



WEST ELEVATION

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Australian
Unity

DEVELOPMENT MANAGER

INVESTA

PROJECT

VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH

SCALE @ A3
1:500

DRAWING
WEST ELEVATION

PRINT DATE
6/02/2018

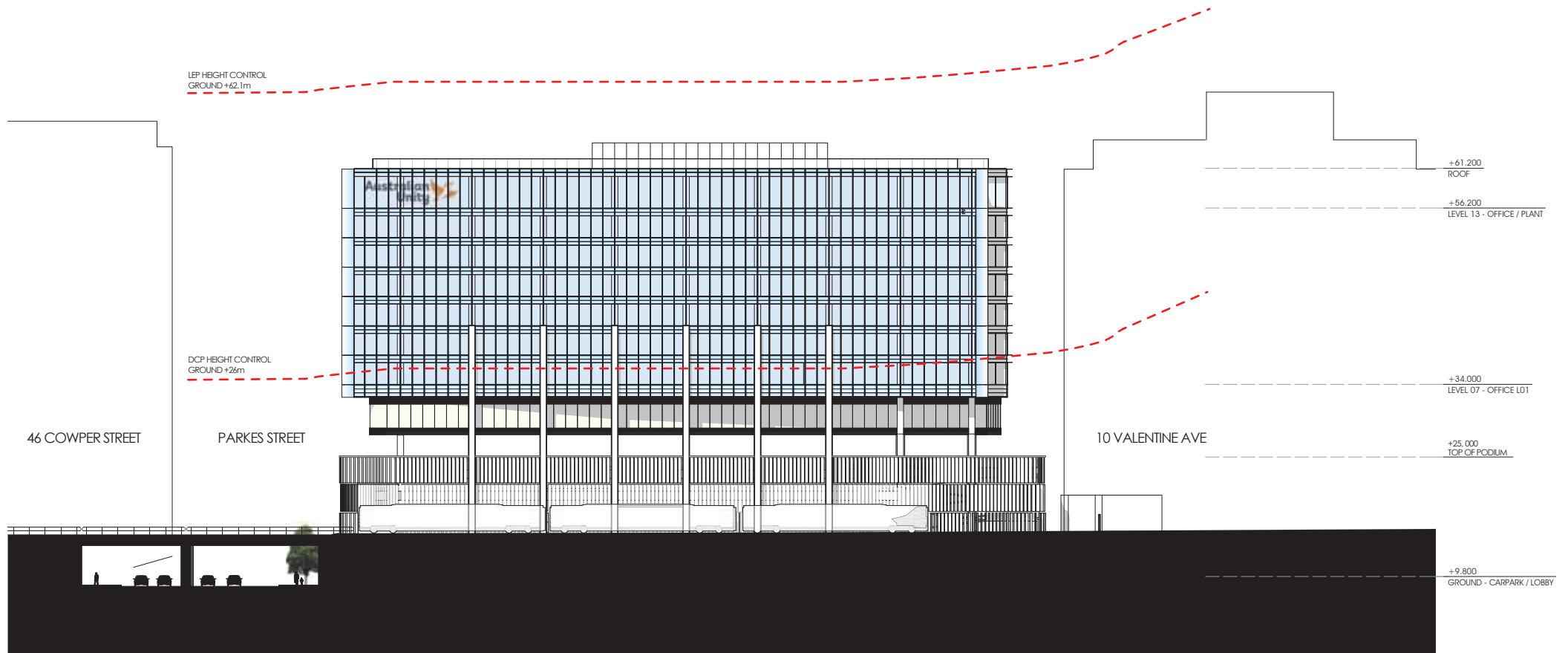
PROJECT NO.
21616

STATUS

DRAWING NO.
DA 1.1-30

ISSUE
D

DEVELOPMENT APPLICATION -1.1



EAST ELEVATION

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DEVELOPMENT MANAGER



PROJECT

VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH

SCALE @ A3
1:500

DRAWING
EAST ELEVATION

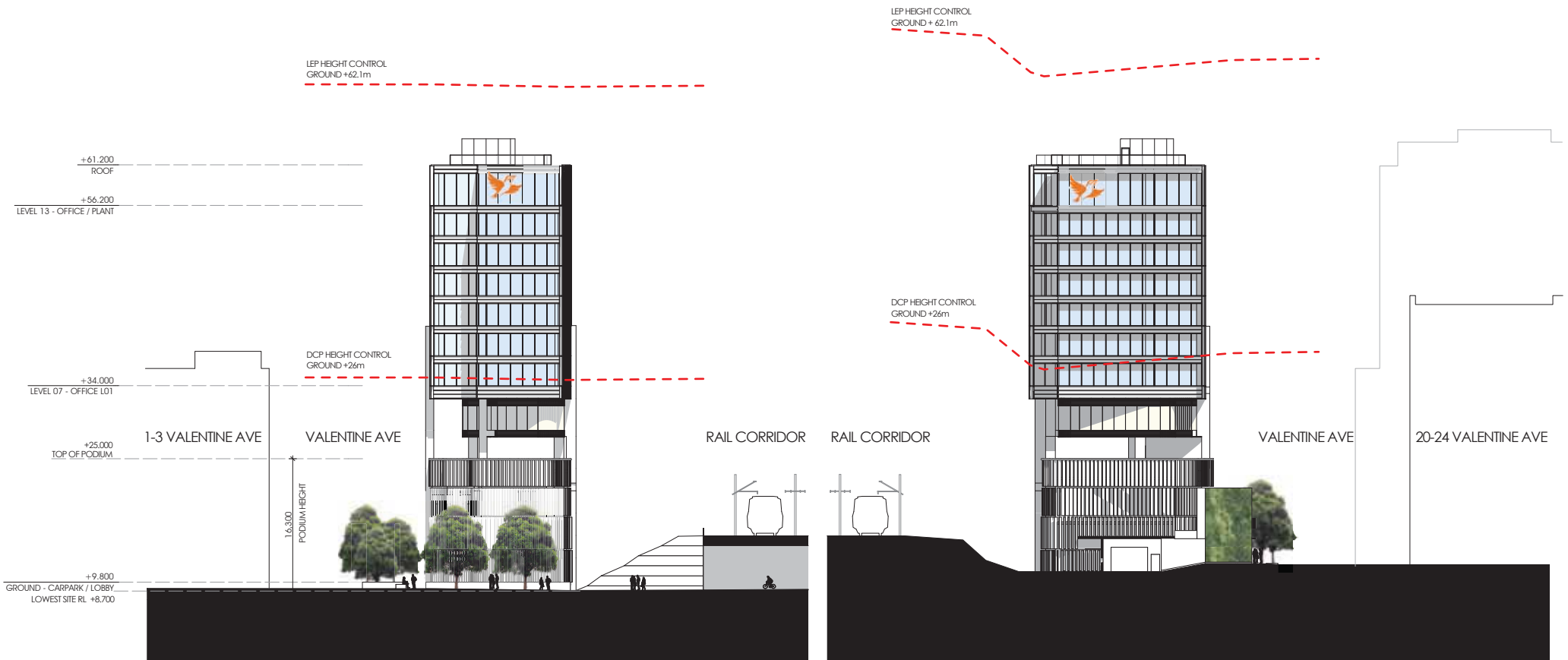
PRINT DATE
6/02/2018

PROJECT NO.
21616
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DRAWING NO.
DA 1.1-31

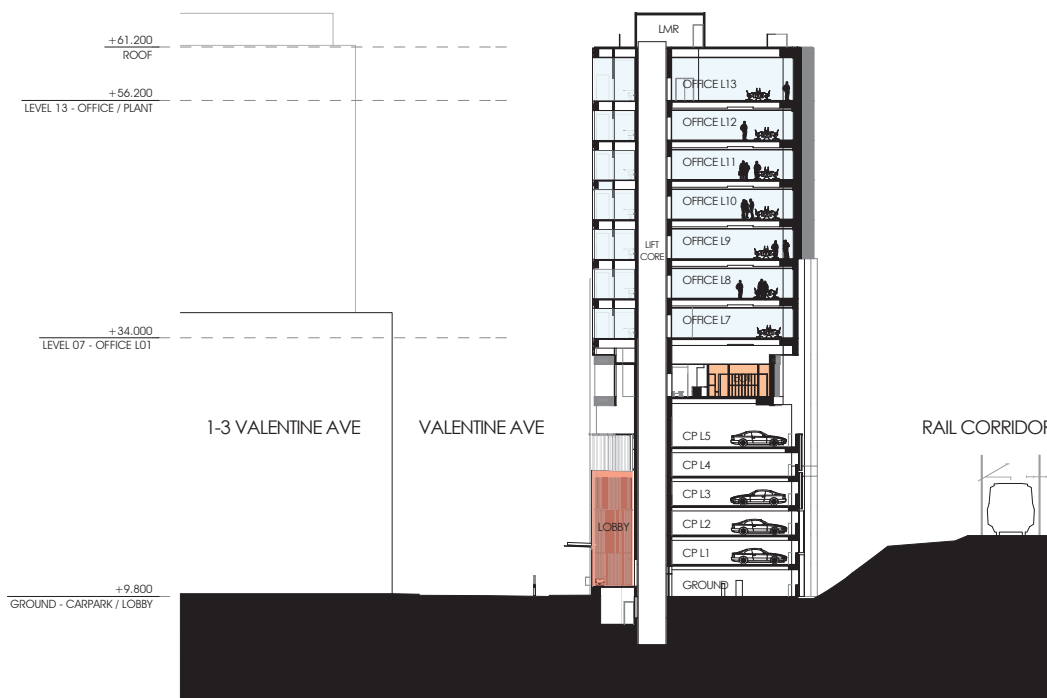
ISSUE
D

DEVELOPMENT APPLICATION -1.1

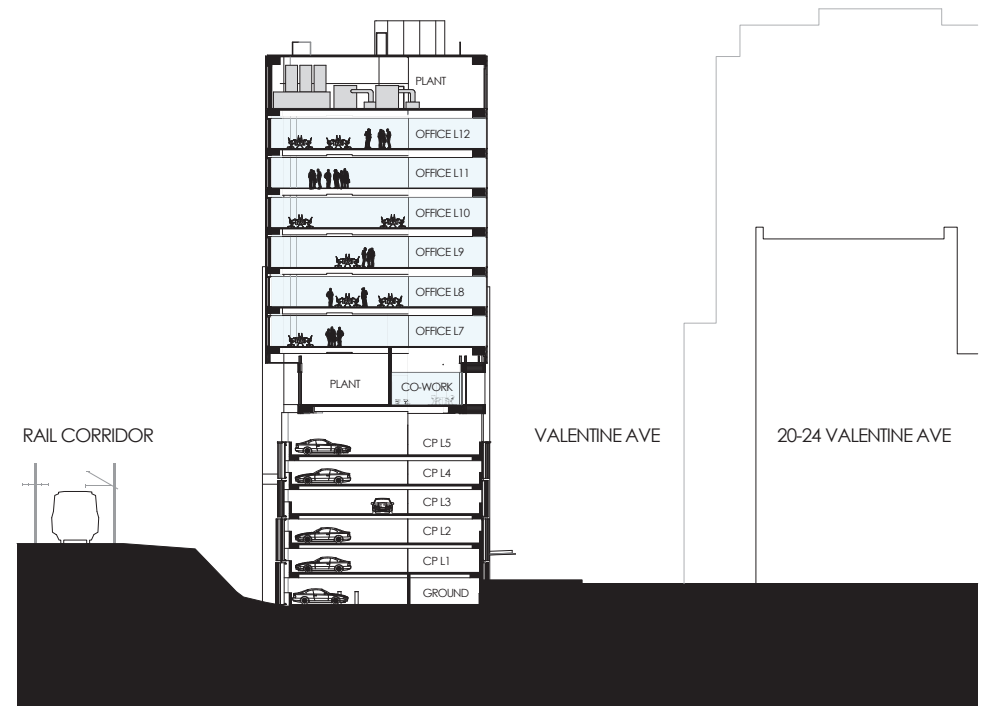


01 SOUTH ELEVATION

02 NORTH ELEVATION



01 SECTION AA



02 SECTION BB



SECTION CC

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PROJECT

VALENTINE AVE
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PROJECT NORTH

SCALE @ A3
1:500

DRAWING
SECTION CC

PRINT DATE
6/02/2018

PROJECT NO.
21616
STATUS

DRAWING NO.
DA 1.1-34

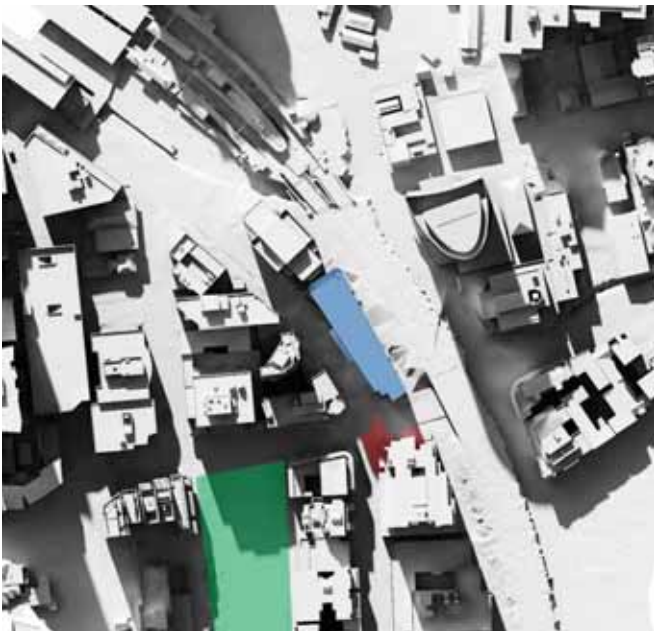
ISSUE
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DEVELOPMENT APPLICATION -1.1

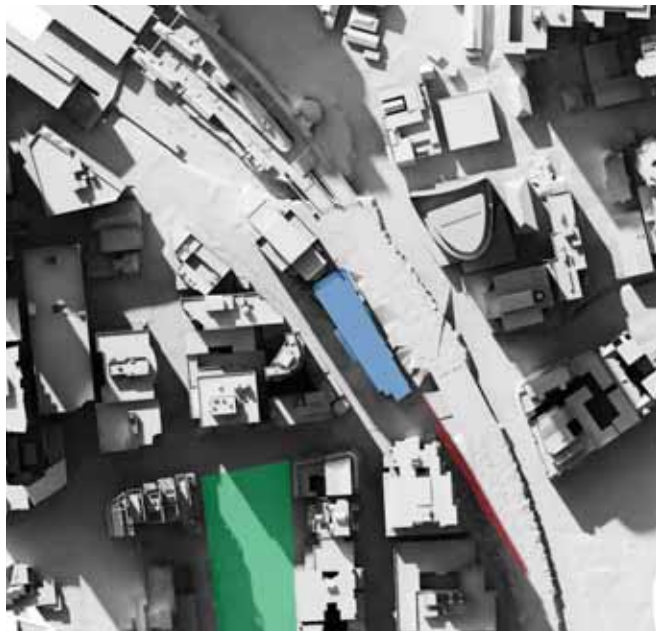
SUN SHADOW ANALYSIS



WINTER 12PM



WINTER 1PM



WINTER 2PM

JUBILEE PARK



PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT SHADOW



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PROJECT
VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH



SCALE @ A3

DRAWING
SHADOW DIAGRAMS

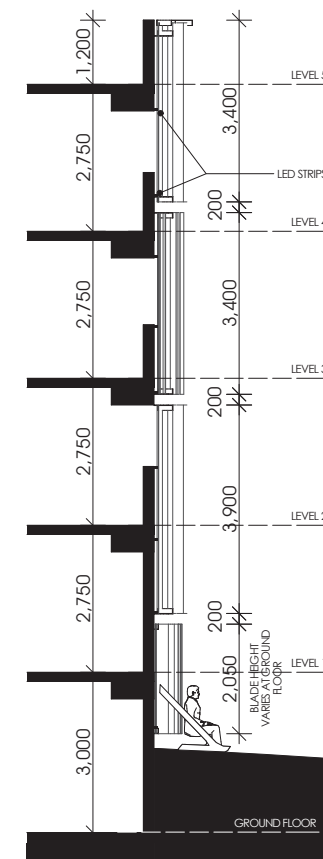
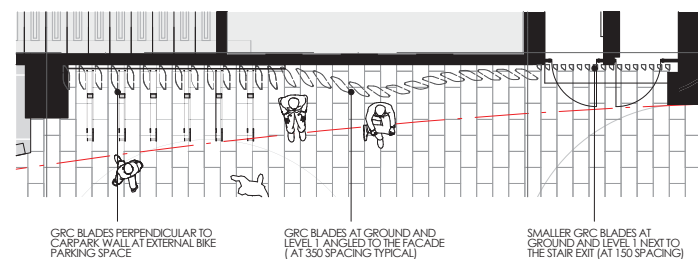
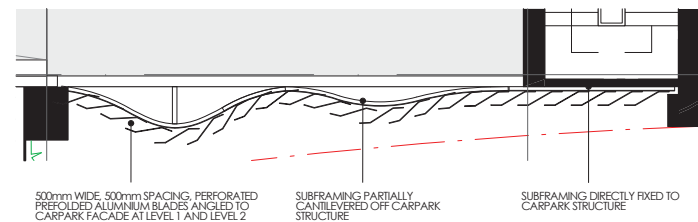
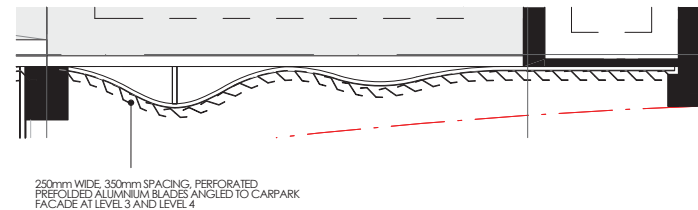
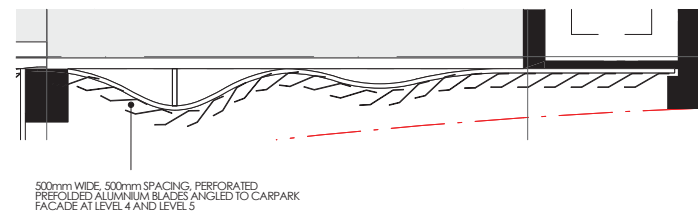
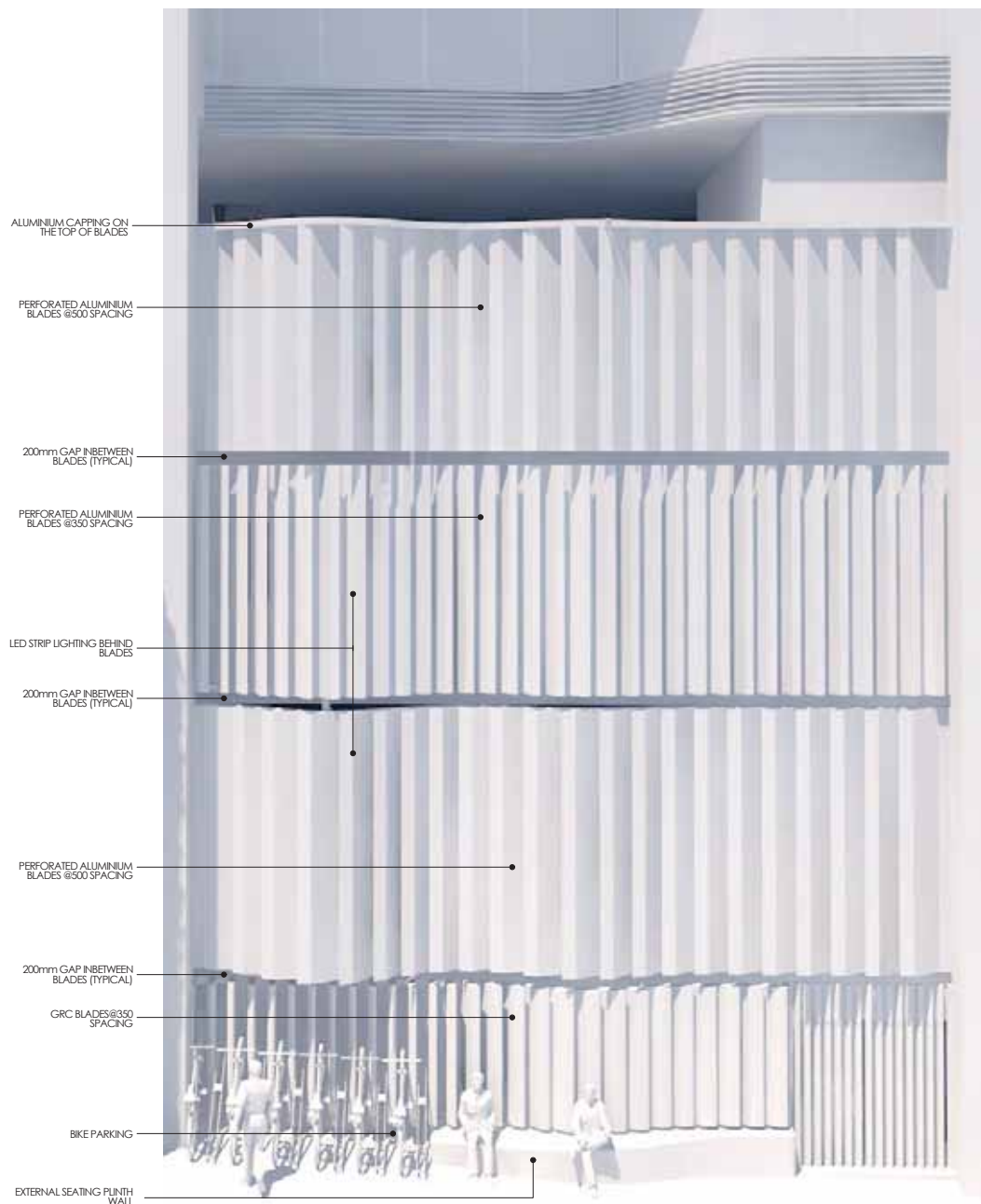
PRINT DATE
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21616
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DA 1.1-35

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DEVELOPMENT APPLICATION -1.1



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PROJECT NORTH

SCALE @ A3
1:100

DRAWING
TYPICAL PODIUM ELEVATION
DETAIL

PRINT DATE
6/02/2018

PROJECT NO.
21616
STATUS

DRAWING NO.
DA 1.1-36

ISSUE
C

DEVELOPMENT APPLICATION -1.1



GREEN WALL CAFE

VERTICAL BLADES THROUGHOUT
CARPARK FACADE

VISITOR BIKE PARKING

LOBBY AND INTERNAL DIGITAL
SCREEN

EXTERNAL SEATING ALONG FACADE



LIGHTING AT NIGHT



PERFORATED ALUMINIUM PANELS



GRC PANELS



STONE FLOOR TILE AT LOBBY AND
EXTERNAL PLINTH

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PROJECT

VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH

SCALE @ A3
N.T.S

DRAWING
VIGNETTES 1

PRINT DATE
6/02/2018

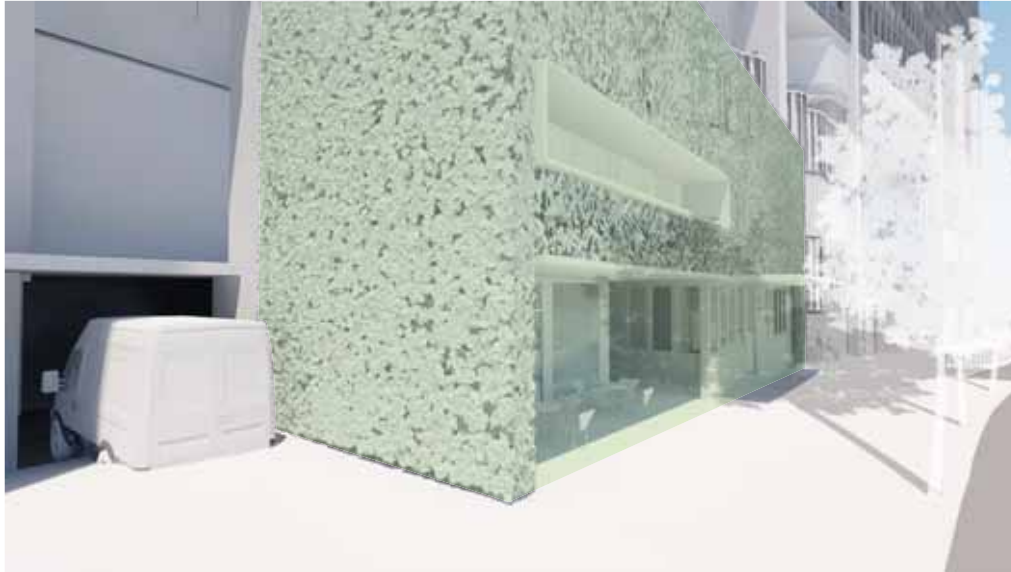
PROJECT NO.
21616
STATUS

DRAWING NO.
DA 1.1-37

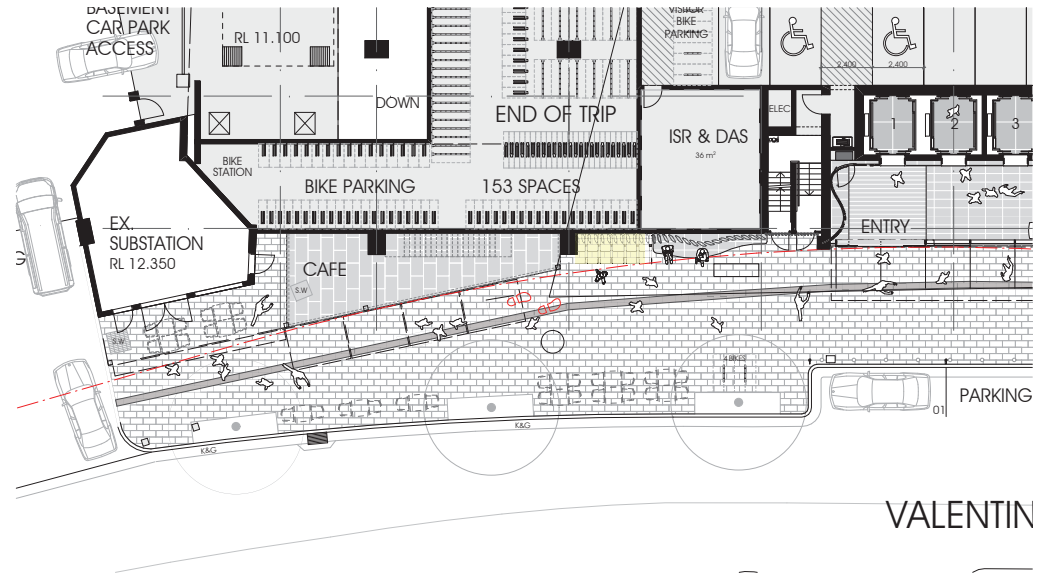
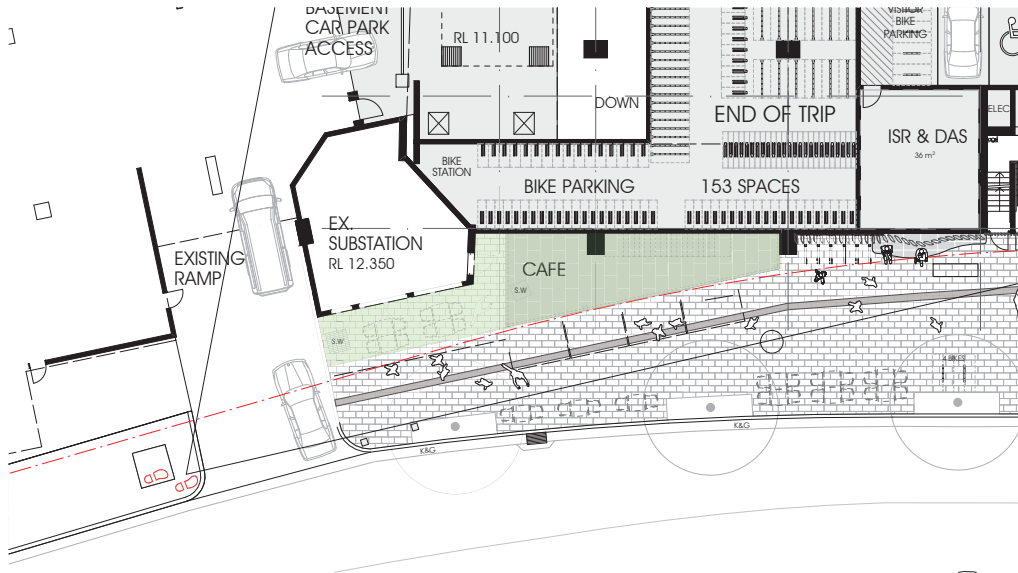
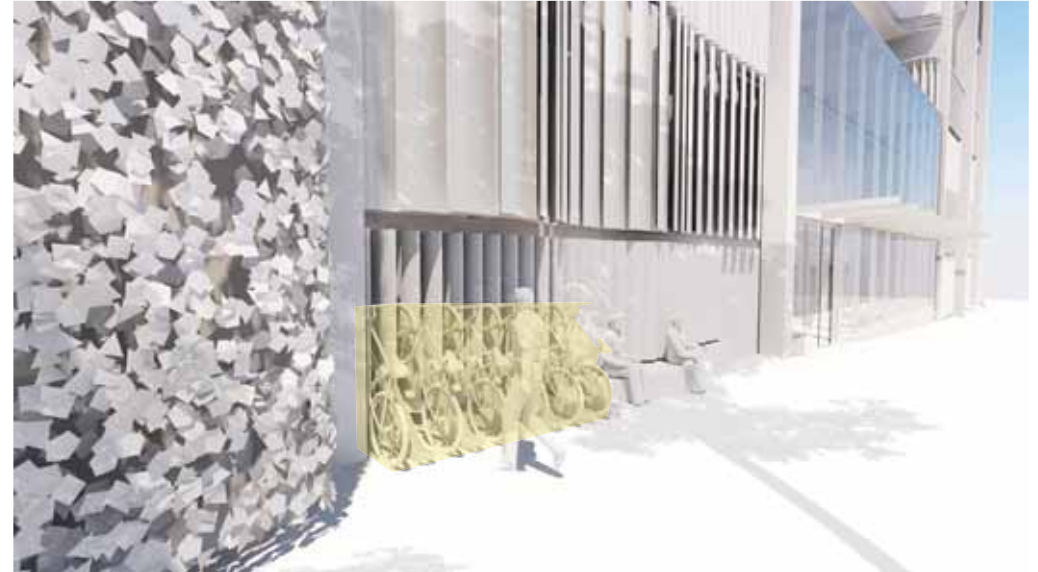
ISSUE
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DEVELOPMENT APPLICATION -1.1

GREEN WALL CAFE / CARPARK ENTRANCE



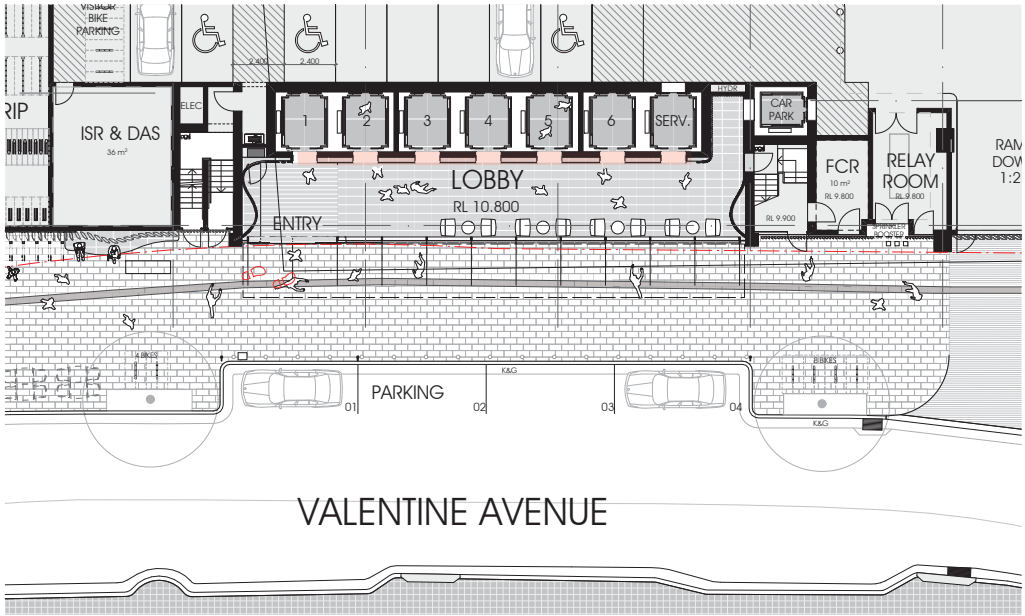
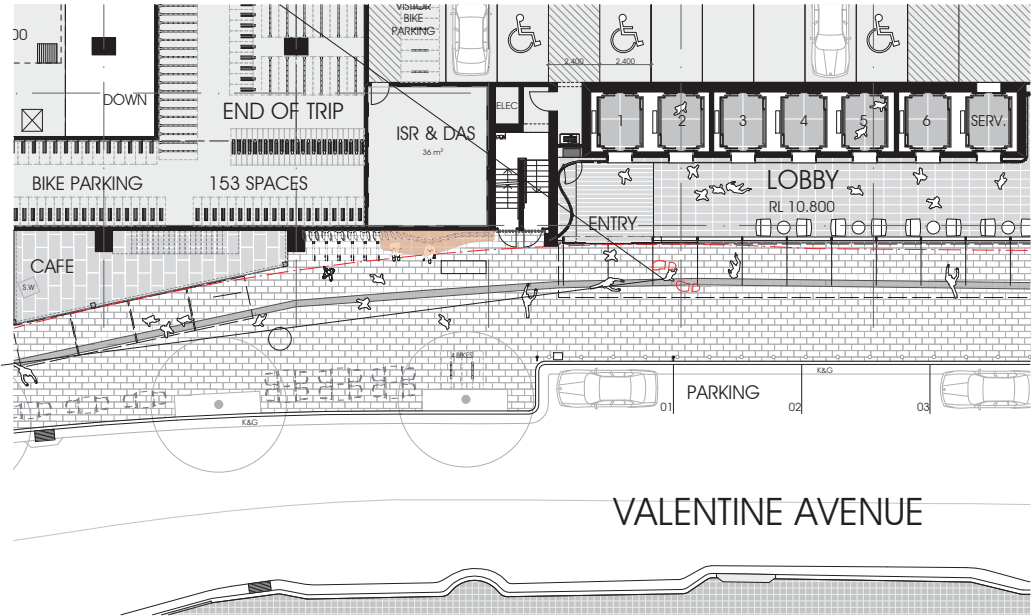
EXTERNAL BIKE PARKING



EXTERNAL SEATING ALONG THE VALENTINE AVENUE



DYNAMIC DIGITAL ARTWORK INSIDE OF LOBBY



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PROJECT NORTH



SCALE @ A3
1:250

DRAWING
VIGNETTES 3

PRINT DATE
6/02/2018

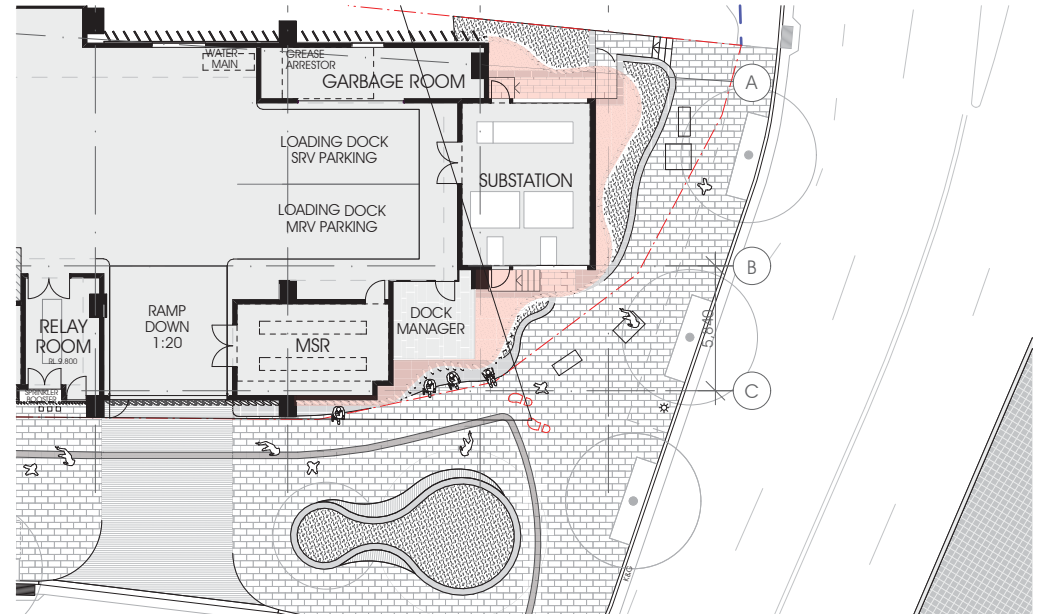
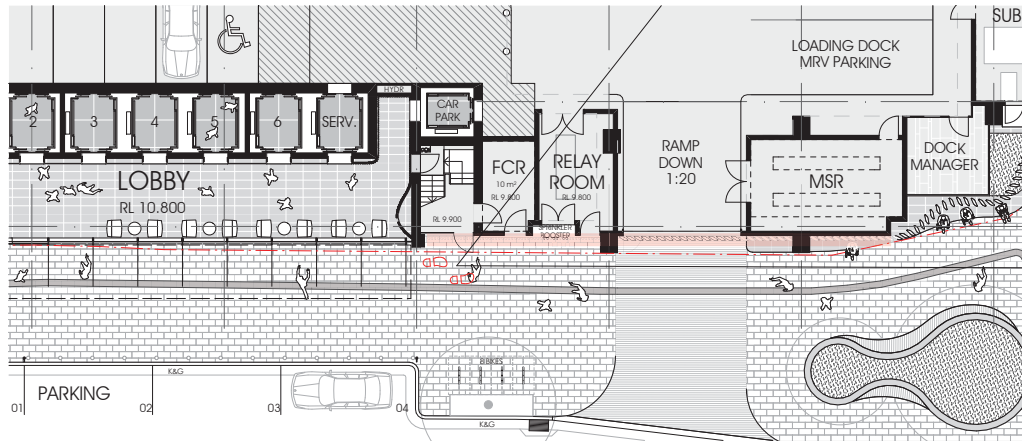
PROJECT NO.
21616
STATUS

DRAWING NO.
DA 1.1-39

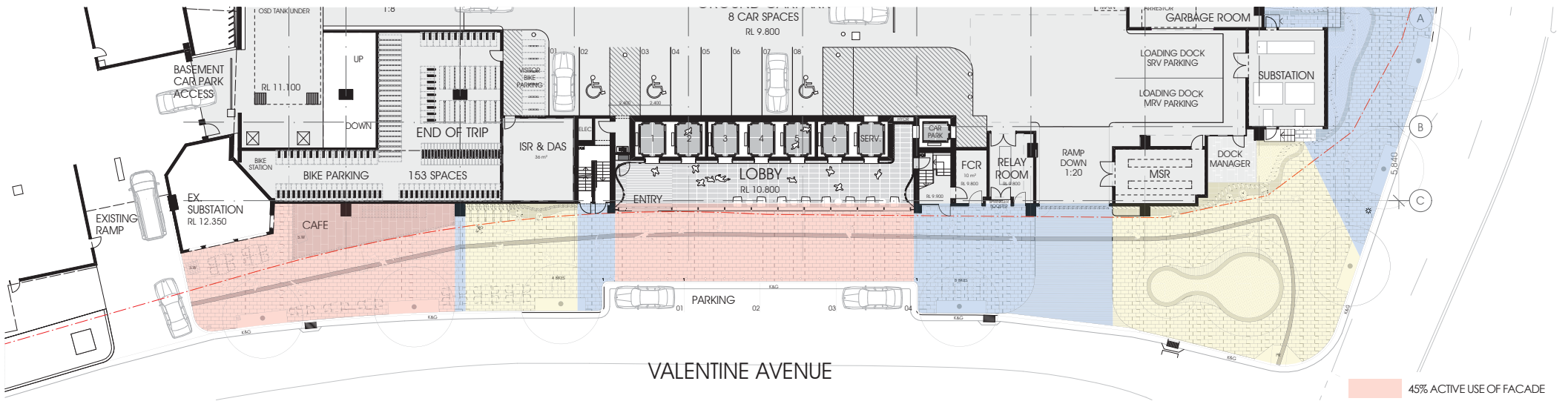
ISSUE
D

DEVELOPMENT APPLICATION -1.1

An architectural rendering of a modern building facade. The building features a curved, ribbed structure with a series of vertical fins or ribs. A curved walkway or ramp runs along the base of the building, with several people sitting on a low wall or bench. The scene is set against a clear blue sky with some clouds. The overall style is clean and modern, with a focus on geometric forms and materials.



DEVELOPMENT APPLICATION -1.1



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PROJECT

VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH



SCALE @ A3

DRAWING
VIGNETTES 5

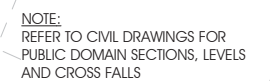
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6/02/2018

PROJECT NO.
21616
STATUS

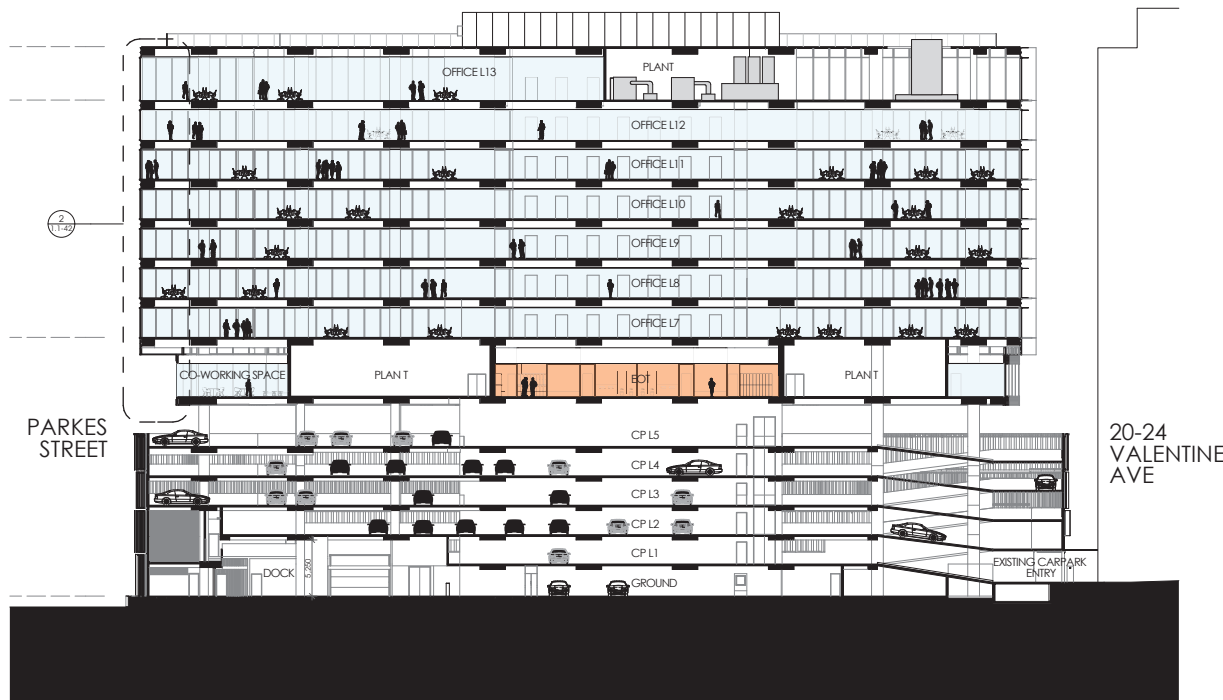
DRAWING NO.
DA 1.1-41

ISSUE
E

DEVELOPMENT APPLICATION -1.1

 3M CLEAR PATH OF TRAVEL EXTENT OF BUILDING

EXTENT OF PUBLIC DOMAIN WORK



01 CROSS SECTION

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DEVELOPMENT MANAGER



PROJECT

VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH



SCALE @ A3
1:50,
1:500

DRAWING
FACADE SECTION DETAILS

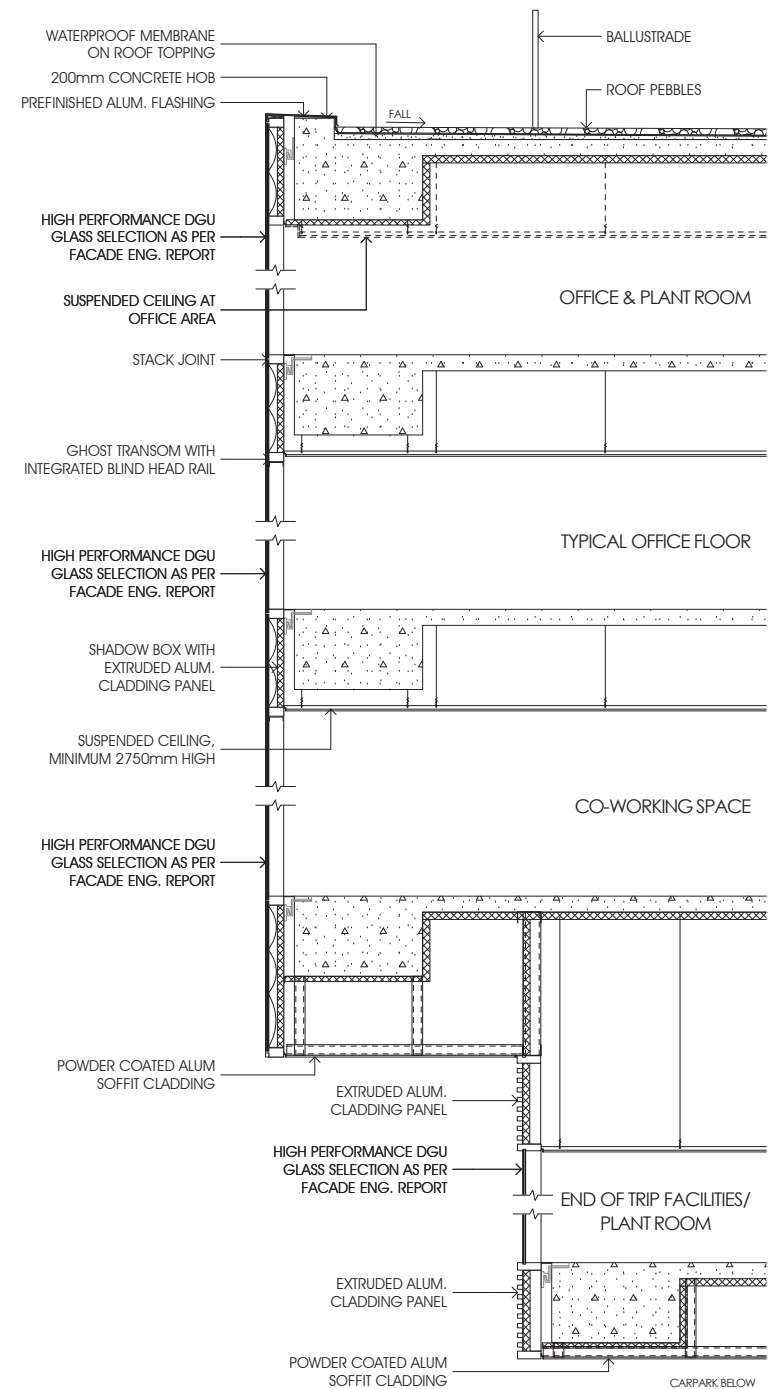
PRINT DATE
6/02/2018

PROJECT NO.
21616
STATUS

DRAWING NO.
DA 1.1-43

ISSUE
A

DEVELOPMENT APPLICATION -1.1



02 TYPICAL FACADE SECTION @ 1:50



CAFE - GREEN WALL

- STEEL STRUCTURE TO ENG. DETAIL
- 'FYTOWALL' OR SIMILAR GREEN WALL SYSTEM FIXED TO WALL & STRUCTURE OVER
- 2000mm DEEP AWNING
- 325mm WIDE DRIP TRAY ABOVE AWNING
- 600 DEEP AWNING
- 325mm WIDE DRIP TRAY
- 'FYTOWALL' GREEN WALL SYSTEM FIXED TO WALL & STRUCTURE OVER



EXAMPLE - FYTOWALL, BLIGH STREET SYDNEY

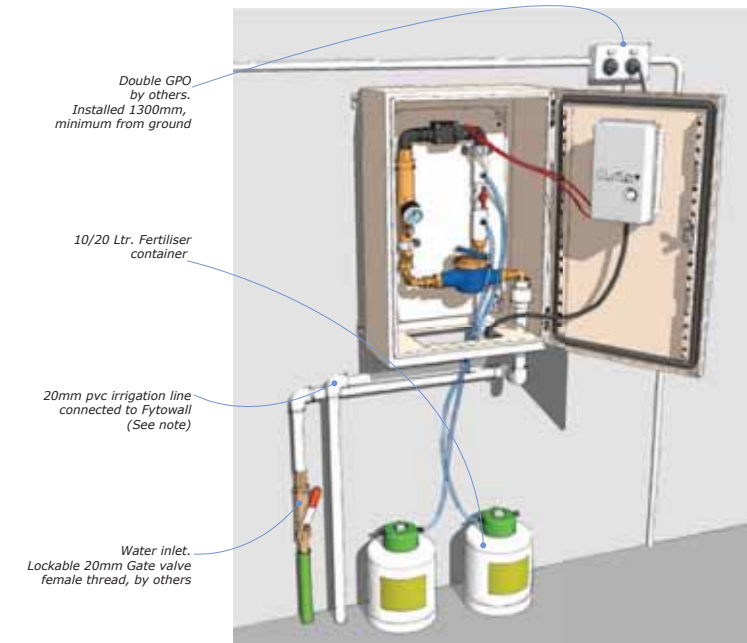
INDICATIVE MAINTENANCE AGREEMENT:

INITIAL 12 MONTH AGREEMENT - ONCE A MONTH VISITS ALTERNATING BETWEEN

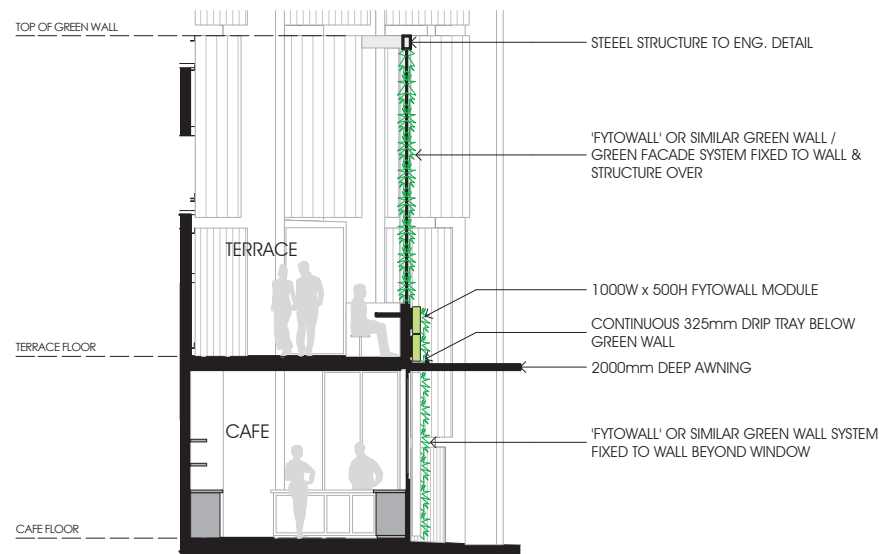
6 x SINGLE PERSON VISITS
- FULL DAY, NO MACHINERY, HAND TOOLS ONLY

6 x 2 PERSON VISITS
- FULL DAY, SCISSOR LIFT WITH EXCLUSION ZONE

MAINTENANCE CAN BE SCHEDULED ON WEEKENDS TO REDUCE IMPACT ON DRIVEWAY / FOOTPATH



GREEN WALL IRRIGATION CABINET - LOCATED IN BIKE STORE



SECTION - CAFE GREEN WALL

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PROJECT

VALENTINE AVE
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PROJECT NORTH

SCALE @ A3
1:100

DRAWING
CAFE GREEN WALL DETAILS

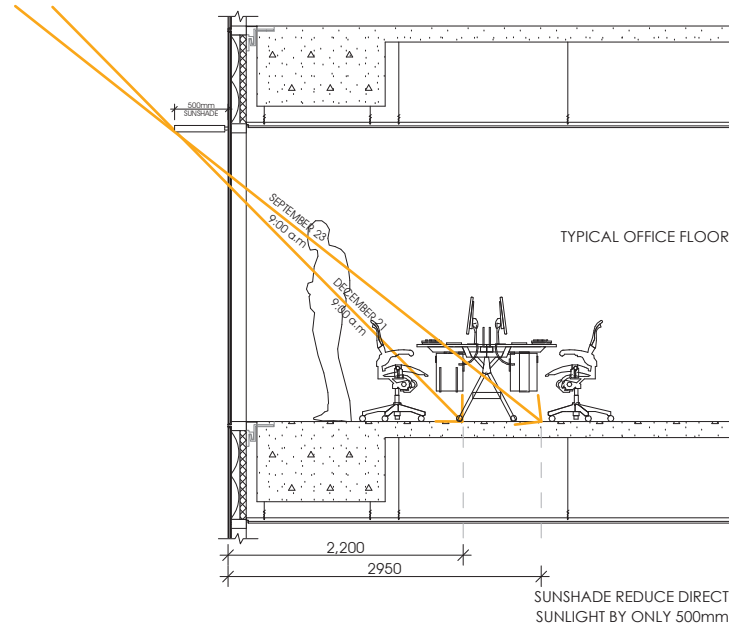
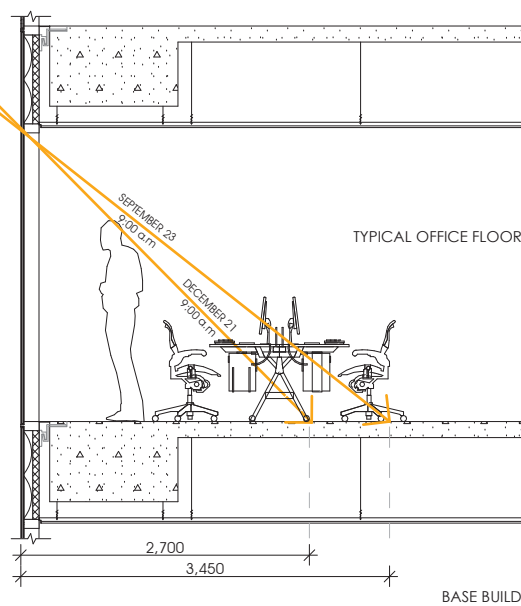
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21616

DRAWING NO.
DA 1.1-44

ISSUE
A

STATUS
DEVELOPMENT APPLICATION -1.1



COUNCIL REQUEST

COUNCIL QUERIED OCCUPANT COMFORT ON THE EAST NORTH-EAST ELEVATION, IN RELATION TO SOLAR EXPOSURE FOR OCCUPANTS CLOSE TO THE GLASS WALL. COUNCIL MADE SPECIFIC COMMENTARY THAT EXTERNAL SUN-SHADES SHOULD BE USED TO AMELIORATE COMFORT CONDITIONS FOR THESE OCCUPANTS. AS SUCH, THIS ELEVATION WAS MODELLED ACROSS THE WARMER MONTHS AS THE TIME WHEN OCCUPANT COMFORT FROM SOLAR INGRESS COULD BE MOST AFFECTED. MODELLING WAS THEREFORE UNDERTAKEN FROM THE SPRING EQUINOX (SEPT 23) THROUGH MID-SUMMER TO THE AUTUMN EQUINOX (MARCH 20).

SOLAR EXPOSURE

DURING THIS 6 MONTH WINDOW FROM EQUINOX TO EQUINOX, THE SUN PENETRATES DEEPEST INTO THE FLOOR PLATE ON 23 SEPT AND 20 MARCH SPECIFICALLY AT SUNRISE WHEN THE SUN IS LOWEST IN THE SKY, AND DECREASING THROUGH THE MORNING. HOWEVER, SEPTEMBER AND MARCH ARE SIGNIFICANTLY COOLER THAN THE MID-SUMMER MONTHS, WHEN TEMPERATURES ABOVE 30°C ARE COMMONLY EXPERIENCED. THIS ELEVATION EXPERIENCES ONLY MORNING SUN, WITH NO DIRECT SOLAR EXPOSURE AFTER MIDDAY, 12PM. EMPIRICAL DATA SHOWS THAT MORNING TEMPERATURES ARE SIGNIFICANTLY LOWER THAN THE PEAK TEMPERATURES EXPERIENCED AT 3PM, BY WHICH TIME THIS ELEVATION IS IN COMPLETE SHADOW.

HOWEVER THE HOTTEST MONTHS OF DECEMBER TO FEBRUARY ARE ALSO WHEN THE SUN IS HIGHEST IN THE SKY, AND THEREFORE THE SOLAR PENETRATION IS LEAST DURING THESE MONTHS.

MODELLING

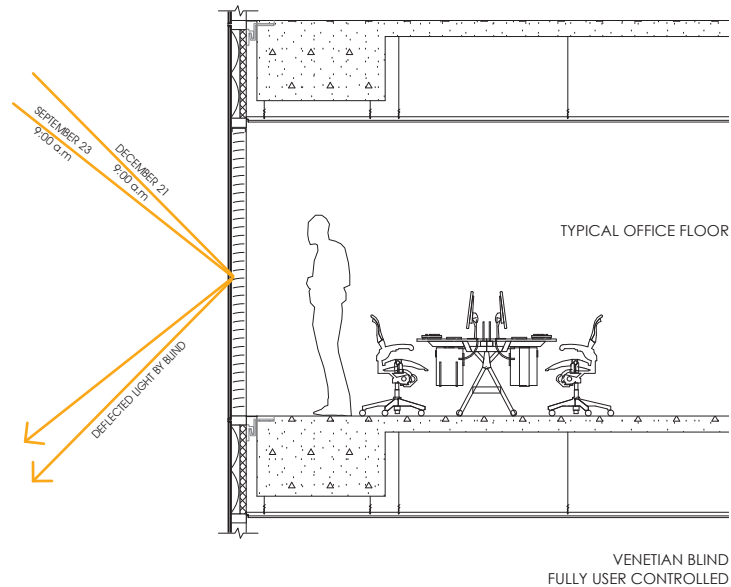
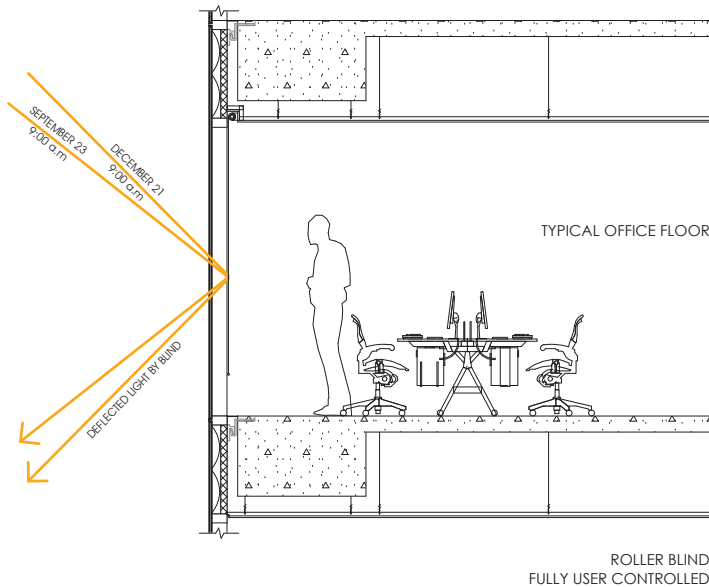
THROUGH MODELLING OF THE WITH/WITHOUT SCENARIO OF EXTERNAL SUNSHADES, IT WAS POSSIBLE TO DETERMINE THE DIFFERENCE BETWEEN THE 2 PROPOSED CONDITIONS. THE MODELLING OF INTERNAL BLINDS ON OCCUPANT COMFORT WAS ALSO TESTED.

BETWEEN THE OCCUPIED HOURS OF 9AM-12PM, MODELLING SHOWED THAT THE GREATEST CHANGE FROM AN EXTERNAL SHADE WAS ONLY 500MM OF DIRECT SOLAR INGRESS. THIS IS MINIMAL ACROSS THE WHOLE OF THE FLOOR PLATE.

DIRECT SUNLIGHT PENETRATED THE FLOOR THE GREATEST IN SEPTEMBER AND MARCH, TO A DEPTH OF ~3.5M AS THE SUN IS LOWER IN THE SKY AT THESE TIMES. THESE MONTHS ALSO HAVE LOWER HEAT LOADS. THE INCLUSION OF EXTERNAL SUNSHADES AT THESE TIMES, PRODUCED A DIFFERENCE OF ONLY 500M INTERNALLY. THIS IS AN INSIGNIFICANT IMPROVEMENT OVER THE WHOLE FLOOR PLATE. BY FAR, THE GREATEST IMPROVEMENT AT THESE TIMES AND ALL OTHERS THROUGHOUT THE YEAR, FOR SOLAR INGRESS, GLARE AND OCCUPANT COMFORT, IS THE USE OF INTERNAL BLINDS, WHICH CAN BE EMPLOYED TO REDUCE SOLAR INGRESS TO ZERO. EXTERNAL SUNSHADES CANNOT ACHIEVE THIS LEVEL OF EFFICIENCY AND HAVE LITTLE OR NO IMPACT ON GLARE.

CONCLUSION

THE CONCLUSION ESTABLISHED BY THE MODELLING WAS THAT EXTERNAL SUNSHADES DELIVER VERY LITTLE BENEFIT TO THE SOLAR INGRESS ON THE FLOOR PLATE, AND CONSIDERING THE EASTERN ASPECT, THE HEAT LOADS FOR THE MORNING SUN IS COMPARATIVELY LOW. FOR ALL ELEMENTS, SOLAR INGRESS, GLARE AND OCCUPANT COMFORT, INTERNAL BLINDS PROVIDED THE BEST ATTENUATION METHOD. SEPARATE ANALYSIS OF THE IMPACT OF SOLAR HEAT LOADS ON THE MECHANICAL SYSTEM HAS PROVED THAT THE ENERGY IMPACT OF EXTERNAL SHADING IS NEGLIGIBLE AND THE HIGHEST IMPACT WOULD BE RECEIVED BY A HIGH PERFORMING DGU AS PER PRISM FACADES' REPORT.



NOTE:
THE SUN ANGLE SHOWN ON THE SECTION
IS THE RESULT OF ALTITUDE AND AZIMUTH

AREA SCHEDULE

10 Valentine Ave, Parramatta

Issue N

Date: 18.12.17

Scheme 1.1 Schedule of Areas

Level	Use	RL Height to Next	Floor to Floor	Proposed GBA	Proposed GFA	Proposed NLA	GBA/NLA	GFA/NLA	Proposed Car Spaces	Existing Car Spaces
Lift Motor Room Roof		70.800	3.500							
Level 13	Plant	54.40	5.000	1322m²	0m²	0m²	N/A	N/A		
Level 12	Commercial Office L06	50.70	3.700	1511m²	1341m²	1262m²	84%	94%		
Level 11	Commercial Office L05	47.00	3.700	1511m²	1341m²	1262m²	84%	94%		
Level 10	Commercial Office L04	43.30	3.700	1511m²	1341m²	1262m²	84%	94%		
Level 9	Commercial Office L03	39.60	3.700	1511m²	1341m²	1262m²	84%	94%		
Level 8	Commercial Office L02	35.90	3.700	1511m²	1341m²	1262m²	84%	94%		
Level 7	Commercial Office L01	32.20	3.700	1511m²	1328m²	1250m²	83%	94%		
Level 6	Plant, EOT and co-working space	27.50	4.700	1052m²	663m²	451m²	43%	68%		
Level 5	Car Parking	23.80	3.700	1401m²					29 cars	46 cars
Level 4	Car Parking	21.05	2.750	1401m²					30 cars	48 cars
Level 3	Car Parking	18.30	2.750	1401m²					30 cars	48 cars
Level 2	Car Parking and café terrace (95sqm)	15.55	2.750	1405m²					26 cars	48 cars
Level 1	Car Parking and café	12.80	2.750	1242m²					12 cars	48 cars
	Cafe on street (independent of parking)	12.00	4.500		38m²	38m²				
	Entry Lobby (independent of parking)	10.50	14.000		115m²					
Ground	Car Parking, loading and lobby	9.800	3.000	1496m²					8 cars	47 cars
service basement		6.500	3.300							
lowest street level surrounding the site		8.700								
				19786m²	8849m²	8049m²	41%	91%	135 cars	285 cars
										314 cars
				site area	3935m²			total incl 10 val	154 cars	
				Max FSR	6.9:1			total GFA sqm /car	172m²/car	
				Max GFA	27152m²			small cars	54 cars	
				existing tower GFA	17600m²			Motorcycle parking	31 mb	
				new commercial building GFA	8849m²			Accessible parking	3 spaces	
				new GFA across the whole site	26449m²			Bike parking		
				new FSR across the whole site	6.72:1			EOT on ground	140	
								visitors on street	6	
				Area under / over allowable	703m²			visitors in dock	12	
				Allowable cars	264 cars			total proposed	158	
				Car spaces less than current	160			existing 10 valentine	10	

Notes:

*All areas are approximate only and should be read in conjunction with drawing issue

*All areas are subject to detailed design development

*GFA as stipulated in PLEP means gross floor space area means the sum of the floor area of each storey of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

(a) the area of a mezzanine within the storey, and

(b) habitable rooms in a basement, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement:

(f) storage, and

(g) vehicular access, loading areas, garbage and services, and

(h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(i) car parking to meet any requirements of the consent authority (including access to that car parking), and

(j) any space used for the loading or unloading of goods (including access to it), and

(k) terraces and balconies with outer walls less than 1.4 metres high, and

(l) voids above a floor at the level of a storey or storey above.

*NLA as defined by Property Council of Australia Method of Measurement for Commercial 2008

net lettable area means the sum of its whole floor lettable area. This is measured by the internal finished surfaces of permanent internal walls and internal finished surfaces of dominant portions of the permanent outer building walls. This includes:

a) window mullions and window frames and

b) structural columns and

c) engaged perimeter columns or piers and

d) fire hose reels attached to walls and

e) additional facilities specially constructed for or used by individual tenants that are not covered in each section

but excludes:

f) any area for common vertical circulation, such as lifts, stairs, escalators and

g) plant/motor rooms and

h) accessways and

i) cupboards - telecommunications cupboards and fire hose reel cupboards and

j) toilets, tea rooms and other service areas

k) recessed doorways

l) lift lobbies, foyers and any areas dedicated to public thoroughfare





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CLIENT

Australian Unity

DEVELOPMENT MANAGER

INVESTA

PROJECT

VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH

SCALE @ A3

DRAWING
PERSPECTIVE - LOBBY VIEW
FROM VALENTINE AVE

PRINT DATE
6/02/2018

PROJECT NO.
21616
STATUS

DRAWING NO.
DA 1.1-61

ISSUE
C

DEVELOPMENT APPLICATION -1.1



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Australian Unity

DEVELOPMENT MANAGER

INVESTA

PROJECT

VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH

SCALE @ A3

DRAWING
PERSPECTIVE - CORNER OF
PARKES ST + STATION ST

PRINT DATE
6/02/2018

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21616
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B

DEVELOPMENT APPLICATION -1.1



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DEVELOPMENT MANAGER

INVESTA

PROJECT

VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH

SCALE @ A3

DRAWING
PERSPECTIVE - CORNER OF
STATION ST + SMITH ST

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Unity**

DEVELOPMENT MANAGER

INVESTA

PROJECT

VALENTINE AVE
10 Valentine Ave Paramatta

PROJECT NORTH

SCALE @ A3

DRAWING
PERSPECTIVE - CAFE
VALENTINE AVE

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