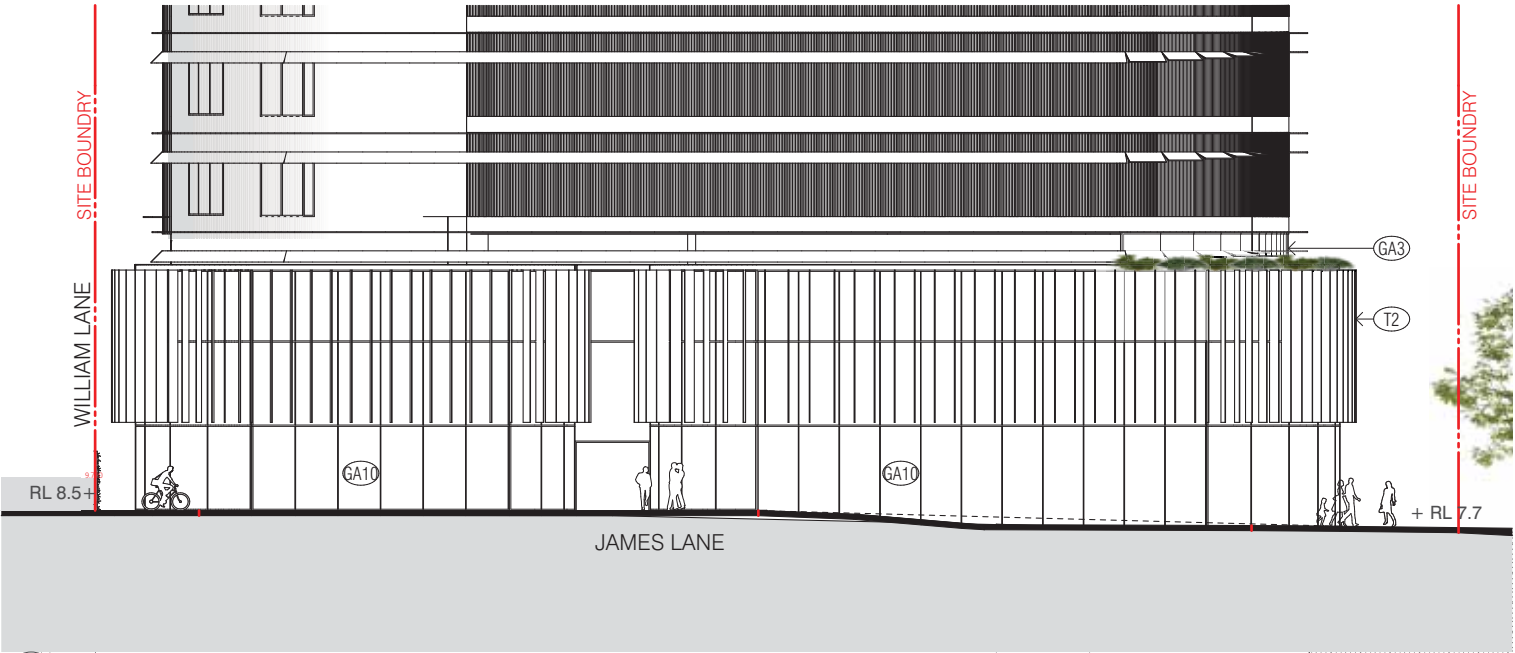
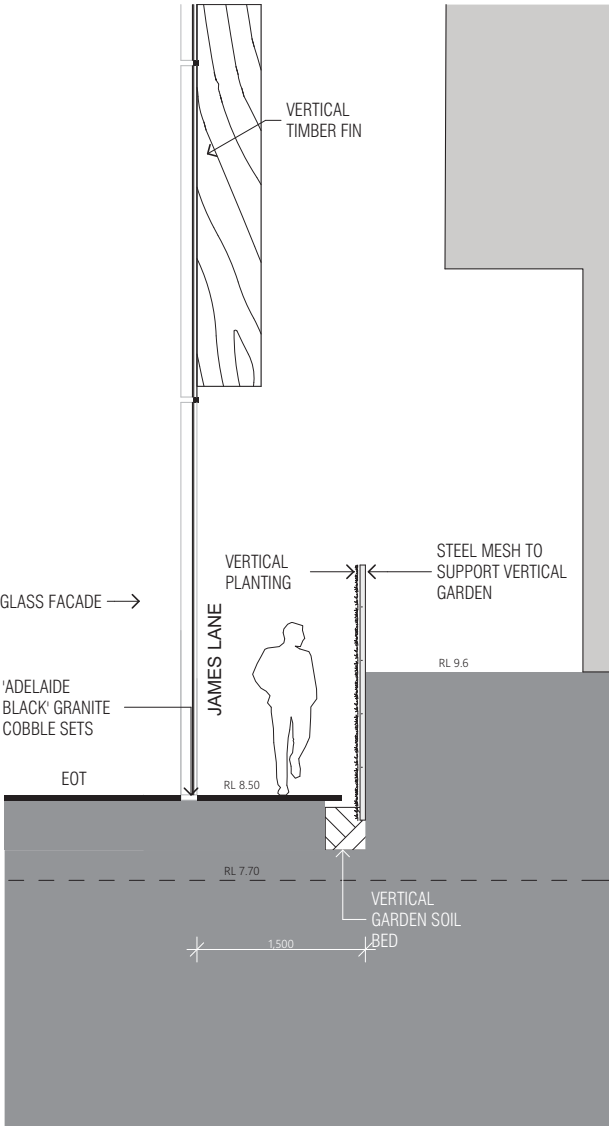
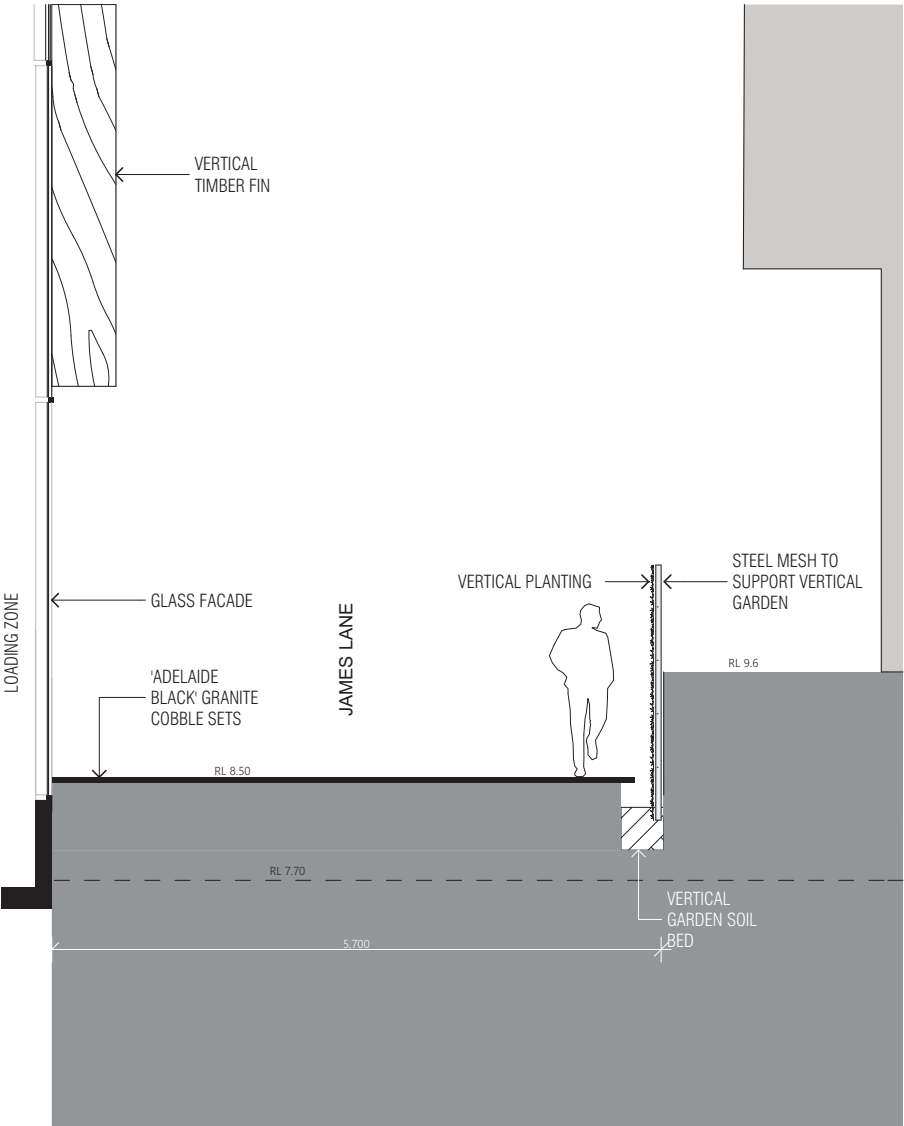


JAMES LANE



E EAST ELEVATION (DA)  
SCALE 1:200@A3





## BIKE PARKING

*'Test the planning and layout of the bicycle storage and EOT to ensure adequate size and convenient access'*

### - JURY RECOMMENDATION

All bike parking has now been located on the ground floor. Visitor bike parking is located on William Lane under a glass canopy and adjacent to the southern glass lifts.

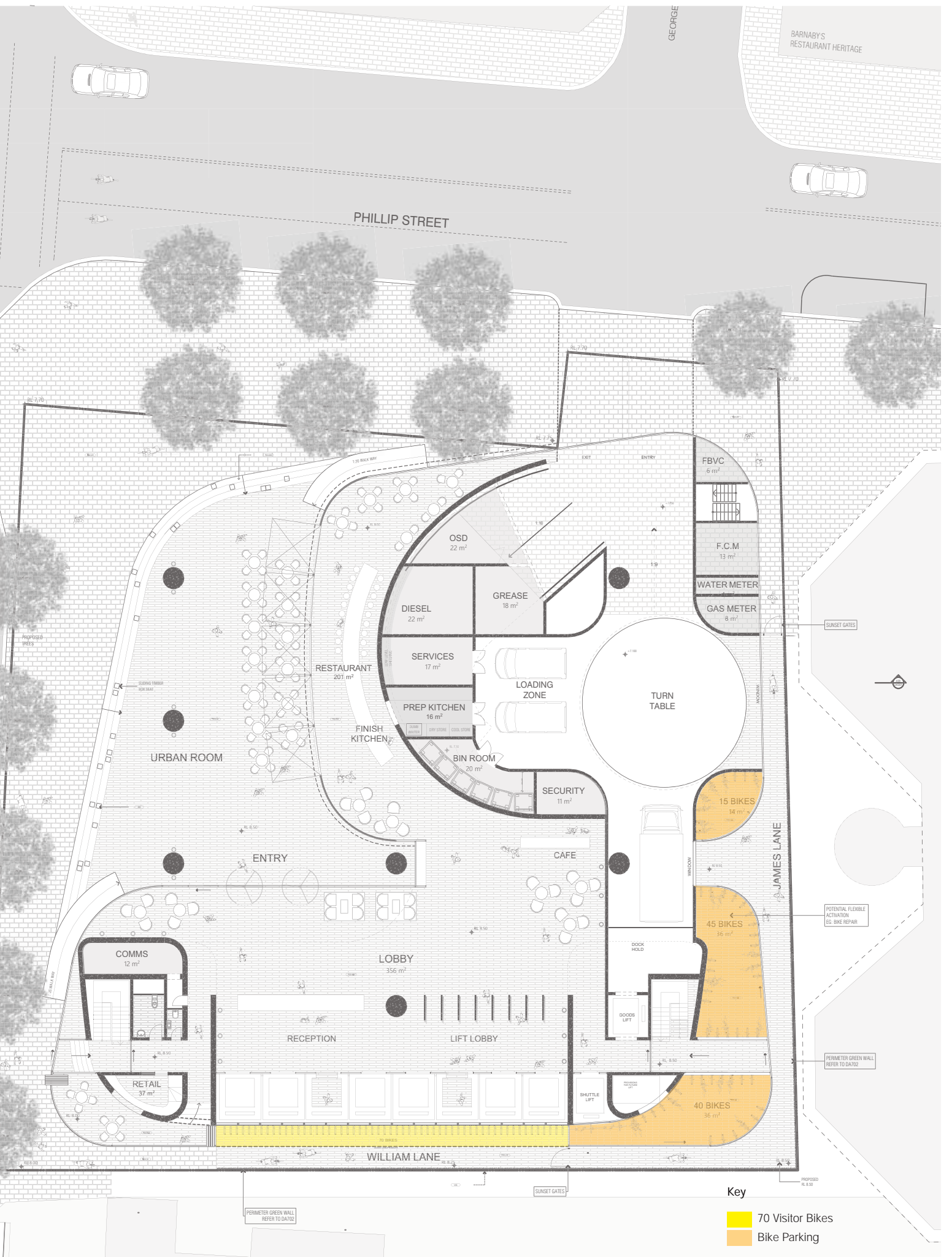
Sunset gates will be installed to control access to laneways after hours, with bicycle parking able to be accessed by way of swipe passes.

### Proposed Ground Floor Bike Parking

**Tenant Bike Storage** 100 Bikes

**Visitor Bike Storage** 70 Bikes





Proposed Ground Floor - Bike Parking



## URBAN ROOM

*'The open space 'public room' at the corner should be maintained'* - JURY RECOMMENDATION

The urban room has been considered very much as a day time and night time opportunity to expand the public realm and will be activated by various functions, both permanent and temporary, aesthetic, landscape, people watching and public art.

The design incorporates a fully functional restaurant to the northern pebble which enjoys the benefits of wrapping around the corner and a 6 metre volume which will create a highly visual attractor and activator. Its glass facade is fully operable allowing the service to extend fully into the urban room, creating a unique indoor and outdoor experience. As if a verandah, the restaurant benefits from being raised from the public footpath creating a subtle degree of separation whilst enjoying a more panoramic viewing condition.

The public steps have been designed to be generous in dimension to allow ease of movement whilst also comfortable dimensions for sitting, enjoying the northern orientation. To further enrich this condition, operable timber plinth seats have been added to further encourage the use and resting opportunity around the perimeter of the ground floor. The plinth seats run on tracks so people can also gather and inhabit to suit. This level of activation and functionality is to also be visually and hypothetically linked to the laneways as a further extension to the public space.



Urban Room Visual



MLC centre activated at night



MLC centre steps activated



Celebrate the tree lined quality of Smith St