

2.0 Building A

(Page extract from MMA submission)

2.14 Proposed omission of Second Floor Shutters - Permitted Planning Scheme



3004_1129

2.0 Building A

(Page extract from MMA submission)

2.15 Proposed omission of Second Floor Shutters - Permitted Planning Scheme



3004_1829

Terracotta screen

2.0 Building A

2.16 Proposed omission of Second Floor Shutters - Permitted Planning Scheme

(Views submitted within DAS
September 2012)



View of Building A and Market Space



View of Building A Canal Wall

2.0 Building A

2.17 Proposed omission of Second Floor Shutters



Permitted Planning Scheme - Typical bay with shutters included



Proposed Amended Scheme - Typical bay with shutters omitted

In the Permitted Planning Scheme, sliding shutters were included to the external facade outside the Light Industrial / Office space at second floor level. These were to be fixed in between the primary terracotta fins to a number of bays.

It is our proposal to omit the external shutters to the second floor for the following reasons:

- They do not contribute to the performance of the building and are therefore only performing an aesthetic role.
- The shutters conceal a layer of curtain wall behind, which is already providing a change from the perimeter enclosure to the other storeys, which are open to the elements. Aesthetically, therefore, they are not required, since the curtain wall openable windows already provide sufficient articulation and animation.
- Operation, maintenance and replacement all have onerous technical implications.

When viewed from an angle, the removal of the shutters allows the vertical emphasis of the fins to become stronger. The layering of the facade is expressed more clearly, with the market areas open to the air, internal areas enclosed by curtain wall and the fins overlaying and tying them all in.

The shutters break down the clarity of the terracotta facade by not allowing the openings to be read as holes within the screen, adding confusion and becoming overly fussy.