'Optimise the 'public room' with retail, landscape and event overlays. Activation of this area day and night will enhance the relationship with the surrounding buildings, and provide opportunities for events onsite'

- JURY RECOMMENDATION

ACTIVATING THE URBAN ROOM



It is envisioned that through the design process the integration of public art and programming of the space will complete this rich and diverse extension to the public realm

One of the most important ingredients to the site is the street tree line, these canopies create a visual softening and enclosure to the urban room, whilst also affecting the micro-climate positively with shade and cooling qualities as if sitting on the riverbank itself. The soffit will accomodate a simple suspended lighting bar detail, which incorporated the opportunity to hang items such as feature lights, speakers and artworks as if a theatre.

The key to this space is being truly flexible and diverse to allow a broad range of programs to occur, so touching it lightly and integrating the necessary supporting services and elements is critical. We would like to integrate an element of art into this space which could reside in many of the surfaces, ie soffit, wall and floor. We are keen to celebrate the element of water in this space, in reference to the river bringing cooling, movement and noise to the space.









Opportunities for art integrated into the building to be explored

Opportunities for art integrated into the building to be explored













LEVEL 1 - SUBSTATION

'The location of the substation at Level 1 is supported by the Jury but needs to be tested with Endeavour Energy'

- JURY RECOMMENDATION

The substation has been located on level 1 which frees up the ground floor plan for further activation, however the high voltage component might need to be located on the ground plan. This will be subject to negotiations with Endeavour Energy.



Substation Room Layout (WEBB Australia)



Proposed Section



Proposed Level 1- Substation

LEVEL 2 - THIRD SPACE

'Further explore the co-working space to maximise the advantage of its relationship with the public room and lobby below'

Third Space This dynamic Third Space on Level 2 is strongly connected to the public domain and main lobby. With its quirky location and form it lends itself well to an alternative use, whilst enjoying access to all lifts and the ground floor café. LIFT EXITS VIEWS ŧШ SUB-STATION BELOW Þ 0 <u>n0</u> VOID THIRD SPACE 670m² VOID /// 111 11/1/







View of Third Space and void below

View of Third Space

Third Spaces



A. Perspective Section Highlighting the Third Space



B. Perspective Section Highlighting Third Space







LEVELS 3-5 CARPARKING



Car Parking

Car parking has been located above ground on levels 3-6 to maximise the activation on the ground plane, providing 115 car spaces, 5 motorbike spaces and bike parking. Shuttle lifts and a high rise and low rise lift provide access to the parking levels. The car parking is naturally ventilated through the vertical battened façade, whilst orientated to provide natural light and views. The language of the vertical battens has been adopted from the lower podium, elegantly flowing around the corners. Their simplicity and warmth allow the ground floor pebbles to shine with activity. The horizontal shading louvre continues down from the tower reinforcing the form and geometry.



→ LIFT EXITS

Level 4



Level 5



Corner of Smith & Phillip St.

'The opportunity to increase the floor to floor of parking levels for future converstion was admired by the Jury, who noted that issues such as lifting and plant placement implications of a future conversion had also been addressed'

- JURY RECOMMENDATION

Future Proofing

The car parking floor to floor is 3750m to future proof, enabling the opportunity to convert the carparking to be converted to premium commercial floor space or another use. The future plant provisions for this change of use has been accomodated.





LIFT EXITS



Level 4



Level 5



Corner of Smith & Phillip St - Car park conversion.

LEVEL 6 CARPARKING/ EOT/PLANT

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

- JURY RECOMMENDATION

FEMALE

| Lockers | 74 |
|-------------------|----|
| Showers | 9 |
| Basins | 3 |
| Toilet | 1 |
| Toilet (Ambulant) | 1 |

MALE

| Lockers | 104 |
|-------------------|-----|
| Showers | 11 |
| Basins | 3 |
| Toilet | 1 |
| Toilet (Ambulant) | 1 |

Unisex Lockers



Scale 1:250@A3



LEVEL7 OASIS



►►► LIFT EXITS



SCALE 1:250 @A3

Oasis

The oasis level is the first low rise floor above the street wall. This special floor provides a break between the podium and the tower. It has been recessed to provide an external terrace allowing tenants to enjoy the experience of being elevated looking out to the Parramatta River.





View from Oasis Terrace looking out.

Oasis Level .



CORE & FLOOR PLATE ANALYSIS

The Floor Plate

The location of the core and positioning of the floor plate has been a key driver in the design process. We believe the highest value floor plate is to the north over looking the river and south looking back to the city. When studying the different core locations, the split core provided the unique opportunity to provide clear views in both directions from the same area of the floor plate. The glass lift shaft provides a dynamic arrival experience to the centre of the floor plate, connecting the tenant to the city and river simultaneously. The cores provide the floorplate with shading from low summer sun in the east and west. The separation of the core also provides a high degree of daylight penetration to the floor plate.











- Deep lobby

- Arrival expereince



Split Core

Reference Design - Small Corner NLA

Centre core - Segmented floor plate

Side Core

East Core - Issues ground plan deep lobby



Solar





Natural light penetration on 80% of floor plate



Arrival Experience



4-6m Column Free Perimeter



Ceiling Levels Increase In Height To The Perimeter

Structural Grid

The structural configuration has been carefully considered to provide the most flexible and usable floor plate. Columns have been reduced to a minimum, on a 9m east west grid and 13.5m north-south grid. The perimeter facade is column free and delivers a 4-6m clear span, utilising the inherent back span to reduce depth. Notches have been located in key zones to provide service reticulation. The 150mm/200mm slab has been designed to allow future break out zones for interconnecting stairs.



Typical high rise fit out on continuous floor plate.



Continuous 1350m²NLA Floor Plate.



Subdivision - Two Tenancies.



Subdivision - Three Tenancies.

LEVEL 8-16 TYPICAL LOW RISE





SCALE 1:250 @A3

Typical Low Rise

The typical low rise spans over 9 floors from levels 8 – 16 The floor plate provides NLA 1350m² with a 4-6m width perimeter column free façade The core has been designed to provide natural daylight and access to views throughout. The lobbies benefit from glass walls to the fire stairs which have been designed to also serve as intertenancy stairs, and bathrooms which enjoy an exciting view out over the city.





View out of bathrooms.

View out of fire stairs.

View out of lifts.



LEVELS 17-24 TYPICAL HIGH RISE





SCALE 1:250 @A3



Typical High Rise

The typical high rise spans over 8 floors from level 17 – 24

The floor plate provides NLA 1390m² with a 4-6m width perimeter column free façade. The core has been designed to provide natural day light and access to views throughout. The lobbies benefit from glass walls to the fire stairs which have been designed to also serve as intertenancy stairs, and bathrooms which enjoy an exciting view out over the city.



View out of typical office level



Lifting

A low rise and a high rise lift provide access from the ground plane to the EOT, Third Space and Car Parking levels as well as the tower. Car Park shuttles provide access to the EOT, Third Space and Car Parking levels. A goods lift services all levels.



LEVEL 25 ROOF TERRACE

Roof Terrace

A roof terrace level is located on level 25. This special floor provides an amazing externally landscaped terrace, allowing tenants to enjoy the experience of being elevated looking out to the Parramatta River and beyond. This significant floor also crowns the top of the building.





SCALE 1:250 @A3

LEVELS 26-27 & ROOF PLANT







Level 27 Mezzanine Plant

Level 28 Roof





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Level 1 End Of Trip



Level 2 Third Space



Level 3 Carparking



Level 7 Oasis



Level 25 - Roof Terrace



Level 4 - 5 Typical Carparking



Level 8-16 Typical Low Rise



Level 26-27 Mezzanine Plant



Level 6 Carparking/EOT/Plant



Level 19 - 24 Typical High RIse



Roof

AREA SCHEDULE

GFA SCHEDULE

| GROUND FLOOR | 722.4 |
|-----------------------------------|-------------------------|
| LEVEL 1 - PLANT | 0.0 |
| LEVEL 2 - THIRD SPACE | 717.4 |
| LEVEL 3 - CARPARK 1 | 0.0 |
| LEVEL 4 - CARPARK 2 | 0.0 |
| LEVEL 5 - CARPARK 3 | 0.0 |
| LEVEL 6 - CARPARK 4 / EOT / PLANT | 243.6 |
| LEVEL 7 - COMMERCIAL LR OASIS | 1,097.1 |
| LEVEL 8 - COMMERCIAL LR | 1,397.2 |
| LEVEL 9 - COMMERCIAL LR | 1,397.2 |
| LEVEL 10 - COMMERCIAL LR | 1,397.2 |
| LEVEL 11 - COMMERCIAL LR | 1,397.2 |
| LEVEL 12 - COMMERCIAL LR | 1,397.2 |
| LEVEL 13 - COMMERCIAL LR | 1,397.2 |
| LEVEL 14 - COMMERCIAL LR | 1,397.2 |
| LEVEL 15 - COMMERCIAL LR | 1,397.2 |
| LEVEL 16 - COMMERCIAL LR | 1,397.2 |
| LEVEL 17 - COMMERCIAL HR | 1,397.2 |
| LEVEL 18 - COMMERCIAL HR | 1,397.2 |
| LEVEL 19 - COMMERCIAL HR | 1,435.0 |
| LEVEL 20 - COMMERCIAL HR | 1,435.0 |
| LEVEL 21 - COMMERCIAL HR | 1,435.0 |
| LEVEL 22 - COMMERCIAL HR | 1,435.0 |
| LEVEL 23 - COMMERCIAL HR | 1,435.0 |
| LEVEL 24 - COMMERCIAL HR | 1,435.0 |
| LEVEL 25 - COMMERCIAL HR | 1,222.8 |
| LEVEL 26 - PLANT | 0.0 |
| LEVEL 27 - PLANT | 0.0 |
| LEVEL 28 - ROOF | 0.0 |
| | 27.982.5 m ² |

NLA SCHEDULE

| GROUND FLOOR | 253.6 |
|-----------------------------------|-------------------------|
| LEVEL 1 - PLANT | 0.0 |
| LEVEL 2 - THIRD SPACE | 671.3 |
| LEVEL 3 - CARPARK 1 | 0.0 |
| LEVEL 4 - CARPARK 2 | 0.0 |
| LEVEL 5 - CARPARK 3 | 0.0 |
| LEVEL 6 - CARPARK 4 / EOT / PLANT | 0.0 |
| LEVEL 7 - COMMERCIAL LR OASIS | 1,048.3 |
| LEVEL 8 - COMMERCIAL LR | 1,352.1 |
| LEVEL 9 - COMMERCIAL LR | 1,352.1 |
| LEVEL 10 - COMMERCIAL LR | 1,352.1 |
| LEVEL 11 - COMMERCIAL LR | 1,352.1 |
| LEVEL 12 - COMMERCIAL LR | 1,352.1 |
| LEVEL 13 - COMMERCIAL LR | 1,352.1 |
| LEVEL 14 - COMMERCIAL LR | 1,352.1 |
| LEVEL 15 - COMMERCIAL LR | 1,352.1 |
| LEVEL 16 - COMMERCIAL LR | 1,352.1 |
| LEVEL 17 - COMMERCIAL HR | 1,352.1 |
| LEVEL 18 - COMMERCIAL HR | 1,352.1 |
| LEVEL 19 - COMMERCIAL HR | 1,391.1 |
| LEVEL 20 - COMMERCIAL HR | 1,391.1 |
| LEVEL 21 - COMMERCIAL HR | 1,391.1 |
| LEVEL 22 - COMMERCIAL HR | 1,391.1 |
| LEVEL 23 - COMMERCIAL HR | 1,391.1 |
| LEVEL 24 - COMMERCIAL HR | 1,391.1 |
| LEVEL 25 - COMMERCIAL HR | 1,175.1 |
| LEVEL 26 - PLANT | 0.0 |
| LEVEL 27 - PLANT | 0.0 |
| LEVEL 28 - ROOF | 0.0 |
| | 26,368.0 m ² |

FSR SCHEDULE

| 11.5 : 1 |
|-----------------------------|
| <u>28,198 m²</u> |
| |
| 11.41 : 1 |
| 27,982.5m ² |
| |

PARKING SCHEDULE

| | BIKE | MOTOR BIKE | | CAR | |
|-----------|------|------------|-----|-----|---|
| GROUND | 170 | - | - | - | - |
| CARPARK 1 | - | 5 | 30 | 1 | 2 |
| CARPARK 2 | - | - | 31 | 5 | 1 |
| CARPARK 3 | - | - | 30 | 4 | 1 |
| CARPARK 4 | - | - | 9 | 1 | - |
| | | | | | |
| TOTAL | 170 | 5 | 100 | 11 | 4 |



FACADE CONCEPT

Facade Concept

The concept for the façade shading and materiality draws upon the essence of Parramatta's green corridors and luscious river banks. The warmth and diversity of the Plane Tree bark has informed the palette, strengthening the dialogue between the natural environment and the new building, whilst also responding to the adjacent brick heritage buildings.

Horizontal sun shading louvres have been integrated to reduce the solar load on the floorplate and elegantly move from a horizontal position on the north to a 45 degree angle on the east and west.





Plane Tree.

Diverse and Warm Colouration.



PEBBLE FACADE



Parramatta River



Diverse and Warm Colouration



Timber vertical fin detail

The Pebble Facade

The Pebble Facades are predominately glass with timber effect vertical fins, bring a warmth and materiality deep into the space. This simple and low tech glass façade provides a high degree of visual connectivity deep into both the commercial lobby and retail offer. The glass wall enclosing the southern lifts provides excellent views and activation into the laneway. The high level vertical fins to this area are angled to provide privacy to the lobby from the adjacent Level 1 childcare, whilst allowing filtered light into the space.

ARUP





CARPARK FACADE

Car Parking Facade

Car parking has been located above ground on levels 3-6 to maximise the activation on the ground plane, providing 115 car spaces, 5 motorbike spaces and bike parking. The car parking is naturally ventilated through the vertical battened façade whilst also providing an element of natural light and view as well as orientation.

The language of the vertical battens has been adopted from the lower podium, elegantly flowing around the corners, and has been kept simple and warm to allow the ground floor pebbles to shine with activity. The horizontal shading louvre continues down from the tower reinforcing the form and geometry. The vertical battens also act as a wind dampener to the lower parts of the tower.





SOUTHERN FACADE



Southern facade details



Southern facade details



Southern facade details





Southern Facade

The southern façade is a single glazed floor to floor system 'piggy backing' off the floor slab, allowing excellent views back to the city, whilst providing a void for the lift cars to travel. The lift cars are proposed to be glazed/solid. Low iron glass internal skin 80% VLT low iron glass.



TOWER FACADE

'It is recommended that at Pre-DA stage the drawings, including the 1:50 detail of the facade treatment, are reviewed by Council's ESD consultant and/or Council's in house ESD consultant with the proponents ESD consultant' - JURY RECOMMENDATION

Tower Facade

The tower façade consists of a 3150mm Double Glazed Unit 66% VLT Virocon Glass (VNE63) and spandrel panel over a 3750mm floor to floor, with two external solar louvers have been added to shade the façade. The louvres are horizontal to the north and angle down to 0/30/w45 degrees on the west to respond to the peak loads. The louvres have been thermally tested to optimize their positions and minimize the size to 600-750mm. The external recycled composite timber louvres will build on the materiality of the podium with a medium/dark bronze aluminium frame façade system.







Plane Tree.

Diverse and Warm Colouration.



North Facade.



West Facade.



Unwrapped Facade.



Composite Timber for fins

'The material selection was supported and should be generally maintained' - JURY RECOMMENDATION









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'Continue to test the calibration of sun-shading'

- JURY RECOMMENDATION

FACADE SOLAR RESPONSE STUDIES



32 Smith Street 1015668 JV3 Report

Executive Summary

The aim of this report is to assess the building fabric and glazing requirements of the proposed 32 Smith Street development in Parramatta, NSW against NCC Deemed to Satisfy (DTS) fabric requirements, using the JV3 verification methodology. This development falls under a mixture of Class 6 (retail) and Class 5 (commercial). The site location is NCC climate zone 6.

Insulation Requirements

During the assessment, insulation levels for building fabric have been maintained at NCC Section J1 levels. For further on the insulation allowances see Section 3.1 Fabric and Appendix A.

Glazing Requirements

The following glazing performance values were tested during the assessment and found to be compliant with the JV3 methodology:

| Glazing Type | U-value | SHGC | Benchmark Glazing |
|------------------|---------|------|-------------------------|
| Tower | 2.8 | 0.27 | Viracon VNE63 (66% VLT) |
| South – Interior | 3.0 | 0.60 | DGU TBC |
| South - Exterior | 4.6 | 0.52 | Single laminate TBC |
| Retail | 3.8 | 0.45 | DGU TBC |

Note: All glazing properties are based on AFRC figures for the total glazing system (glass + frame)

Details on the location of each façade type are outlined in properties associated with each compliant glazing options are provided in Appendix B.

Shading Arrangement

The following table outlines the shade strategy utilised for the project based on preliminary fabric and shading analysis:



1 Introduction

The aim of this report is to assess the fabric of the proposed 32 Smith Street mixed use development in Parramatta, NSW against Deemed to Satisfy (DTS) fabric requirements, using the JV3 verification methodology. The aim of this verification assessment is to determine suitable glazing types for the development, and to verify that the architectural design is capable of compliance with NCC 2014 Section J. This development falls under NCC Class 6 (retail), Class 5 (commercial) with the site situated in climate zone 6.

Please note that the JV3 methodology for building fabric only covers NCC Sections J1 and J2. All other aspects of NCC Section J compliance are the responsibility of the architect, building services consultants and associated contractors.

CUNDALL

3 Reference Model (Deemed to Satisfy)

The reference model has been simulated with the following fabric and glazing performance values.

3.1 Fabric

Deemed to satisfy materials have been used in the reference model as outlined below:

| Element | Total R-Value |
|--|---------------|
| Roof (solar absorptance ≤ 0.4) | 3.2 |
| External Walls | 2.8 |
| Exposed soffit (> 1.5ac/h) | 2.0 |
| Exposed soffit (< 1.5ac/h) | 1.0 |
| Internal walls to unconditioned spaces (> 1.5ac/h) | 1.8 |
| Internal walls to unconditioned spaces (< 1.5ac/h) | 1.0 |

3.2 Glazing

Glazing has been assigned to each vertical orientation of the building based on the maximum allowable performance values outlined by the NCC 2014 glazing calculator as seen below:

| Levels | G - Retail | G - Office | Level 1 | Level 7 | L8 - L17 | L18 - 25 |
|-------------|------------|------------|-----------|-----------|-----------|-----------|
| Orientation | U; SHGC | U; SHGC | U; SHGC | U; SHGC | U; SHGC | U; SHGC |
| N | 6.0; 0.39 | 6.0; 0.35 | 6.0; 0.66 | 6.0; 0.57 | 6.0; 0.27 | 6.0; 0.27 |
| NE | - | - | 6.0; 0.55 | 6.0; 0.38 | 6.0; 0.22 | 6.0; 0.22 |
| E | 2.5; 0.24 | - | 2.5; 0.43 | 2.5; 0.22 | 2.0; 0.23 | 2.0; 0.23 |
| SE | - | - | 1.7; 0.80 | - | - | - |
| S | 3.0; 0.61 | - | 5.0; 0.60 | - | - | 2.2; 0.70 |
| SW | 2.5; 0.64 | - | 2.0; 0.70 | - | - | - |
| W | 2.5; 0.23 | - | 2.0; 0.60 | 1.7; 0.09 | 1.5; 0.26 | 1.5; 0.26 |
| NW | 6.0; 0.07 | 2.0; 0.29 | 2.0; 0.35 | 1.7; 0.17 | 2.0; 0.16 | 2.0; 0.16 |
| Internal | - | - | - | - | 2.2; 0.70 | 3.2; 0.70 |

Note: All glazing properties are based on AFRC figures for the total glazing system (glass + frame)

A copy of the DTS Glazing Calculators have been provided in Appendix C.

3.3 Services

Deemed to satisfy services have been assumed for the model and are as follows:

Centralised water cooled system with a nominal COP of 6.0 for cooling

- .
- Gas heating with a minimum efficiency of 89% The same internal load operating profiles for both models as specified in the JV specification
- Infiltration rates are the same for both models as specified in the JV specification

5 Results

The following table provides summary of the energy consumption of the reference (DTS) model and the hypothetical (actual) building for the compliant glazing options

Uniform Glazing

| ✓ P | ass | Heating | Cooling | Fans & Pumps | Water Heating | System Auxiliary | Lights | Total (MWh) |
|--------------|-----|---------|---------|-----------------|------------------|---------------------|--------|----------------|
| Reference | | 774.15 | 247.98 | 86.79 | 597.82 | 1249.71 | 553.49 | 3509.95 |
| Hypothetical | | 751.10 | 265.18 | 92.81 | 597.82 | 979.38 | 553.49 | 3510.12 |

This option passes by 0.01% of the total energy requirements for the building.

othetic ode ctu ui din

4.1 Fabric

The same building fabric insulation levels have been used for both the reference and hypothetical models.

Detailed mark-ups of insulation requirements for the development have been included in Appendix A.

4.2 Glazing

Based on the assessment, the following glazing performance values were found to be compliant with the JV3 methodology:

| Glazing Type | U-value | SHGC | Benchmark Glazing |
|------------------|---------|------|-------------------------|
| Tower | 2.8 | 0.27 | Viracon VNE63 (66% VLT) |
| South - Interior | 3.0 | 0.60 | DGU TBC |
| South - Exterior | 4.6 | 0.52 | Single laminate TBC |
| Retail | 3.8 | 0.45 | DGU TBC |

Note: All glazing properties are based on AFRC figures for the total glazing system (glass + frame)

4.3 Services

Deemed to satisfy services have been assumed for both models.

STATEMENT OF COMPLIANCE

DATE 10 OCTOBER 2017

STATEMENT OF COMPLIANCE

We confirm that the submitted scheme has been designed in response to the City of Parramatta's Design Excellence Competition Brief for 32 Smith Street, Parramatta. It demonstrates compliance with all objectives of the controls and guidelines embodied within the planning framework and in particular, the Parramatta Local Environmental Plan (PLEP) 2011 and Parramatta Development Control Plan (PDCP) 2011. In addition, the scheme has adopted all relevant site specific, master planning Development Control Plan (DCP), and State Planning policies.

MUCUUM.

Mark Curzon Director of Architecture FENDER KATSALIDIS

DESIGN STATEMENT

The design approach for 32 Smith St can be distilled down to several key elements. These elements strive to deliver a compelling urban response to the surrounding context, recognizing the sites gateway responsibilities, connecting the City to the River and uniting the existing street wall into one cohesive, dynamic public realm and commercial environment.

Urban Response

Through a series of massing studies, we have developed a strategy of elevating the tower from the corner to open up the public realm. This allows vistas through to the river and an opening to the junction, to build upon the northern gateway. The lower podium consists of two pebble forms which are highly activated and warm in materiality extending into the laneways. The pebbles extend out from the tower to reduce down draft effect at the ground plane. The upper podium adopts the same form as the tower, but is broken to respond to the street wall. The ventilated car park façade also acts as a wind dampener. The tower is simple in form and has been shaped as a "building in the round" and its curved pebble form reduces glare and wind creating a friendly sculptural tower.

A Northern Gateway and Connecting the River

By studying the surrounding context it becomes apparent that the site is strategically located on the primary north south axis, acting as the northern gateway to Parramatta. The site also has the potential to strengthen the connection between the River and the City center. The ground floor has evolved around these two main principles by setting back the podium on the corner it provides a strong visual connection from Smith Street to the River via George Khattar Lane. The pedestrian desire and flow lines begin to shape the podium into soft pebble like forms and opening up vistas creates an impressive north facing urban room, providing an exciting addition to the public realm whilst delivering a clearly identifiable commercial lobby and retail offer activating this new public space. Each pebble form represents a different use, commercial entry lobby and retail, yet inherently compliment each other in form and function.

Street Wall

The building has been designed to not only comply with the LEP, but also respond to the street wall and scale of the surrounding heritage buildings. The lower podium references the scale and materiality of the heritage buildings with its small and elegant pebble forms. Vertical fins stop at a height that correlates to the single storey heritage. The upper podium responds to the eastern building by John Andrews and the western KPMG building providing an important break between the tower and the podium maintaining an existing scale to the street. The break between the podium and the tower creates the opportunity for the inclusion of landscape within the plan and provides a strong visual connection to the river.

Ground Floor

The pebble forms respond to the laneway conditions by opening up to the street, providing strong visual connections. The architectural form and materiality also suggests the public domain is continuous, further enhancing the connectivity to important future through site links. The laneways have been activated with complementary uses, such as end of trip bike parking, retail, fire stairs, lobby entries. Importantly by separating the cores we have reduced the lengths of solid walls and instead we have located glass lifts against the southern laneway providing an exciting layer of activation. By nature of the glass lift shaft, the lobby enjoys a strong visual connection to the laneway. The ground plane offers an exciting extension to the public domain by widening the 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 out look 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 on 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 possibly the integration of art could be considered.

DESIGN STATEMENT

Laneway

The Laneways have been designed to maximse visual connectivity and daylight amentiy into the space, recognising that the proposed option is based on a temporary condition understanding that the other halves of the laneway will become available when the other blocks are developed. Looking at a whole block solution we have established proposed RLs based on natural ground levels recognising the flood levels for people refugee is RL 8.50, we are therefore located the high point of the laneways at the centre of the block to provide refugee but also allow water to flow outward towards the streets.

The widths of the lanes have been engineered beyond prescribed 1.5m, whilst there are some zones that are 1.5 wide, the majority of lane is expanded to 3m-6m to allow comfortable passing and visual connectivy beyond visual corners, also creating pockets of space to provide a diversity and opportunity for future uses.

The laneway network will be activated through the co-location of complementary uses such as a small café tenancy at the entry of William Lane, bicycle parking and secondary building entrances along the laneway. Glass will be used extensively to facilitate passive surveillance along the laneway network through glazed facades and windows to loading and servicing areas, goods and shuttle lifts, entries, and bicycle storage.

Urban Room

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

The design incorpoorates 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 resturant 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 aroudn 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 hypotetically linked to the laneways as a further extention to the public space.

It is invisioned that through the design process the integration of public art and programming of the space will complete this rich and diverse extention to the public realm

One of the most important ingredients to the site is the strreet tree line, these canopies create a visual softening and enclosure to the urban room, whilst also affecting the micro climate positively with shade and cooling qualities as if sitting on the riverbank itself. The soffit will accomodate a simple suspended lighting bar detail, which incorpotated the opportunity to hang items such as feature lights, speakers and artworks as if a theatre.

The key to this space is about it being truly flexible and diverse to allow a broad range of programs to occur, so touching it lightly and integrating for the necessary supporting services and elements is critical. We would like to also integrate an element of art into this space which could reside into many of the surfaces, ie soffit, wall and floor. We are keen to celebrate the element of water in this space, in reference to the river bringing cooling, movement and noise to the space.

The Floor Plate

The location of the core and positioning of the floor plate has been a key driver in the design process. We believe the highest value floor plate is to the north over looking the River and south looking back to the City. When studying the different core locations, the split core provided the unique opportunity to provide clear views in both directions from the same area of the floor plate. The glass lift shaft provides a dynamic arrival experience to the center of the floor plate, connecting the tenant to the City and River simultaneously. The cores provide the floorplate with shading from low summer sun in the east and west. The separation of the core also provides a high degree of daylight penetration to the floor plate.

Structural Grid

The structural configuration has been carefully considered to provide the most flexible and usable floor plate. Columns have been reduced to a minimum, on a 9m east west grid and 13.5m north south grid. The perimeter facade is column free and delivers a super 6m clear span, utilizing the inherent back span to reduce depth. Notches have been located in key zones to provide service reticulation. The 150mm/200mm slab has been designed to allow future break out zones for inter connecting stairs.

Facade Concept

The concept for the façade shading and materiality draws upon the essence of Parramatta's green corridors and luscious river banks. The warmth and diversity of the Plane Tree bark has informed the palette, strengthening the dialogue between the natural environment and the new building, whilst also responding to the adjacent brick heritage buildings. Horizontal timber sun shading louvers have been integrated to reduce the solar load on the floorplate and elegantly move from a horizontal position on the north to a 45 degree angle on the east and west. The Pebble Facades are predominately glass with timber effect vertical fins, bring a warmth and materiality deep into the space. This simple and low tech glass facade provides a high degree of visual connectivity deep into both the commercial lobby and retail offer. The glass wall enclosing the southern lifts provides excellent views and activation into the laneway. The high level vertical fins to this area are angled to provide privacy to the lobby from the adjacent Level 1 childcare, whilst allowing filtered light into the space. Car parking has been located above ground on levels 3-6 to maximise the activation on the ground plane, providing 115 car spaces, motorbike spaces and bike parking, and has a height of 3750mm so that the carpark can be converted to offices in the future. The car parking is naturally ventilated through the vertical battened façade whilst also providing an element natural light and view as well as orientation. The language of the vertical battens has been adopted from the lower podium, elegantly flowing around the corners, and has been kept simple and warm to allow the ground floor pebbles to shine with activity. The horizontal shading louvre continues down from the tower reinforcing the form and geometry. The vertical battens also act as a wind dampener to the lower parts of the tower.

Response to Flooding

In response to the flooding requirements, we have raised the key elements of the building to RL 8.5, such as the plaza, lobby and retail. Smaller elements activating the laneways are flush with natural ground and will act as 'sacrificial' spaces. In the event of an RL 11.7 event, the fire stairs will be used to move people to level 2. This will be achieved by providing a water tight ground floor glazing system to the lobby and the lifts will also have a hydraulic water gate to allow continuing function at the upper levels. There is also potential that the building - via the car parking ramp - would enable people from the public domain to escape up into the building for refuge. The substation and switch room have been moved to Level 1 to avoid flooding and maximize ground floor activation.

MVAUM.

Mark Curzon Director of Architecture Fender Katsalidis Architects