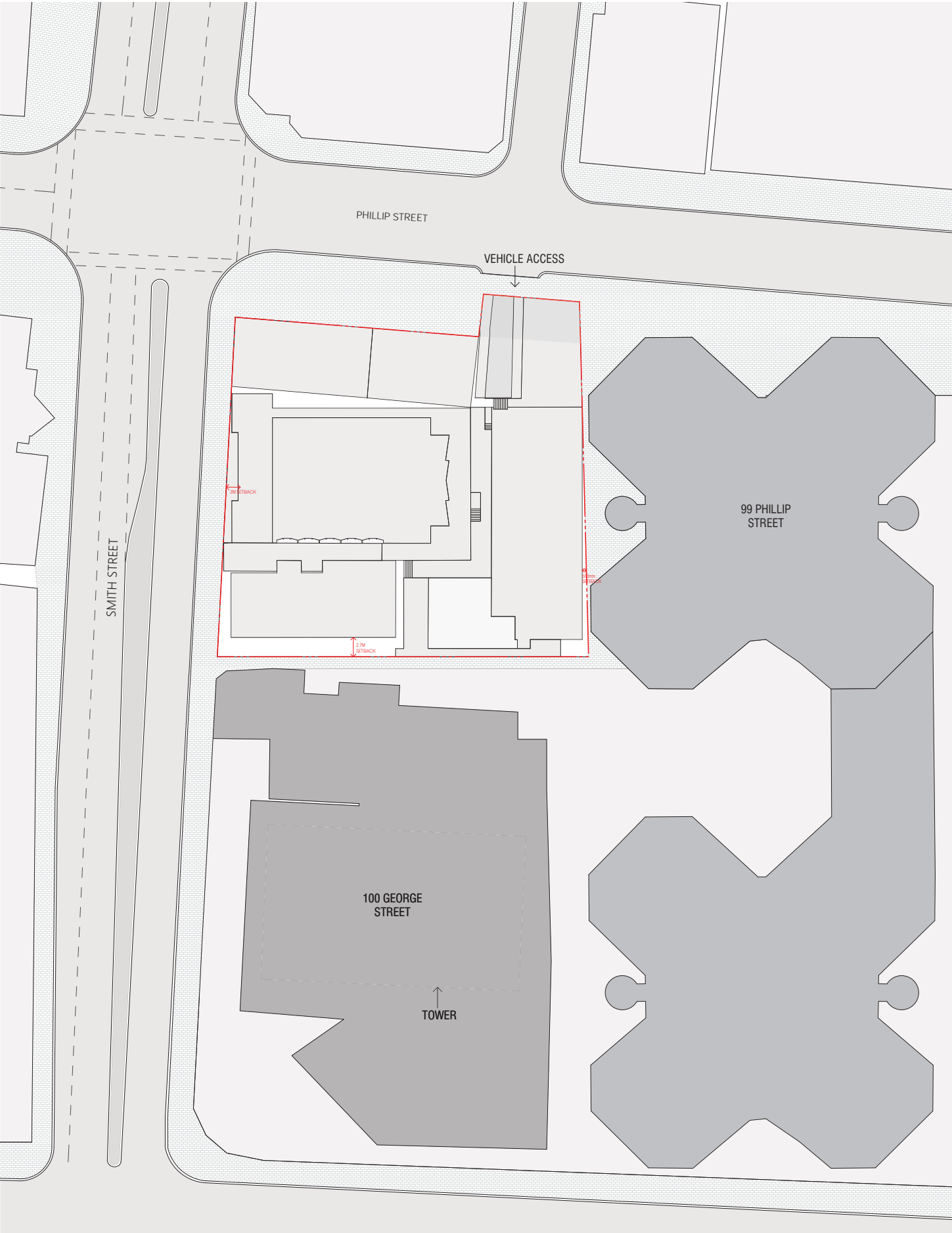
The ground plane offers an exciting extension to the public domain by widening footpaths, improving circulation and providing a new north facing Urban Room. The elegant raising of the form to respond to flooding issues, adds to the natural hierarchy of spaces as one enters the building. The soft pebble forms add to the flowing quality of the ground plane, whilst expanding into the laneways. The highly activated edges bring a diversity and 24 hr quality to this important site. The lobby which enjoys a northern outlook over the new plaza and western exposure to Smith Street also benefits from the dynamic view into the southern laneway via the glass lifts articulating the southern façade.

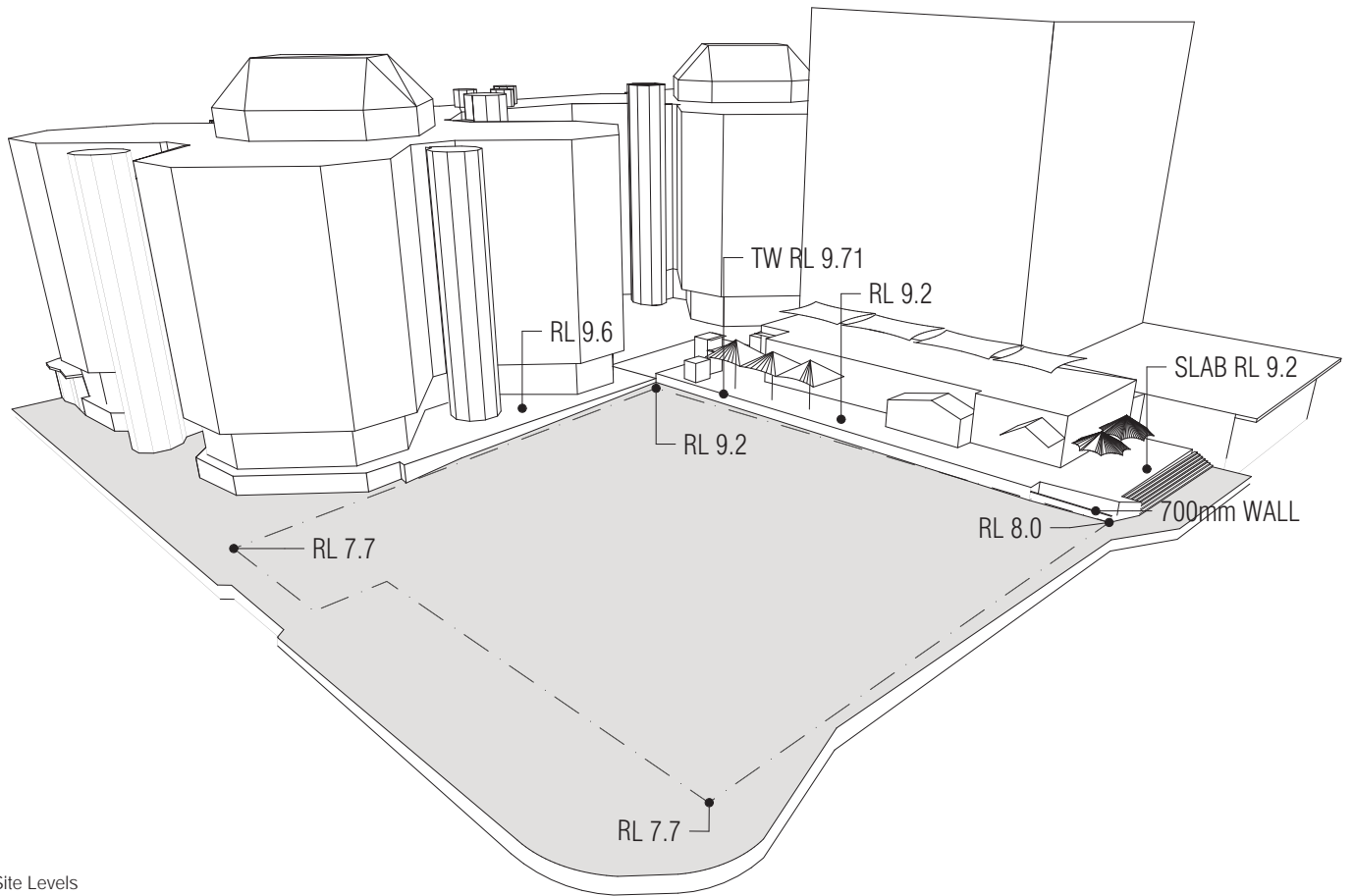
The continuation of the beautiful trees in Smith Street make a natural progression into the site, through to Phillip Street, and down to the River via George Khattar Lane. The new Urban Room offers the potential to program this space for public and private events and the integration of art could be considered.



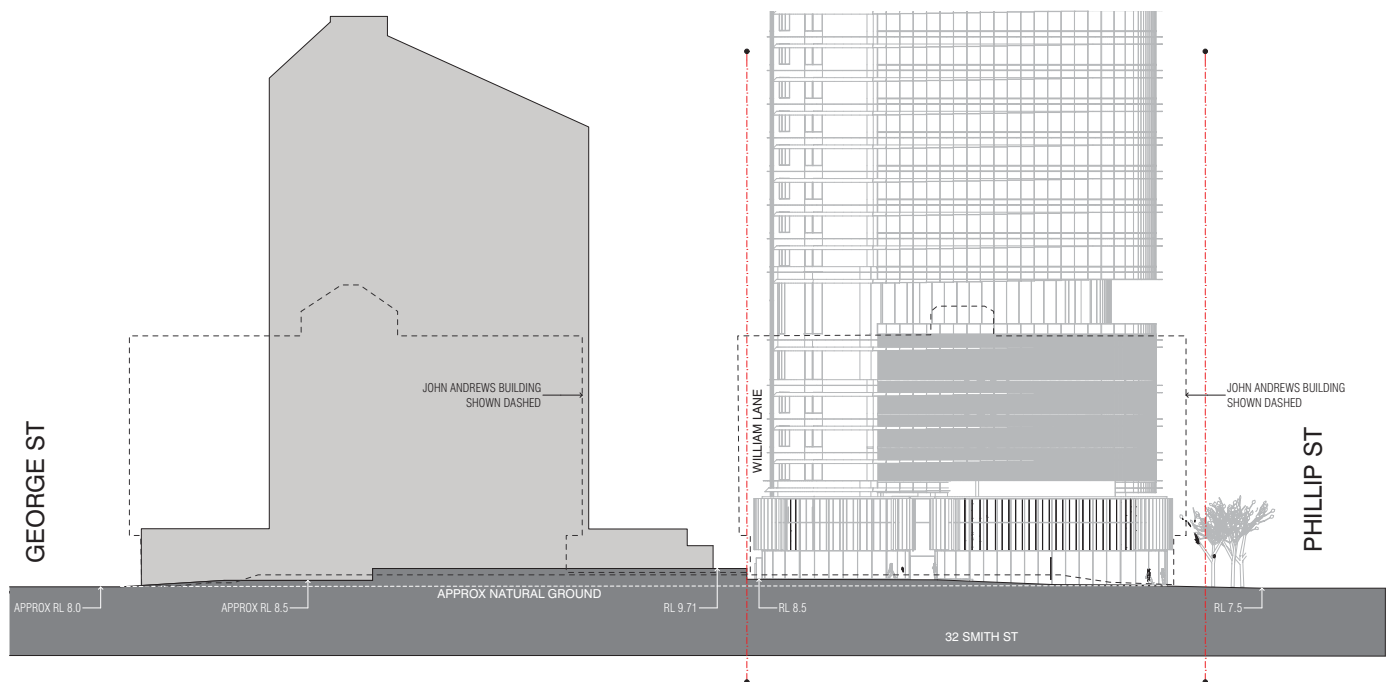


LANEWAYS - EXISTING CONDITION

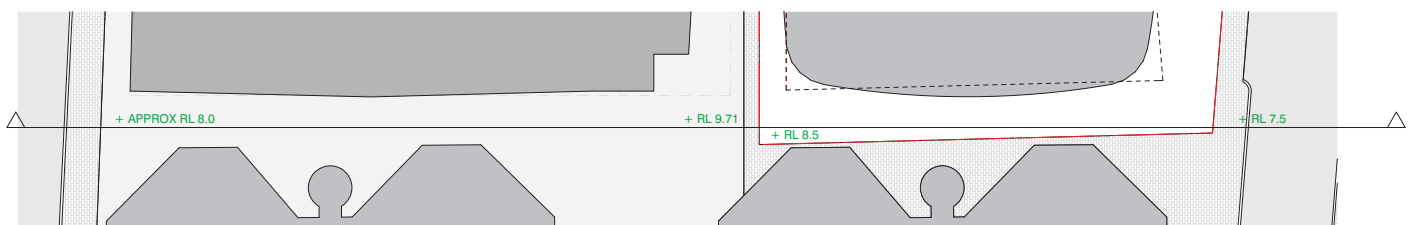




Existing Site Levels

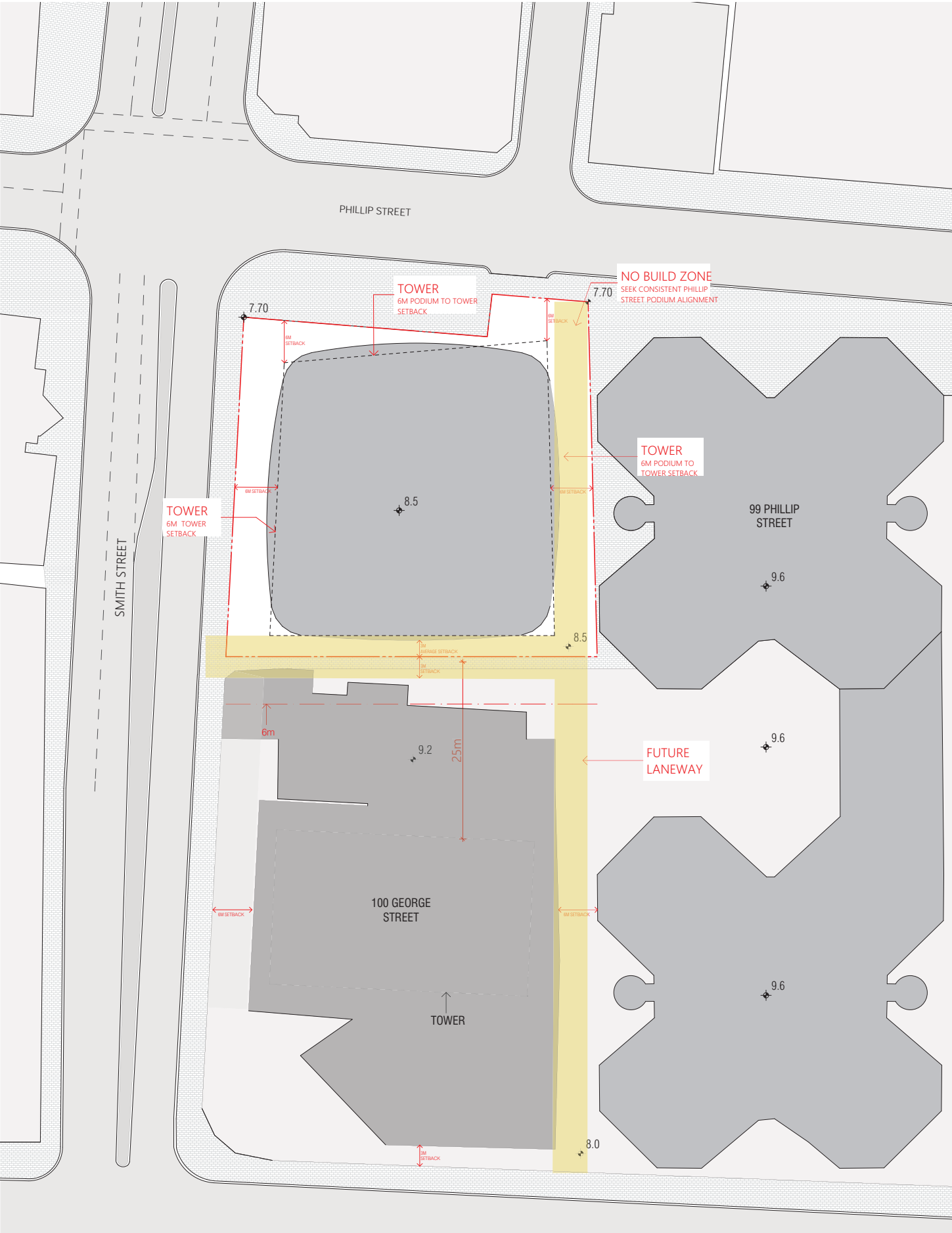


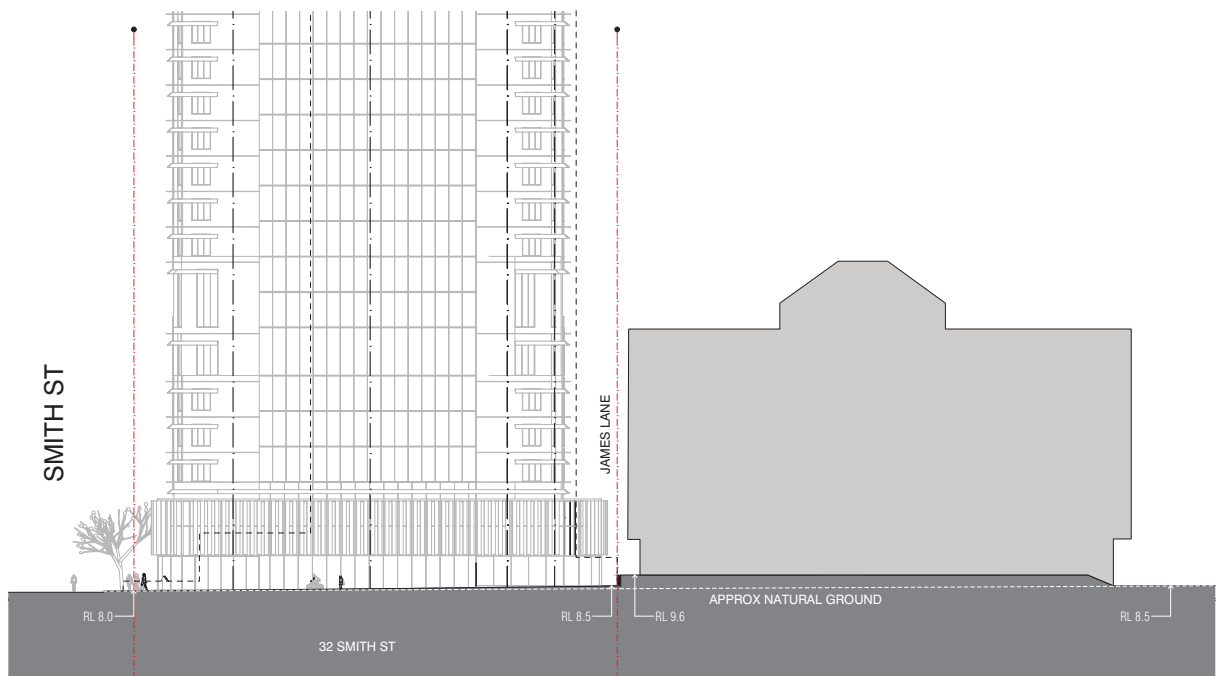
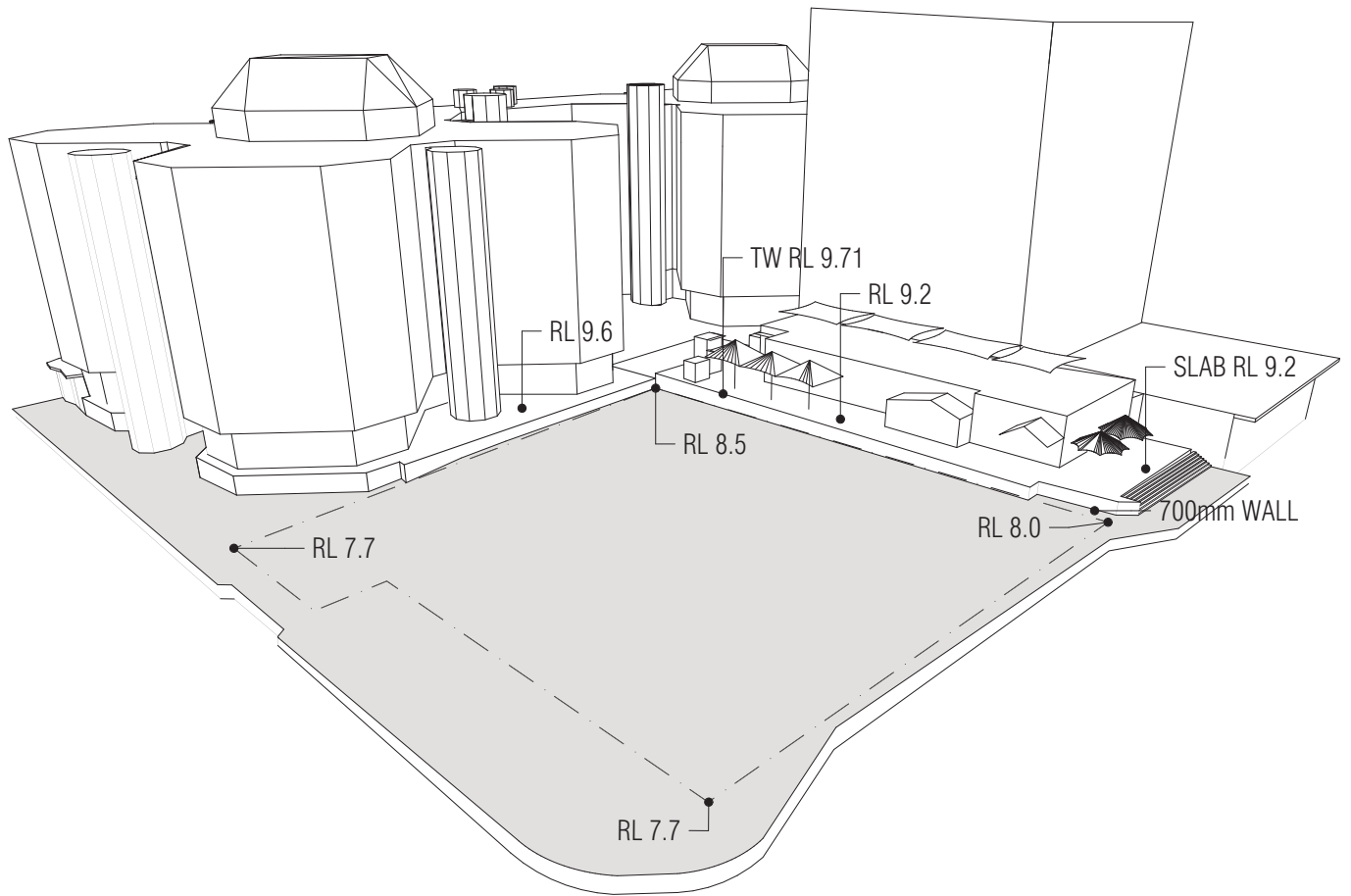
01 JAMES LANEWAY ELEVATION
SCALE 1:400 @ A3



Proposed James Lane

LANEWAYS - PROPOSED CONDITION





01 WILLIAM LANEWAY ELEVATION
SCALE 1:400@A3

