6 & 8 Parramatta Square

Architectural Design Intent Statement

Revision 04
26 November 2018

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1

Vision

This vision for 6 & 8 Parramatta Square maximises the site's potential to mark Parramatta Square as the centre of the CBD, as well as the centre of greater Metropolitan Sydney, as a new destination for business that is connected to, and inspired by, its unique location.

Contents

Important Note Depiction of Facades

The drawings and images in this document describe the Architectural Design Intent. However, whilst the intent is clearly described, there are some minor inconsistencies in the depiction of the dimensions, set out and/or colours of some elements within the principal façade systems. For the avoidance of doubt, the details included in the Architectural Drawing package which accompany this report (refer to the A-6-4000 series) take precedence over other documents in the DA package.

Printing Advice
The text for this report has been scaled to allow for printing at A3 or A4 page size. Please print double sided and in colour.

Design Summary

6/8 Parramatta Square is a 56 storey commercial building designed to be an iconic address that will enhance the identity of the Parramatta City Centre as the pre-eminent centre in the greater Metropolitan Region.

This is achieved through a combination of a tower built form and provision of a quality public realm.

The massing of the tower comprises an elongated rectangle on an east west axis that can be read in the round, providing three prominent elevations (south, west and north), and a subordinate east elevation. Each of these elevations are informed by, and aligned with the street grid and public realm.

The tower rises from a strong ground base with extensive active frontages. Reinforcement of the public realm is achieved with aesthetically pleasing elements such as a colonnade along the edge of Parramatta Square and Church Street Mall. This is enhanced on the approach fronting the western side (Church Street Mall) with a generous public staircase that is seamlessly integrated with the public domain, slowing the entry into the building, and inviting one to take in the civic grandness of the development.

The base includes the lobbies which are at different levels because, of the change in topography around the site. The campus, located above the podium levels, is a highly flexible style floor plate, (3,000m2 on average), with excellent internal amenity that is unique in the Parramatta CBD. The tower situated above the campus, continues to rise, with a floor plate averaging 2,300m2 to a height of RL 240 AHD.

The building is articulated in plan and elevation with terraces, building setbacks, indentations, and the combination of straight and curved elements, to create a dynamic and elegant composition. The materials and detailing are consistent with a building of this scale and importance. The civic scale and rhythm of the masonry colonnade is a counterpoint to the articulated glass curtain walls which are distinguished by metal mullions and fins to create a well resolved and positive image for this important site.

The massing, scale and architecture of the building reflects the state government's aspirations for Parramatta as the commercial and civic centre of Western Sydney.

2

Site

Site Characteristics

2.1 CBD Location

The Parramatta Square precinct is at the centre of Parramatta's CBD.

The precinct is approximately 15 minutes walk from Parramatta River to the north, and less than 5 minutes from Westfield Parramatta to the southwest.

The site is very well served by public transport:

- It is directly adjacent to Parramatta's heavy rail station, with an at-grade link from the station concourse to Parramatta Square (being delivered by the 4 Parramatta Square project currently under construction);
- The CBD bus interchange is directly to the south side of the rail station;
- The light rail network is planned to run along Macquarie Street, at the northern edge of the Parramatta Square precinct;
- It is in the vicinity of the Parramatta Rail Link (a heavy railway from Parramatta to Chatswood). The project would commence in the general vicinity of the main western railway line west of Parramatta Station; and
- Sydney Metro West project (the city's next underground metro railway) which will connect Parramatta and Sydney's eastern CBD, is adjacent to the subject site.

2.2 Parramatta Square

Parramatta Square is a 3 ha mixed use redevelopment precinct located in Parramatta's CBD.

Bounded by Church, Macquarie, Smith and Darcy Streets, the precinct will deliver more than 250,000m² of A grade commercial office space, retail and community facilities, as well as one of Sydney's major new public civic open spaces.

2.3 Site Context

Relevant Building Projects

4 Parramatta Square

32 level building providing approximately 70,000m² NLA, with various NSW Government agencies as the principal tenants.

4 Parramatta Square is directly to the east of the subject site, and will create the link between Parramatta Station and Parramatta Square.

Work on site has commenced and the project is due for completion in late 2019.

5 Parramatta Square

17 level building on the north side of Parramatta Square, fully leased by NAB.

Construction work has commenced.

6 Parramatta Square

City of Parramatta Council's (CoPC's) new civic building will link to the existing Town Hall and provide a diverse range of community facilities.

The building connects to the public parking area below Parramatta Square at B1 Level.

1 Parramatta Square

A 15 storey building with basement parking, completed and occupied by the Western Sydney University (WSU) and Price Waterhouse Coopers (PwC).

Relevant Public Domain Projects

Centenary Square

Although not directly part of Parramatta Square, CoPC completed the rejuvenation of Centenary Square, at the intersection of Church Street Mall and Macquarie Street in September 2014.

The project includes new paving, seating, wayfinding and lighting elements, and a major animated water feature.

Parramatta Square Public Domain

In October 2015, Council released concept proposals for the Parramatta Square public domain developed by 4, a consortium of JMD Design, TCL, TZG Architects and Jan Gehl.

The concepts were developed with considerable stakeholder consultation.

Development applications for the Parramatta Square public domain, in accordance with these concepts, have been lodged to Council.

Parramatta Civic Link

CoPC launched the exhibition of this major civic initiative in April 2017.

When complete, the Civic Link will provide a pedestrian spine between Parramatta Square and Parramatta River.

2.4 Site Access

Pedestrian Access

Pedestrians can approach Parramatta Square from all directions. The eastern end of the Square can be accessed from Smith Street, and there will be a direct connection between the Square and the concourse level of the rail station delivered by the 4 Parramatta Square project.

Church Street Mall is an important pedestrian spine through the CBD, and will connect Parramatta Square to Westfield Parramatta to the southwest.

Cycle Access

The existing network of cycle routes around the CBD is being progressively expanded.

CoPC intends to provide public cycle facilities within the precinct. These are currently located at the eastern end of the shared basement at B2 level.

Vehicle Access

A vehicle ramp provides access in and out of the basement levels from Smith Street.

This ramp link is being delivered by the 4 Parramatta Square project.

A second vehicle access ramp is located off Macquarie Street. This ramp currently provides access to 1 Parramatta Square, and will be integrated into 3 Parramatta Square when this building is constructed.

The basement areas for 6 & 8 Parramatta Square will connect seamlessly to the basement levels of 5, 4 & 3 Parramatta Square.

2.5 Site Levels

Existing Street levels

Darcy Street is approx. RL. 15 at the eastern end at the intersection with Smith Street. It falls gently to the west with the road level at the north side of the railway bridge approx. RL. 10.50.

Darcy Street is reconstructed by the Parramatta Square project with the road falling to the west along the frontage of 6 & 8 Parramatta Square.

Parramatta Square

Flood modelling has been prepared to assess the levels needs to drain the Square and provide the necessary overland flow paths across and around the site.

The flood modelling has determined the following

- Western end of Parramatta Square, centreline, to be a minimum of RL. 11.2 to achieve overland flow paths along Church Street
- Usable spaces at the western end of the site must have a floor level of at least RL. 11.7 to achieve the required freeboard above the 100 year flood level.

2.6 Climate

Parramatta has a humid subtropical climate, shifting from mild and cool in winter to warm and hot in summer.

Temperature

Depending on the wind direction, summer may be humid or dry.

The average summer maximum temperature is 27.9°C, although maximum temperatures are variable, often reaching above 35°C.

North westerlies can bring hot winds that can raise temperatures higher than 40°C, mostly from November to February.

Parramatta is warmer than Sydney's eastern CBD which has a temperate oceanic climate, and does not benefit from the sea breeze.

The average winter maximum temperature is 18.1°C. Winter nights average 6.9°C.

Spring temperatures are highly variable. Cool days in September can occur, occasionally failing to reach 15°C.

October and November show high variability, where hot north westerlies can cause temperatures to rise above 35°C, and even above 40°C in November.

Rainfall

Rainfall is fairly evenly divided between summer and winter, but is slightly higher during the first three months of the year, when easterly winds dominate.

The second half of the year tends to be drier (late winter/spring).

Thunderstorms are common in the months from early spring to early autumn.

Parramatta gets 106.6 days of clear skies annually.

Wind

Southerly winds are by far the most frequent in the Sydney region, and are also the strongest.

Westerly winds occur most frequently during the winter months, and although not typically as strong as southerly winds, they are generally colder.

North easterly winds occur most frequently during the warmer months, and are generally not as strong as the southerly or westerly winds.

Climate Design Considerations

Providing areas of shade and shelter are valuable in summer, and good solar access in winter is desirable.

As a rapidly developing urban precinct, urban heat island effects are likely to grow in Parramatta, so landscape elements within the public domain and around the buildings will help address these effects.

Managing wind effects in the public domain from the building form, needs careful consideration.

2.7
Site Analysis

Existing Vegetation

As much of the precinct is now a construction zone, there is now existing vegetation of note.

Important Views

Views to the Site

- The site is prominent from the train line when approaching from the east (Sydney CBD)
- The future Civic Link (River Link) view is important when approaching the site from the north
- Views along Parramatta Square from St. John's Cathedral Church to the east
- View from Centenary Square and Church Street beyond
- Views from Argyle Street under the railway bridge towards Centenary Square.

Views from the Site

- View north along the future Civic Link (River Link)
- View west to St. John's Cathedral Church
- From an elevated position, expansive views in all directions are possible.

Site Contamination

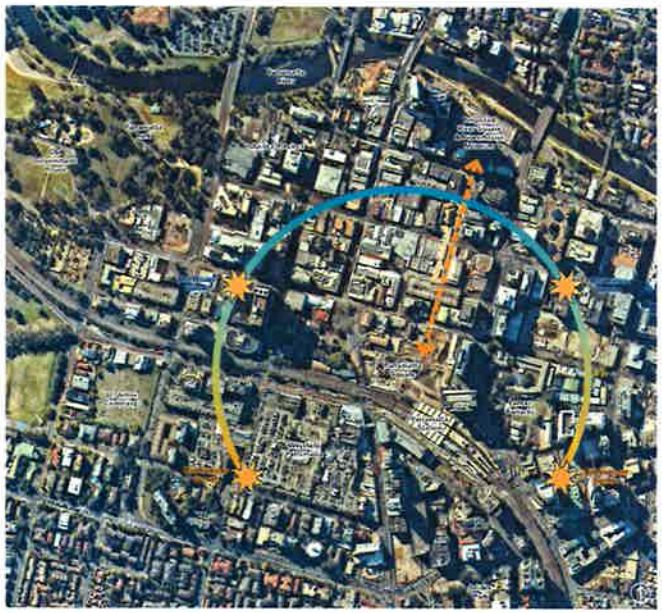
No significant site contamination is anticipated.

Flooding

The site is flood prone, and the design has been developed to ensure minimum floor levels and free board allowances have been integrated as per the Flood Engineer's advice.

Solar Access

The site is on the southern side of Parramatta Square, and therefore has no major adverse impacts on this important public space.



Parramatta CBD - Aerial Photograph, August 2017
NTS @A3

Parramatta Square Precinct - Aerial Photograph, August 2017
NTS @A3

3

Urban Design

3.1
Urban Design Principles

The design is driven by a desire to reinforce Parramatta Square's status as the city's pre-eminent civic open space.

Seamless Link between Public Space and Building

The building and its setting must work together to create a seamless experience.

There are opportunities to calibrate the building module and public domain to improve connectivity between public space, key pedestrian routes and the outdoor dining areas along the southern side of the Square.

Active 24/7

The ground plane is active along Parramatta Square, with a diverse range of food and beverage tenancies and convenience retail.

A precinct-wide strategy will ensure Parramatta Square is distinctly different from the nearby Westfield and Eat Street.

Connected and Permeable

The impact of the building's physical cores is minimised to maximise space for people and activation.

The ground plane is accessible and welcoming from all directions and provides multiple routes through the site and between the precinct, the station and the building addresses.

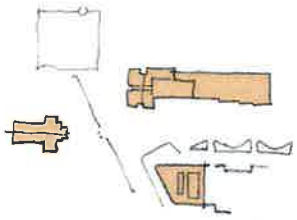
Ground Plane Levels

The levels required around the buildings and across Parramatta Square to manage overland flow and flooding are complex.

At the eastern end of the Square, adjacent to the station entrance, the required level is RL. 10.9, rising to RL. 11.7 at the western end of Parramatta Square before it steps down to the existing level of Church Street Mall.

This 800mm change in level has informed the ground plane interface to Parramatta Square, and the setout of the Upper Ground Level.

Urban Design Principles

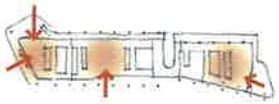


Respectful

Placing the tower lobby at Parramatta Square level reinforces the civic importance of the Square, and the important neighbours

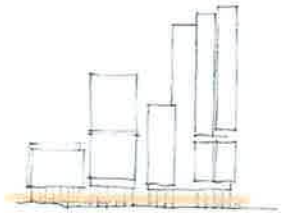
Reinforce precinct identity

6 & 8 Parramatta Square strengthen the legibility of the Square by extending key datum lines and modules from 4 Parramatta Square, whilst adding variation and modulation to the facades



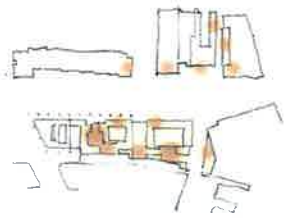
3 distinct addresses

The Campus and Tower have their own distinct addresses that each link to, and address, the public domain



Grand colonnade

Colonnade reinforces definition of the Square, provides shelter for pedestrians and allows natural light to filter through the lower levels

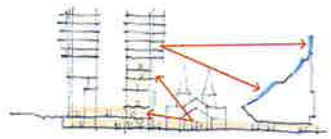


Strengthen precinct's retail diversity

Complement shallow retail tenancies within 4 Parramatta Square with deep tenancy spaces

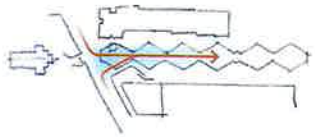
Retail need not be the only active frontage

Tower foyer at Parramatta Square level adds diversity to ground plane experience without diminishing activation



Active 24/7

Multiple levels of activity and a variety of uses promote extended activation of the precinct

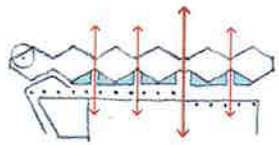


Transform flood requirements from challenge into opportunity

Urban steps reinforce definition of Church Street Mall and create a welcoming transition to the Square

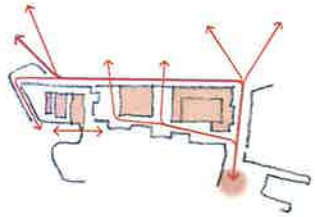
Support diversity of use across Parramatta Square

Urban steps enhance view lines to SPS stage and strengthen definition of activity zones along Parramatta Square



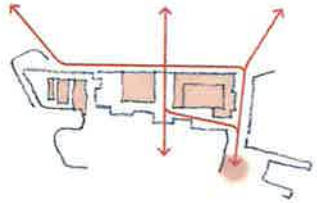
Coordinate landscape & building

Ensure a harmony of module, proportion and alignment from building to public domain



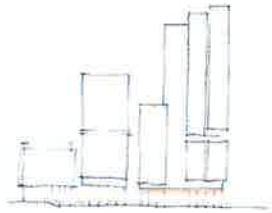
Enhance pedestrian experience

Parramatta Square level offers multiple pedestrian pathways to and from the station and provides a continuous shoreline for wayfinding



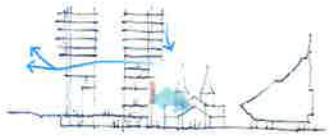
Strengthen through site links

Loggia reinforces link between Darcy Street and Parramatta Square, on the axis of future Civic Link



Celebrate site specific public art

Integrate innovative public art that makes a contribution to civic life



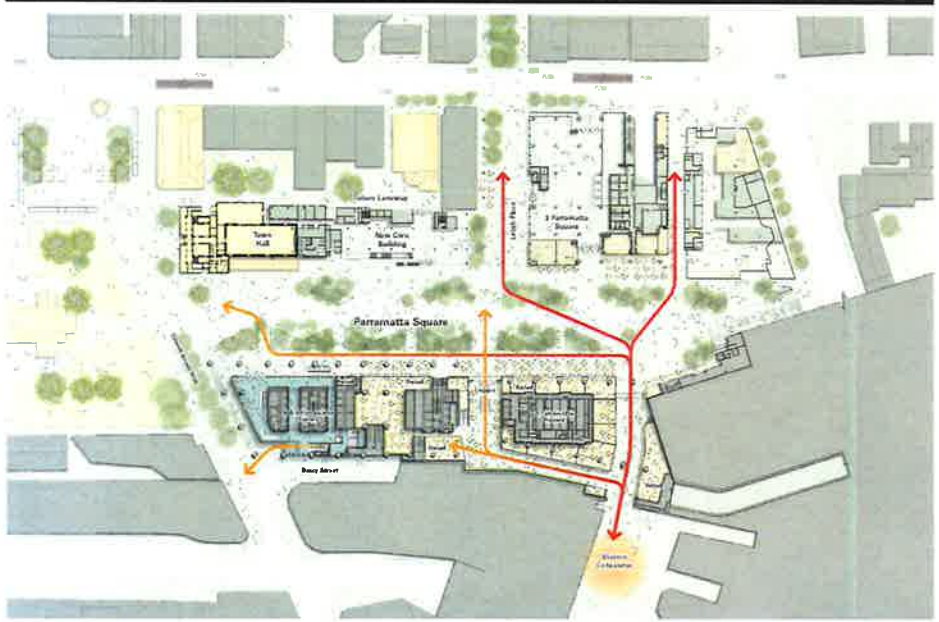
Create comfortable spaces

Use facades, landscape and other devices to mitigate wind effects

Showcase Parramatta's history

Integrate archaeological and heritage displays within public domain or through a public art response

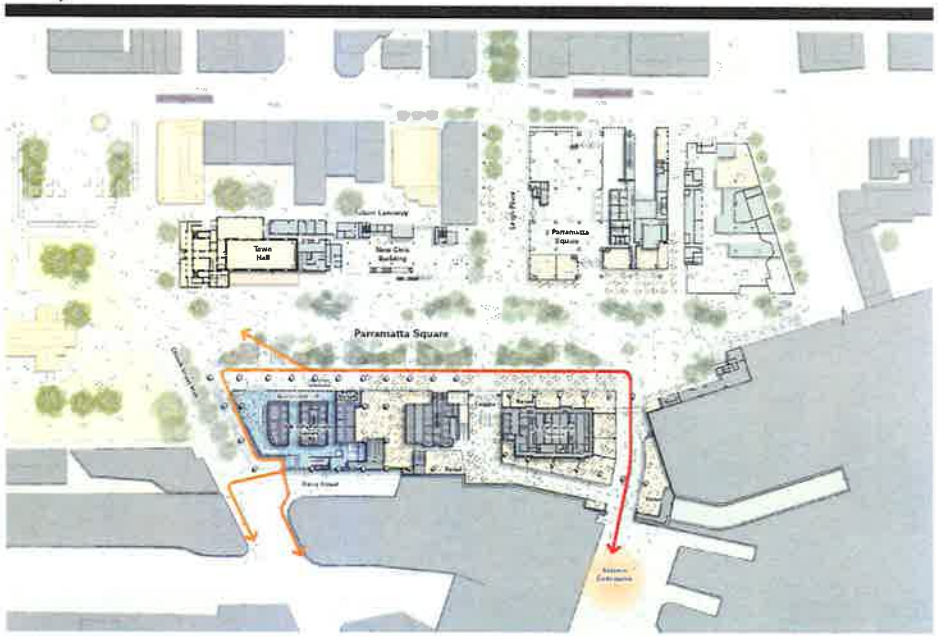
Existing Pedestrian Network



Permeable Ground Plane
The design principles for a permeable ground plane, established by 4 Parramatta Square (**RED**), create an accessible ground plane that provides a delta of connections between the railway station concourse and the public domain to the north.

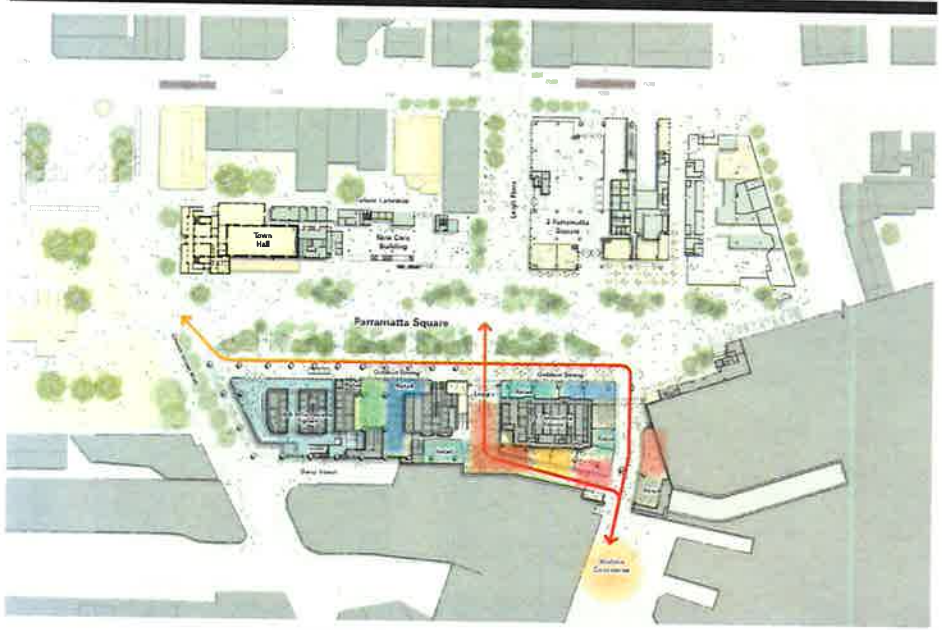
Expanding Linkages
The pedestrian linkages integrated into the 6 & 8 Parramatta Square design (**ORANGE**) extend the links established by 4 Parramatta Square, further integrating the precinct into the CBD around it.

Expanded Shoreline



Expanded Shoreline
The 6 & 8 Parramatta Square design extends the accessible shoreline along the southern side of the Square, with linkages to Church Street Mall and the western end of Darcy Street.

Retail Diversity

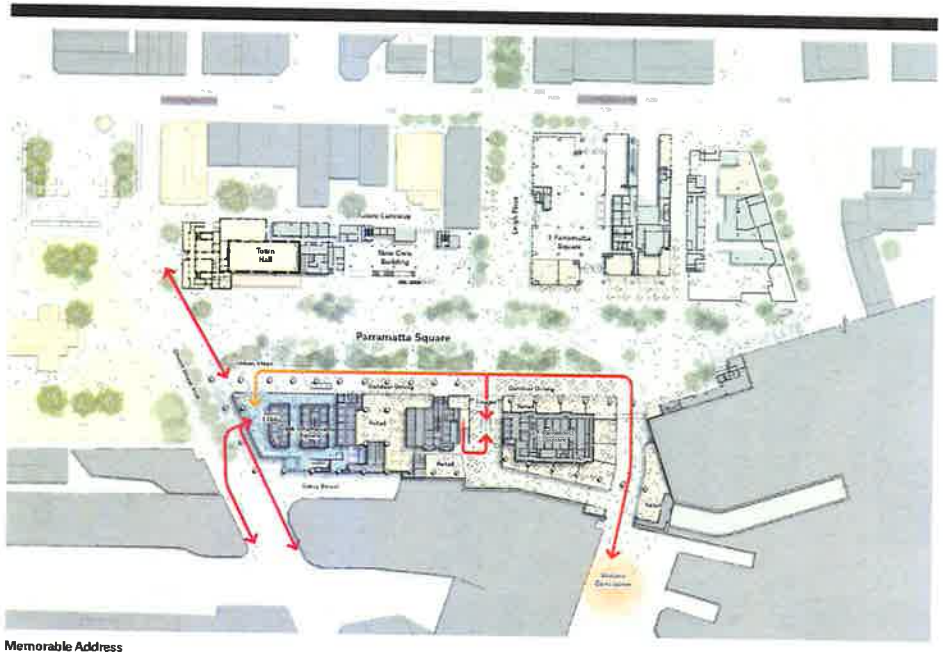


24/7 Retail Precinct

The ground plane expands the retail precinct established by 4 Parramatta Square.

A diverse retail offering will be utilised by tenants and visitors to the precinct alike.

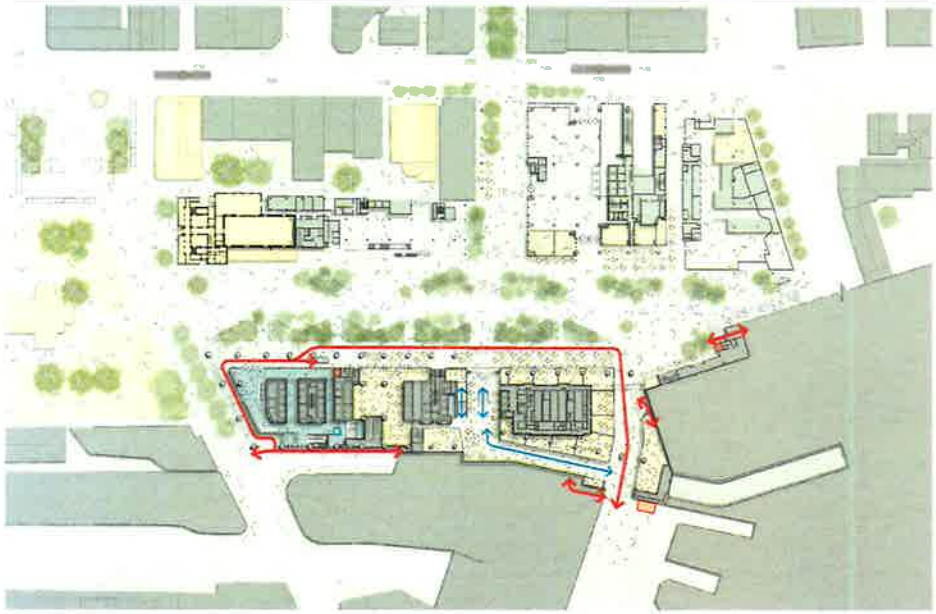
Tower Address



Memorable Address

The Tower Lobby is approachable from all directions, and complements the civic neighbours to the west and north.

24 Hour Access



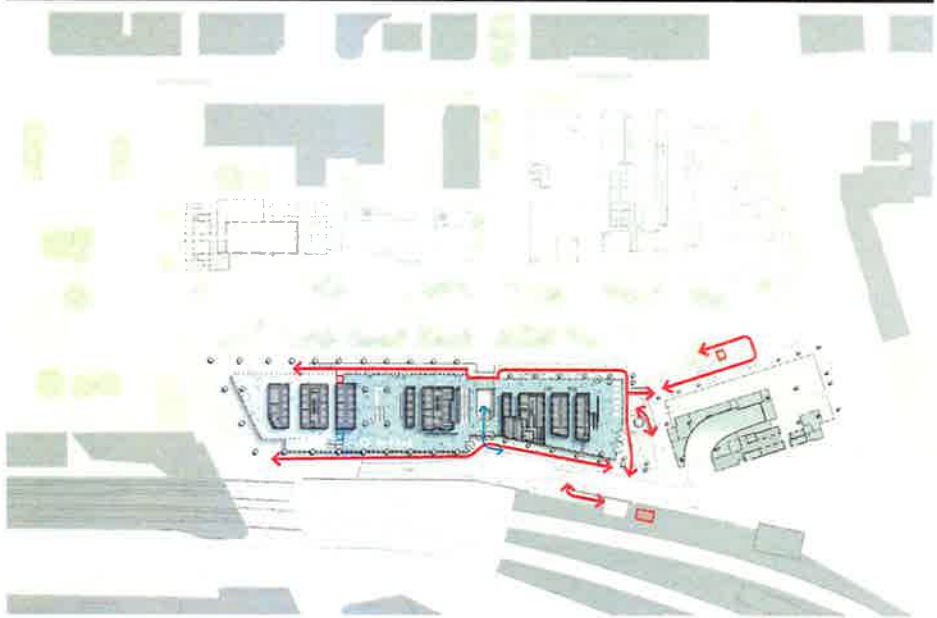
24hr Access
Parramatta Square Level

Loggia will provide access during and after normal office hours, but not 24 hour access.

Parramatta Station Link and concourse access will operate as per TfNSW and Sydney Trains requirements.

These principles and pathways are also indicated on Drawing DA-A-6-b30.

24 Hour Access



24hr Access
Darcy Street Level

Loggia will provide access during and after normal office hours, but not 24 hour access.

Parramatta Station Link and concourse access will operate as per TfNSW and Sydney Trains requirements.

A publicly accessible lift at the western end of Parramatta Square provides access between the Square and terrace levels.

A publicly accessible lift at the eastern end of Parramatta Square (adjacent to Sydney Water's podium) provides a link between the Square and Darcy Street.

These principles and pathways are also indicated on Drawing DA-A-6-b31.

4

Commercial Objectives

Strengthening Parramatta's Commercial Core

4.1 Planning Sydney's Future

Sydney, like most major cities, has had many plans to guide growth and expansion.

In 1994 the NSW Department of Planning published 'Cities for the 21st Century', which was followed a decade later by 'City of cities - A Plan for Sydney's Future'.

Both these plans identified Parramatta as a core centre for urban consolidation and investment, but their commentary on Parramatta was general in nature, with more focus on the transport and housing needs of the rapidly developing conurbation.

In 2014 the NSW Government published 'A Plan for Growing Sydney', and strengthened the implementation of this most recent plan with the establishment of the Greater Sydney Commission in 2016.

Since then, significant government and private interest has been focussed on strengthening the role of Parramatta's CBD as a destination for employment, learning and living, with the GPOP region (Greater Parramatta and the Olympic Peninsula) a core aspect of the Commission's vision for Global Sydney's future as a metropolis made up of three cities with Parramatta as the heart of the Central City.

4.2 Aligned with GPOP Vision

The transformation of urban centres requires the coordination and collocation of many activities, resources and skills.

6 & 8 Parramatta Square will strengthen Parramatta's commercial core and is aligned with the Greater Sydney Commission's plans.

The project will help strengthen Parramatta's role as a major employment centre by adding a new type of floorplate to the CBD - campus floorplates that are of particular interest to large companies that might otherwise be attracted to regional or suburban locations.

4.3 Commercial Brief

The following is extracted from the Design Excellence Competition Brief for the project

The commercial objectives are:

- *Design the building as the pre eminent land mark commercial office development in the City Centre;*
- *Maximise the net lettable area within the building envelope;*
- *Maximise building efficiency of 90% GFA to NLA;*
- *Provide a net lettable area of office space of approximately 123,000sqm;*
- *Maximise retail uses on the ground floor for each street frontage. Provide retail on the lower ground and across the upper ground plane to activate the public domain and the interface with Parramatta Square and Church Street Mall;*
- *The floor plate design should provide high levels of occupant amenity including light, depth of space and views;*
- *Floor plate sizes should range from 2,300sqm NLA to 2,800sqm NLA maximising A-grade space and floor plate efficiency where ever possible;*
- *The tower floor plates to be designed to perform efficiently in terms of tenant fit out, flexibility and adaptability to a variety of workplace types;*
- *The lower design to be designed to encourage a wide variety of different tenant types;*
- *Integration and activation of the ground floor retail with the public domain; and*
- *Focus on the interface of the building with surrounding Parramatta Square sites, particular 4 Parramatta Square and public domain.*

4.4 Parramatta Context

Given the anticipated pipeline of residential accommodation in Parramatta over the next 5 years, opportunities to strengthen the commercial core of the CBD, particularly on sites which can increase floorspace diversity, can make a significant contribution to delivering the "30 minute city."

Market Sensitivity

Current rental rates for commercial space in Parramatta are between 50 - 60% of the rates in Sydney's eastern CBD.

This necessitates a location specific response, to ensure that the project is economically feasible, yet able to make a long term positive contribution to the city.

Current Availability

In the latest office market report from the Property Council of Australia (August 2017), for the first six months of this year, there was a zero vacancy rate for A Grade office space in Parramatta and that the total vacancy rate for office space was 4.3%.

This compares to the 5.9 % vacancy rate in the eastern CBD.

Future-proof Floorplates

The massing and core design has been carefully developed to provide a range of floorplate sizes, so that the building can respond to future market needs, and complement the other commercial buildings in Parramatta's core.

Campus floors of 2,750 m² NLA, which can be easily subdivided into 1,800 m² and 1,000 m² parcels with the dual core configuration without affecting amenity, access or security.

Tower floors of 2,350 m², which can be configured into single or multiple tenancies.

Emergent Workforce

The rapidly changing demographics of the city are placing greater demands on the commercial section.

With significant growth in young, well educated workers, these people are also seeking employment closer to home.

Major tenants can leverage this highly educated workforce, further reinforcing Parramatta's attractiveness for businesses to relocate.

5

Building Form

5.1 Massing Strategies

A range of strategies have been explored to reinforce the verticality of the building form, and its contribution to the activation of the precinct.

Defining the Square

The building form responds to the urban setting and the floorplate objectives.

The podium levels respond to the design of 4 Parramatta Square to present a varied yet harmonious frontage to Parramatta Square, and an integrated streetscape and elevation to Darcy Street.

Height

The top of the Tower architectural roof feature is RL. 240, which aligns with the maximum CASA approved height limit for the site.

Other key datum levels

The building form responds to the key podium datum levels established by 2 and 4 Parramatta Square:

> The underside of the tower is set at RL. 31.85, matching the colonnade alignments of the neighbours to the east

> The base of the expressed tower is set at RL. 40.70 to align with 4 Parramatta Square and be just above the top of the spires of St Johns Cathedral Church.

Setbacks

North

The upper and lower sections of the podium, and the base of the Campus, match the setbacks established by 4 Parramatta Square.

West

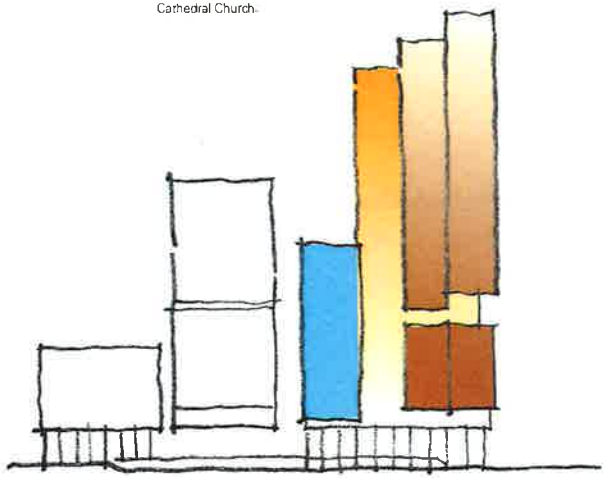
The building is set back (to the east) from the alignment of Church Street Mall.

Above the lower podium levels, the Tower facade cantilevers 6.5m.

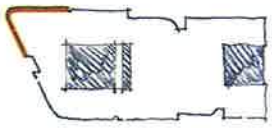
4 Parramatta Square

The eastern façade of the building is offset 12m from the western face of 4 Parramatta Square.

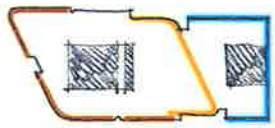
This projection allows for the building form to be sculpted with recesses and slots to accentuate the slenderness of the tower form, whilst delivering the allowable floorspace.



Three facade types with varied articulation and geometry
Stepped tower form marks Parramatta Square from around the CBD

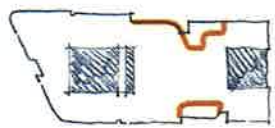


Expressed slots and façades reinforce expression of corner, which is also reinforced vertically

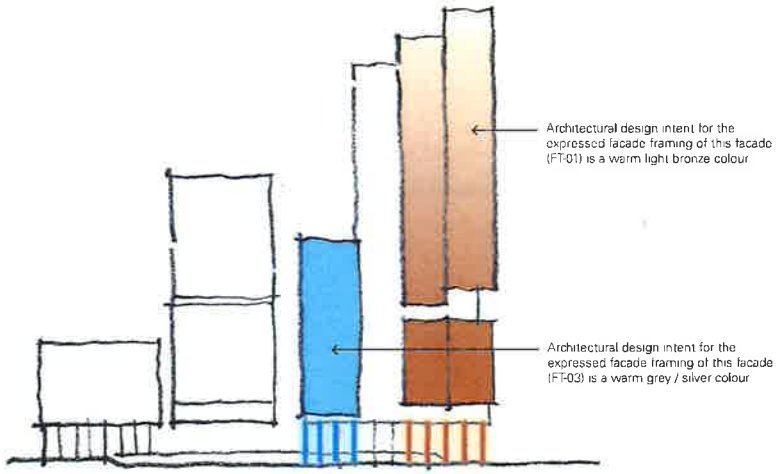


Three distinct forms, each with their own expression

Expressed slots and façades reinforce expression of corner, which is also reinforced vertically



Atria opportunities to activate facade integrated with facade design



Different columns that visibly relate to the buildings above

Building Height

5.2 Building Height

The Height of Buildings Map notes that 200m is permissible on the site (AG).

Parramatta Local Environment Plan 2011

Clause 7.10 Design Excellence

(6) If the design of a new building, or an external alteration to an existing building, is the winner of a competitive design process and the consent authority is satisfied that the building or alteration exhibits design excellence, it may grant development consent to the erection of the new building, or the alteration to the existing building, with:

(a) in any case—a building height that exceeds the maximum height shown for the land on the Height of Buildings Map or an amount of floor space that exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map (or both) by up to 15%, or

(b) if the proposal is for a building containing entirely non-residential floor space in Zone B4 Mixed Use—a building height that exceeds the maximum height shown for the land on the Height of Buildings Map or an amount of floor space that exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map (or both) by up to 25%.

Design Response

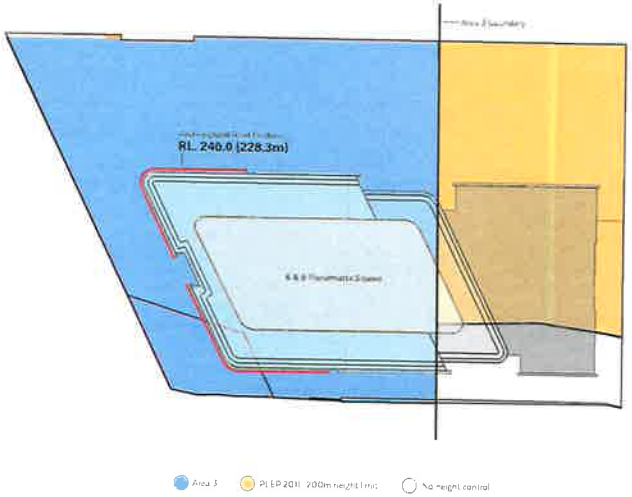
If the 25% height bonus is applied, as per Clause 7.10 (b) above, the maximum permitted building height in the non Area 3 portion is 250m.

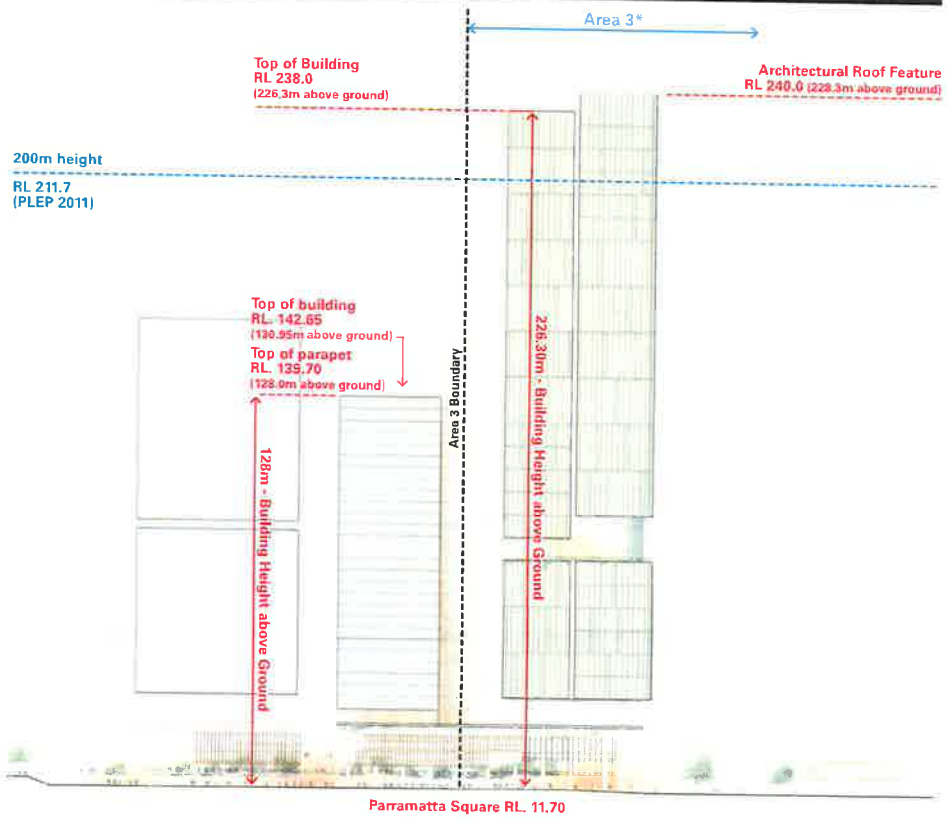
The proposed maximum height of the building in the non Area 3 portion is 130.95m.

As illustrated in the diagram at right, both sections of the building are below the maximum building height.

Jubilee Park

The articulation of the top of the building, including the plant room and facade screen in the NW corner, has been sculpted to ensure there is no overshadowing to Jubilee Park as required by the Parramatta LEP 2011 and DCP 2011.





Area 3*

As per clause 7.6(2) of PLEP 2011, the consent authority can grant approval to a development exceeding 200m (and with no upper limit) in Area 3 as long as the building does not exceed 95,000 sq. m.

Lifting Strategies

5.3 Lifting Strategies

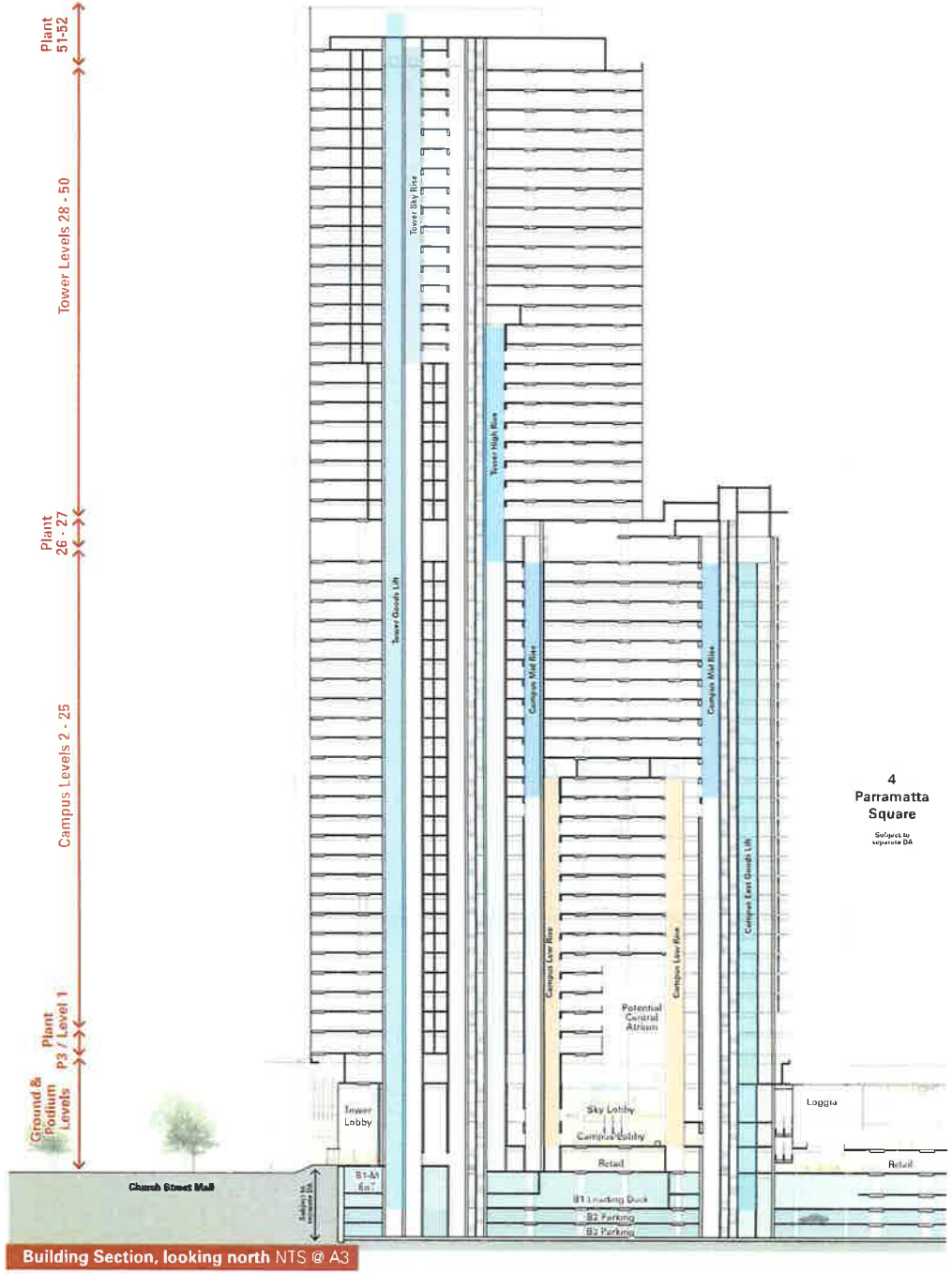
The lift design provides PCA A Grade lifting with a population density of 1:10.

All passenger lifts are managed by Destination Control systems.

Key	6 & 8 Parramatta Square Uses
	Campus Office
	Tower Office
	Plant
	Other Uses
	Lobby & Retail
	Basement

4 & 5 Parramatta Square	6 & 8 Parramatta Square
Current Approved DA	Competition Stage
	Level 52
	Level 51
	Level 50 Office / Function
	Level 49
	Level 48
	Level 47
	Level 46
	Level 45
	Level 44
	Level 43
	Level 42
	Level 41
	Level 40
	Level 39
	Level 38
	Level 37
	Level 36
	Level 35
	Level 34
	Level 33
Level 32	Level 32
Level 31	Level 31
Level 30	Level 30
Level 29	Level 29
Level 28	Level 28
Level 27	Level 27
Level 26	Level 26
Level 25	Level 25
Level 24	Level 24
Level 23	Level 23
Level 22	Level 22
Level 21	Level 21
Level 20	Level 20
Level 19	Level 19
Level 18	Level 18
Level 17	Level 17
Level 16	Level 16
Level 15	Level 15
Level 14	Level 14
Level 13	Level 13
Level 12	Level 12
Level 11	Level 11
Level 10	Level 10
Level 9	Level 9
Level 8	Level 8
Level 7	Level 7
Level 6	Level 6
Level 5	Level 5
Level 4	Level 4
Level 3	Level 3
Level 2	Level 2
Level 1	Level 1
Podium 3	Podium 3
Podium 2	
Podium 1	
Upper Ground	Upper Ground
Lower Ground	Lower Ground
Basement 1 Mezz	Basement 1 Mezz
Basement 1	Basement 1
Basement 2	Basement 2
Basement 3	Basement 3
	Basement 4

6 & 8 Parramatta Square



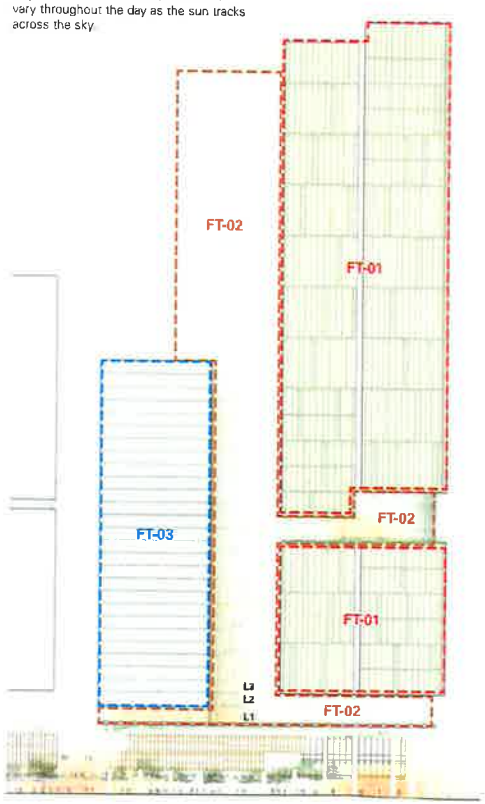
Building Section, looking north NTS @ A3

Massing & Expression

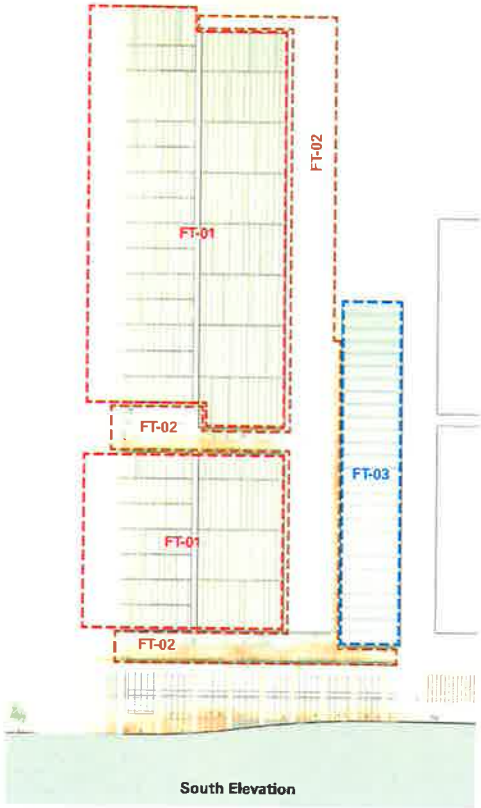
5.4 Massing & Expression

Annotation of the three primary tower facade types has been added to the DA drawings, as requested by CoPC.

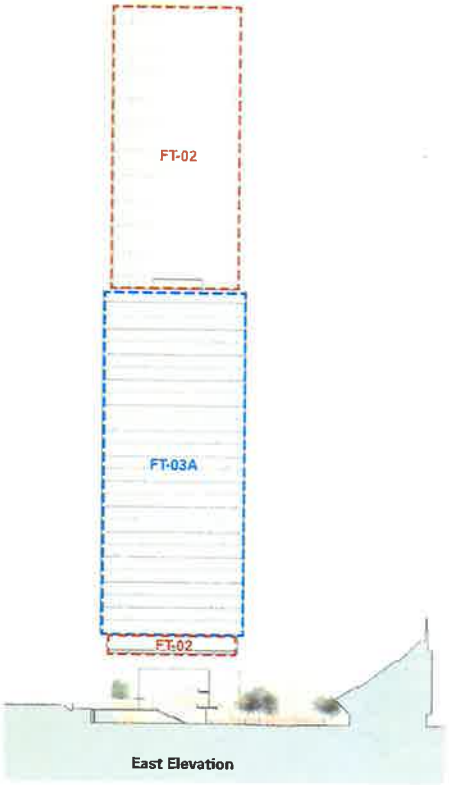
The variation in the appearance of the FT-01 facades is intentional - this is the variation in shading of the blades and facade panels behind due to their varying angles across the facades, which will vary throughout the day as the sun tracks across the sky.



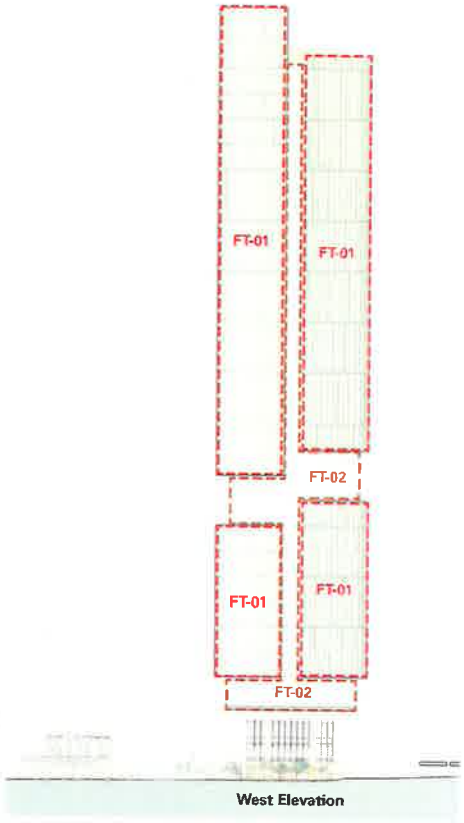
North Elevation



South Elevation



East Elevation



West Elevation

Massing Projections & Relief

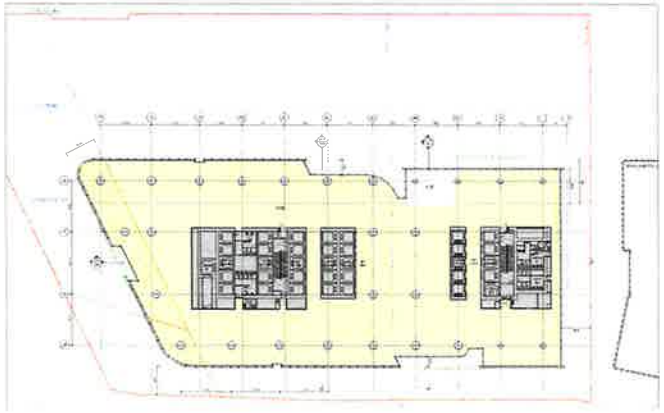
5.5 Massing Projections & Relief

The building form has been developed through consultation with the Design Excellence Jury.

In particular, the development of the design has sought to reinforce the expression of a slender tower, by sculpting the eastern portion of the site to reinforce the slenderness of the tower element, rather than a stacking of blocks.

The recessed sections on the north side (and to a lesser extent on the south) of the plan are critical to achieving this expression, but result in lost area.

The scale of the floorplates is considered important as this is one of the few sites in Parramatta's CBD that can deliver large, campus style floorplates with excellent internal amenity.



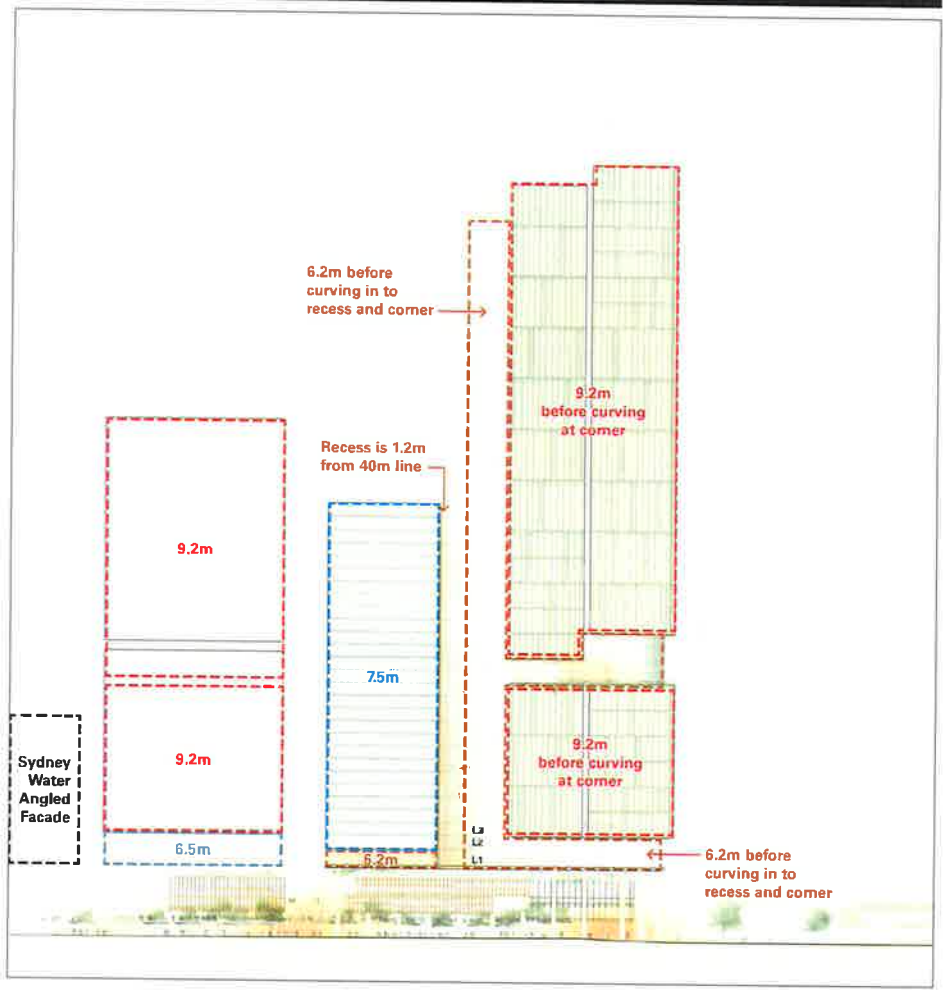
Total Potential Reference Design Footprint

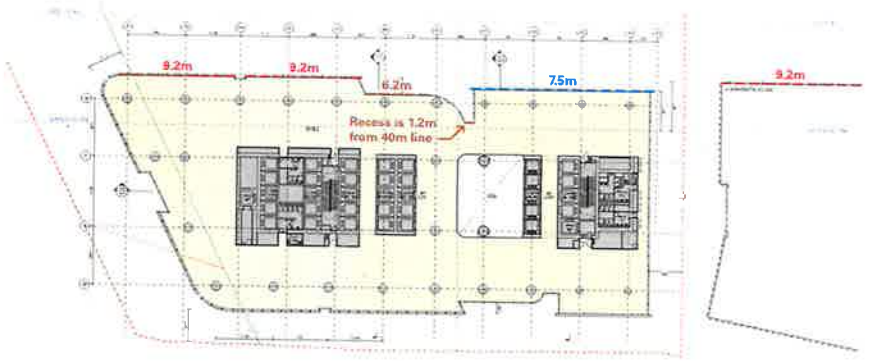
Modeling of Proposed Design Footprint Relief (Campus)

Whilst the proposal does not extend further past the 40m line than 4 Parramatta Square, the projection over Church Street Mall compensates for the area required to achieve the expression of a slender tower.

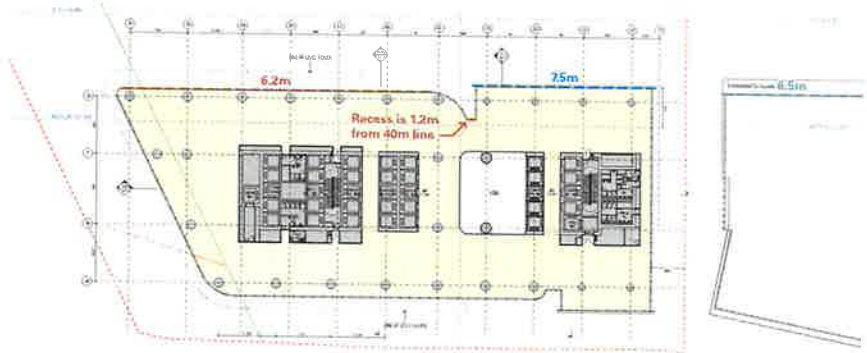
This area is also critical to the planning of the office floors as good connectivity between the northern and southern sides of the floorplate is important for workplace efficiency and community.

Massing Projections & Relief

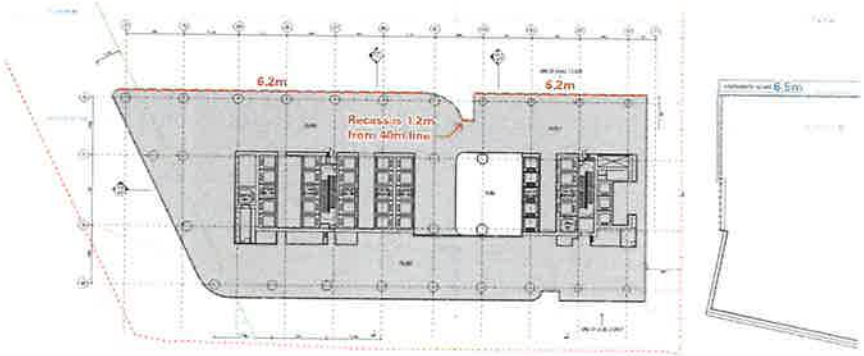




Typical Campus Levels



Level 2



Level 1

Precinct Urban Design Response

5.6 Precinct Urban Design Response

Podium

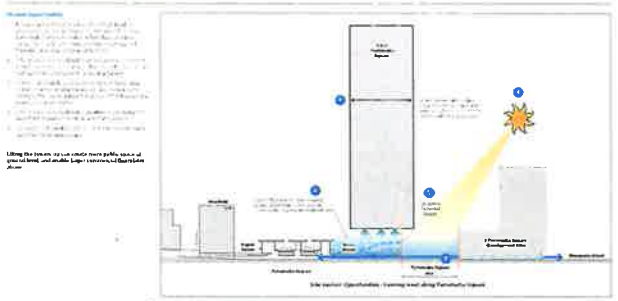
The principles established by 4 Parramatta Square, as illustrated in these extracts from design report that accompanied the approved DA for 4 & 6 Parramatta Square (DA436/2015), have been applied to 6 & 8 Parramatta Square, with minor modificaitons to suit the site's particularities.

Tower

The tower component of 6 & 8 Parramatta Square springs from the same datum level established by 4 Parramatta Square, but has been modulated to celebrate the corner and be legible as a slender form in the round.

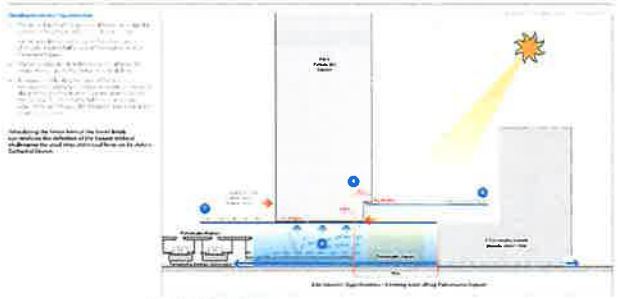
05 Building Form

Podium and Tower Development

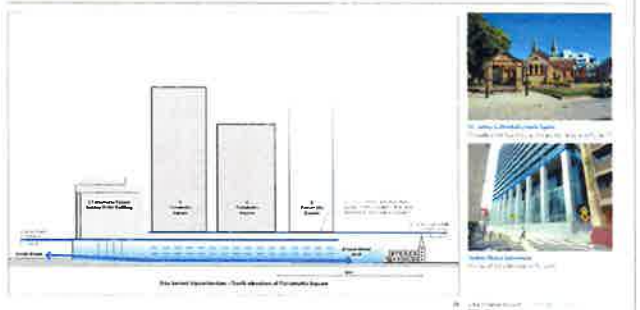


05 Building Form

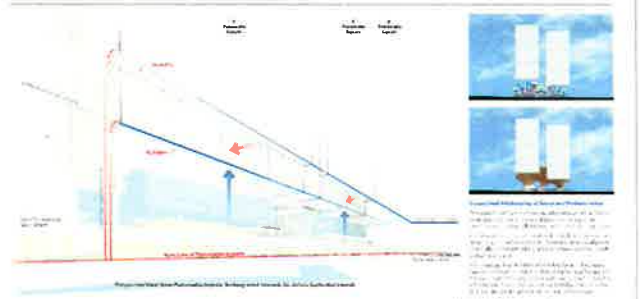
Podium and Tower Development



Podium and Tower Development



Podium and Tower Development



Commercial Drivers

The commercial drivers that informed the layout and floorplates of 4 Parramatta Square equally apply to 6 & 8 Parramatta Square.

This site's capability to deliver floorplates around 3,000 m2 NLA will add considerable diversity to the Parramatta CBD, and increase the city's capacity to attract major businesses and employers to the CBD that might otherwise consider suburban premises.

Site

The site for 6 & 8 Parramatta Square is narrower than 4 Parramatta Square due to the geometry of Darcy Street varying at either end.

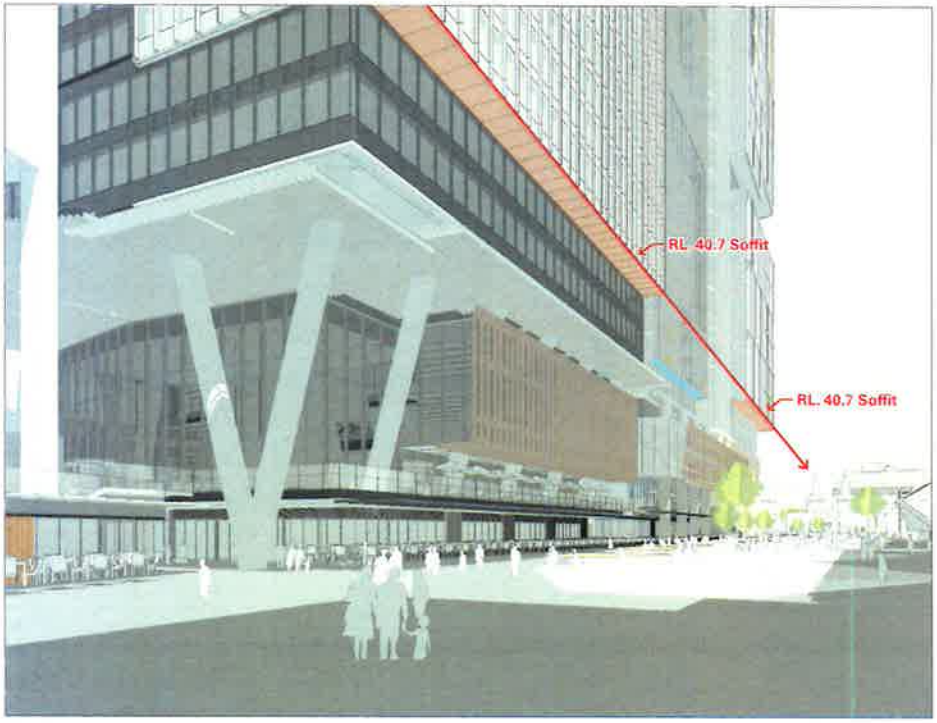
Massing Alignments

5.7 Massing Alignments

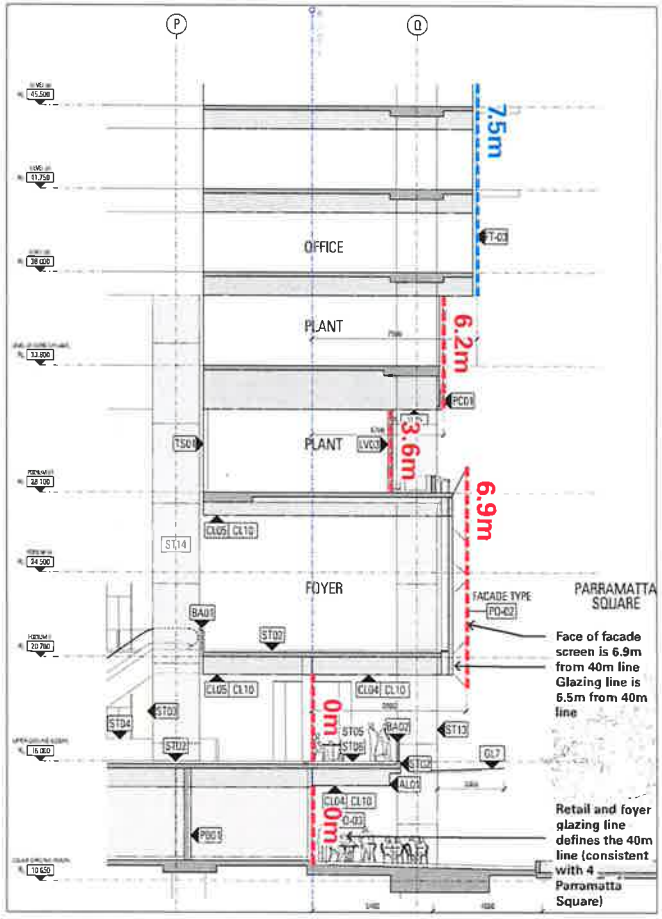
The setbacks and alignment levels have been composed to present a coordinated yet dynamic frontage to Parramatta Square.

The portion of facade that is set out 7.5m from the 40m line does not diminish the legibility of the soffits that describe the RL. 40.70 soffit level that relates to the spires of St. John's Cathedral Church at the western end of Parramatta Square.

Massing Alignments



View of Colonnade from West (Eye Level View)



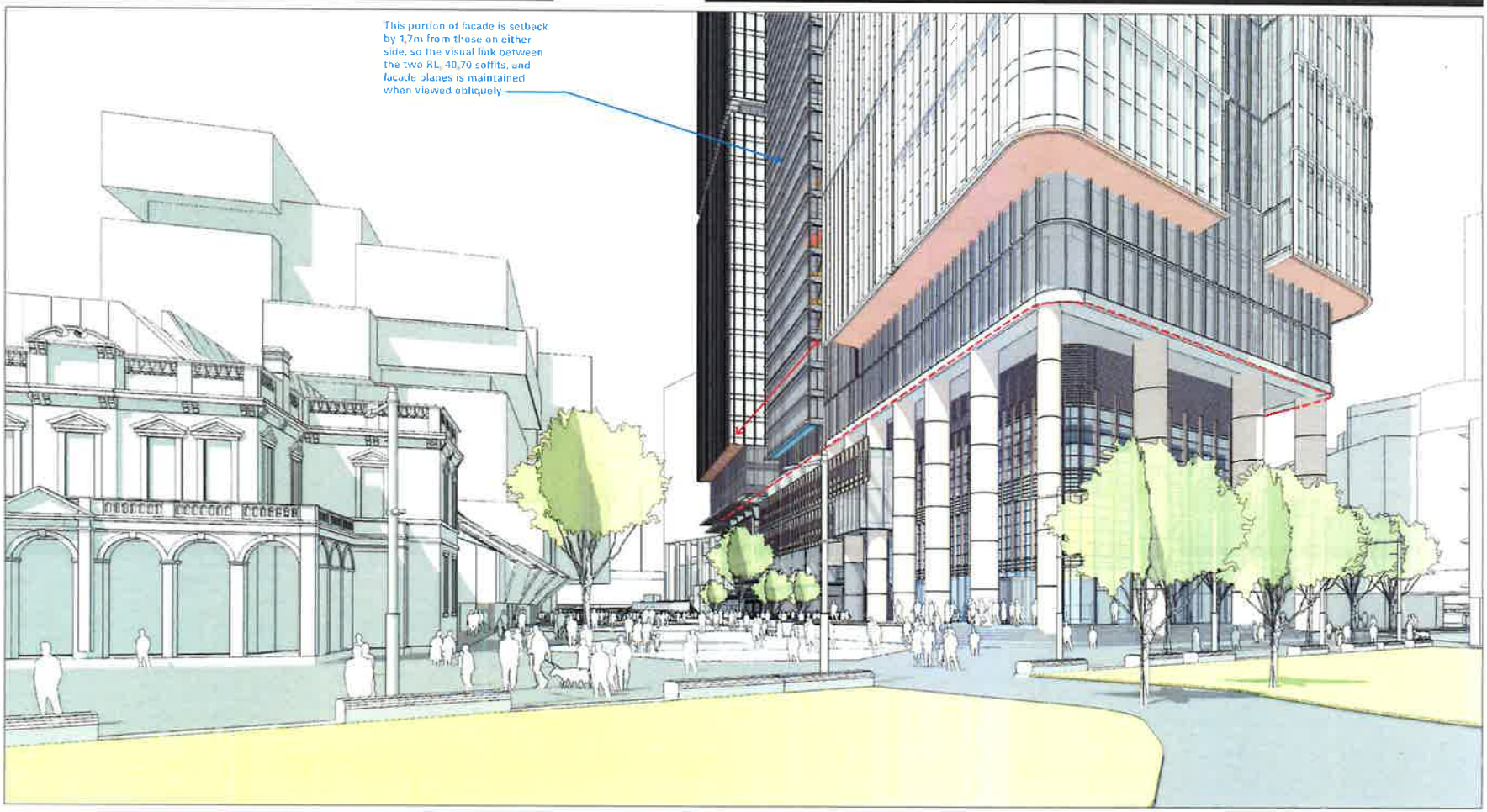
Section through 6 Parramatta Square, looking west

The drawing at left indicates the podium facades relative to the 40m line of Parramatta Square.

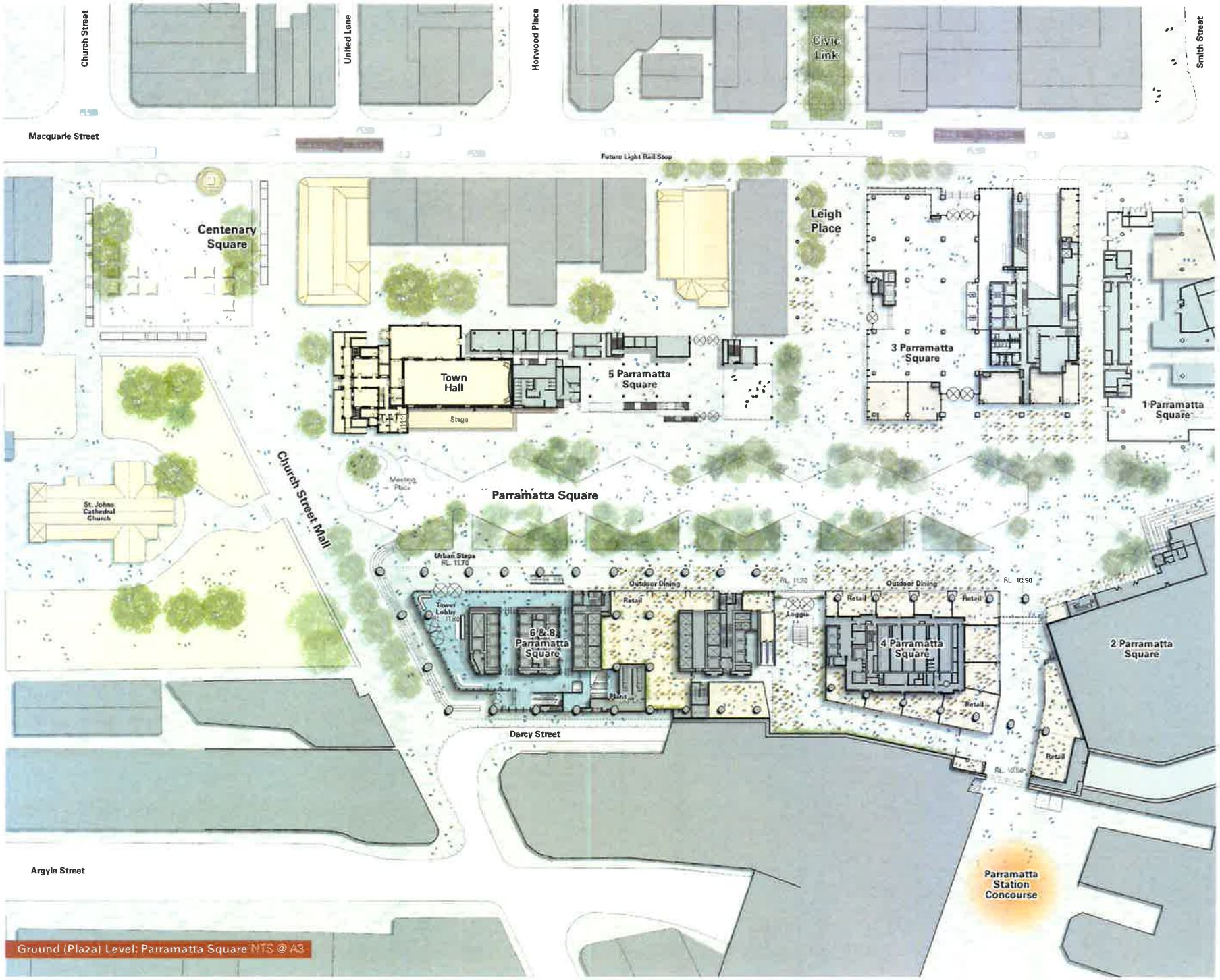
Massing Alignments

The portion of facade that is set out 7.5m from the 40m line does not diminish the legibility of the soffits that describe the RL 40.70 soffit level that relates to the spires of St. John's Cathedral Church at the western end of Parramatta Square.

The massing strategies and facade setouts for 6&8 Parramatta Square are aligned with, and support those, established by 4 Parramatta Square.



View of Parramatta Square from the west (Eye Level View)



Ground (Plaza) Level: Parramatta Square NTS @ A3

Lower Levels

6.1 Lower Ground Level

Parramatta Square will be Greater Western Sydney's major civic meeting place, larger than Martin Place in Sydney's eastern CBD, and activated by a diverse range of uses.

All the lower levels of 6 & 8 Parramatta Square enjoy excellent physical and visual connectivity to the precinct.

Tower Lobby

The Tower Lobby is directly accessible from Parramatta Square and Church Street Mall.

Set at RL. 11.80 and framed by the Urban Steps on the west and north sides, the Tower Lobby is an appropriate scale for a building of this importance within Parramatta's CBD.

Retail

A diverse range of retail spaces are proposed within Upper and Lower Ground levels.

The retail mix will be carefully composed to provide diversity and appeal to a wide customer mix.

A major destination food and beverage offering that will be attractive to both local residents, office workers and visitors is proposed to the western end of the site, within a large triple height space with a glazed roof between 6 & 8 Parramatta Square.

Tower Foyer & Urban Steps

Tower Lobby

6 & 8 Parramatta Square is an important civic marker for the CBD, reinforcing both the Square and Church Street as major components of the city centre's urban structure.

The tower Lobby makes a dramatic and active contribution to the public realm, and the building address is clear from all approaches.

Section through Tower Lobby

The Tower Lobby is approachable from all directions, and reinforces the identity of Parramatta Square as a place where civic life, city living and city commerce co-exist in harmony.

Darcy Street

6.2
Upper Ground Level

The Campus Lobby is located at Darcy Street Level, with a drop off zone directly adjacent to the Loggia.

Campus Lobby

The Campus Lobby enjoys excellent daylighting from the northern elevation which is largely glazed. Shading elements provided controlled daylighting deep into the lobby space.

The Campus Lobby can provide multiple destinations for major tenants with reception spaces at the entry level, and Sky Lobbies at Podium 1 Level.

Escalators within the lobby link these two levels.

Northern Terrace

A terrace along the northern frontage to Parramatta Square provides an active edge with excellent views to the Square.

A stair and lift link is provided at the western end, and the terrace is linked to the 4 Parramatta Square terrace at the eastern end.

Loggia

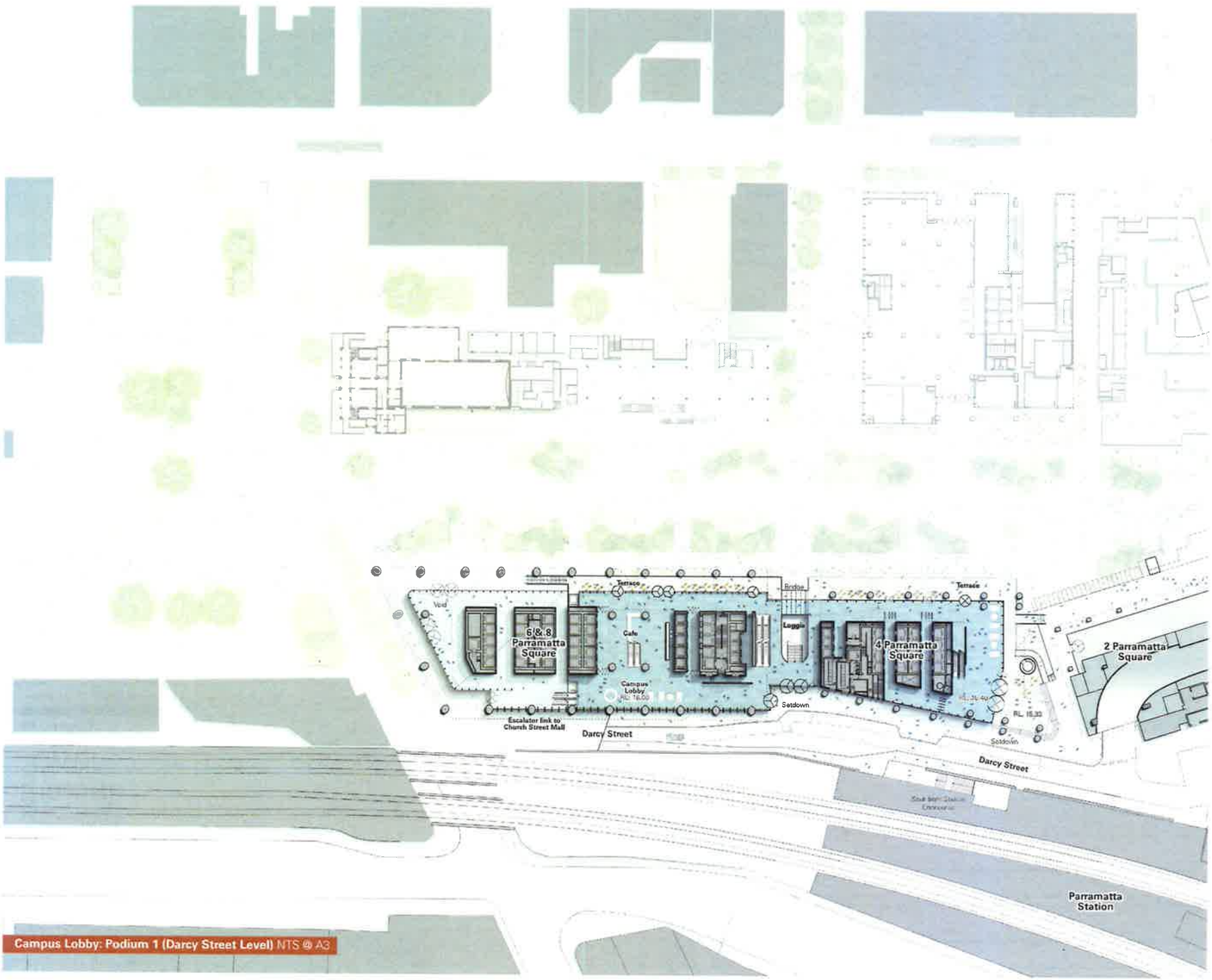
The Loggia aggregates a range of vertical links between levels to simply circulation.

Pairs of escalators, directly adjacent to the Car Park Lifts, link the Plaza level to the upper lobby levels.

A stair provides a direct link between Podium 1 Level and Plaza Level.

Link to Church Street Mall

Escalators in the southwest corner of the Campus Lobby provide a direct link to Church Street Mall.



Campus Lobby: Podium 1 (Darcy Street Level) NTS @ A3

Links between Plaza and Lobby Levels

The Loggia responds to the future alignment of the Civic Link to the north, and provides multiple connections between the lower levels of the development.

Escalators, Stairs and Car Park Lifts provide accessible links between levels that suit the pedestrian network at Plaza Level and the setdown positions along Darcy Street.

Levels of the Loggia also allow for connections between 4 Parramatta Square and 6 & 8 Parramatta Square.

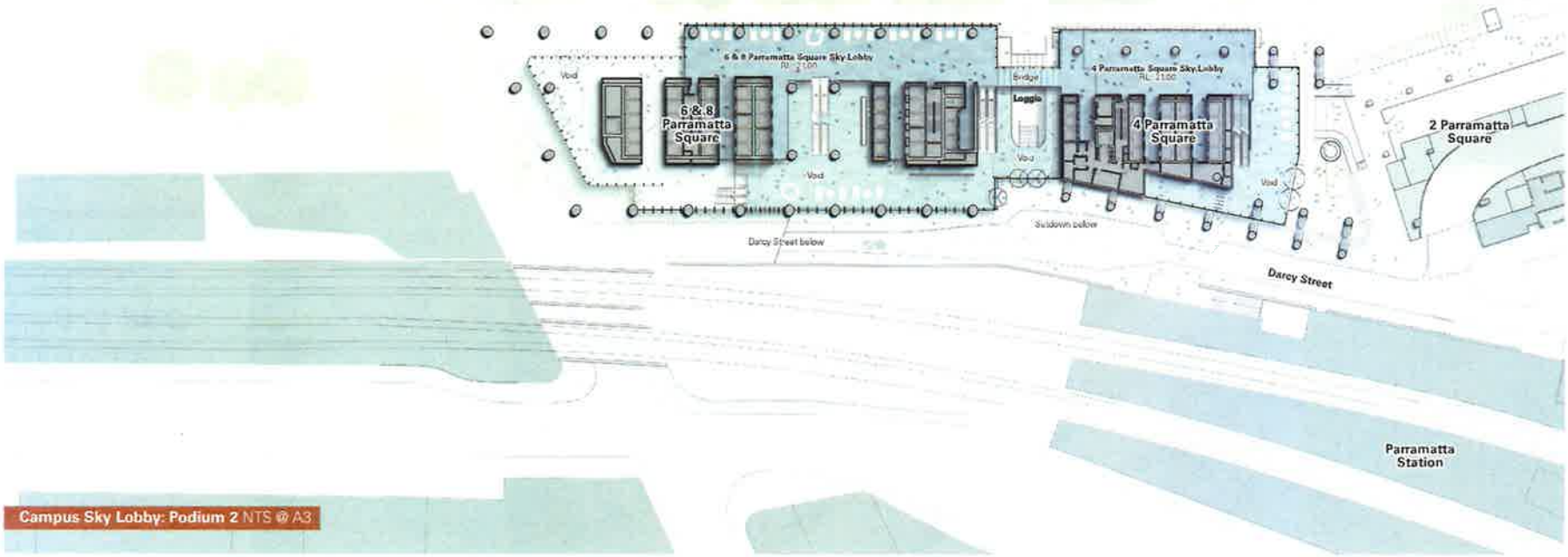
Campus Sky Lobby

6.3
Podium 1 (Sky Lobby) Level

Additional lobby and reception spaces at Podium 1 provide great flexibilty for tenants.

These spaces enjoy excellent views to the Square, and are linked to lower levels by the Loggia and escalators within the Campus Foyer.

A bridge link through the Loggia can provide enhanced connectivity to 4 Parramatta Square.

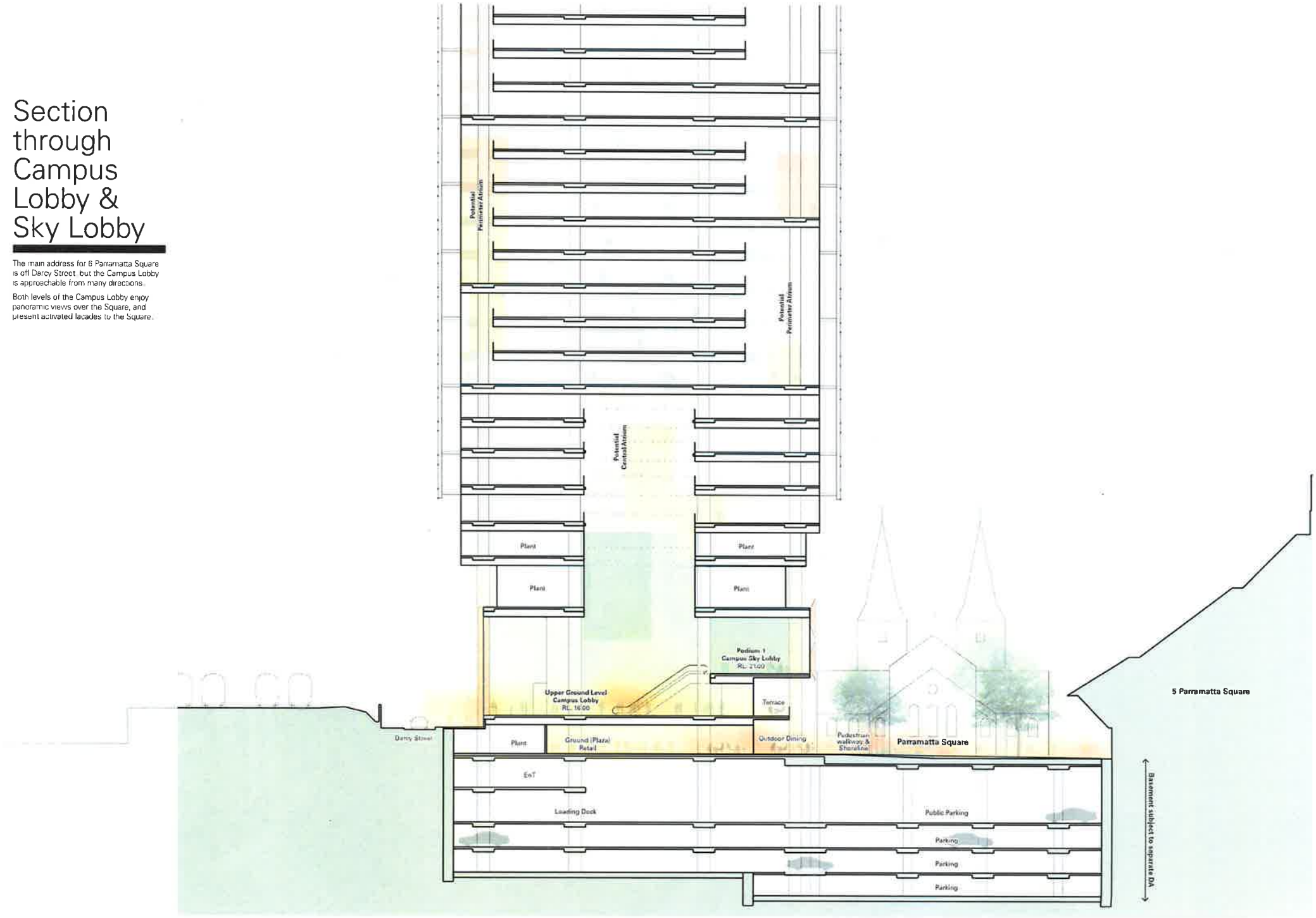


Campus Sky Lobby: Podium 2 NTS @ A3

Section through Campus Lobby & Sky Lobby

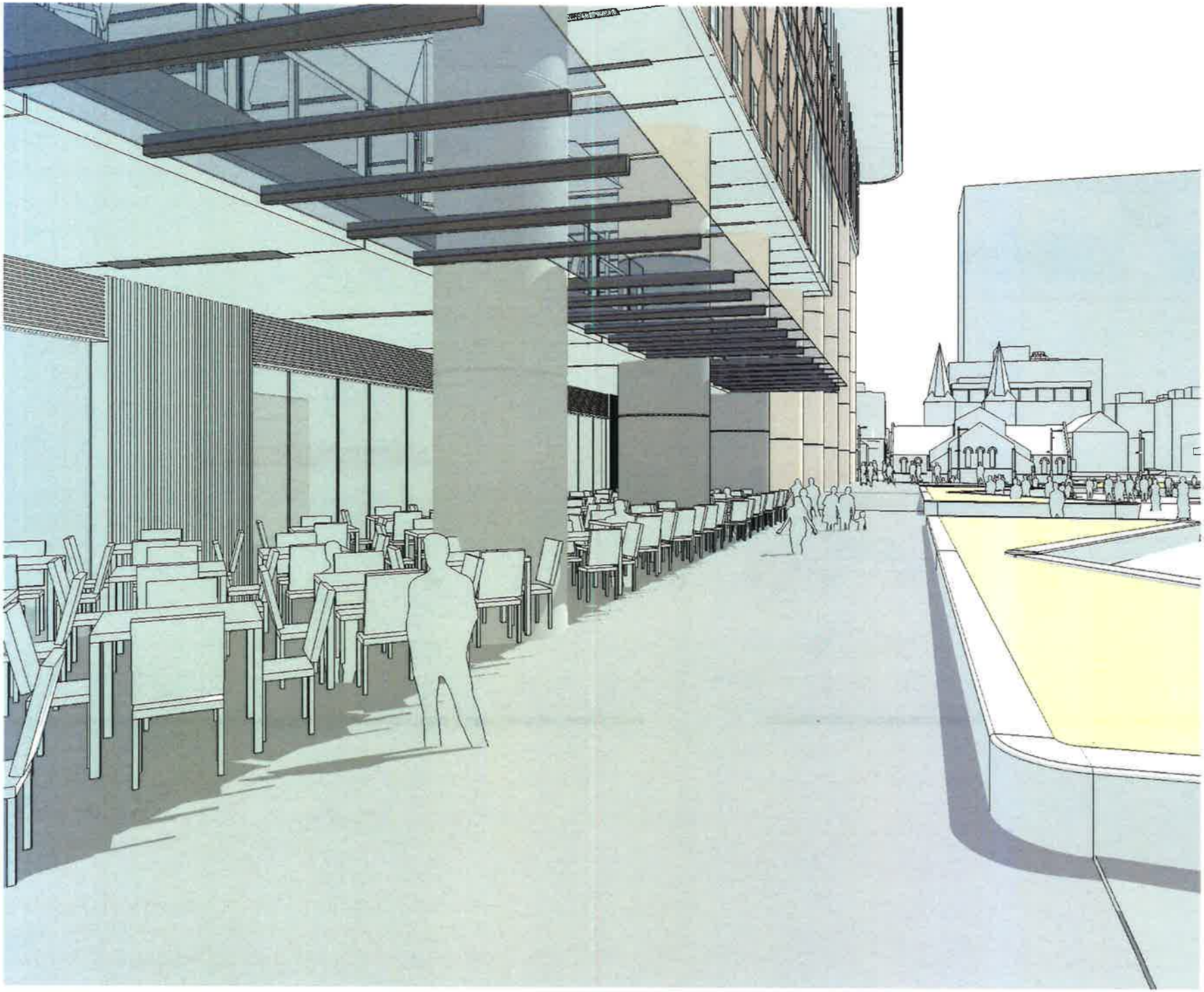
The main address for 6 Parramatta Square is off Darcy Street, but the Campus Lobby is approachable from many directions.

Both levels of the Campus Lobby enjoy panoramic views over the Square, and present activated facades to the Square.



Parramatta Square

6 & 8 Parramatta Square extend the urban design principles established by 4 Parramatta Square, but respond in a unique way to the site's orientation, address and levels.



Parramatta Square Outdoor Dining

The colonnade extends the language of outdoor dining along the edge of Parramatta Square, providing a weather protected public pedestrian path along the square and whilst offering subtle differentiation between tenancies.

Active Edges and Retail

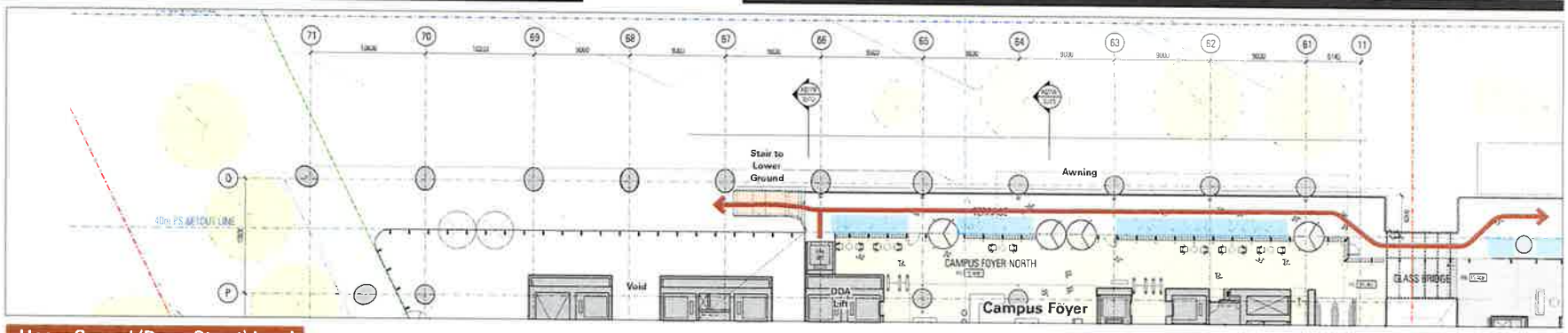
The majority of the northern edge of the Plaza and Podium 1 Levels are active with sheltered internal and external spaces suited to food and beverage use.

Creating appropriate microclimates

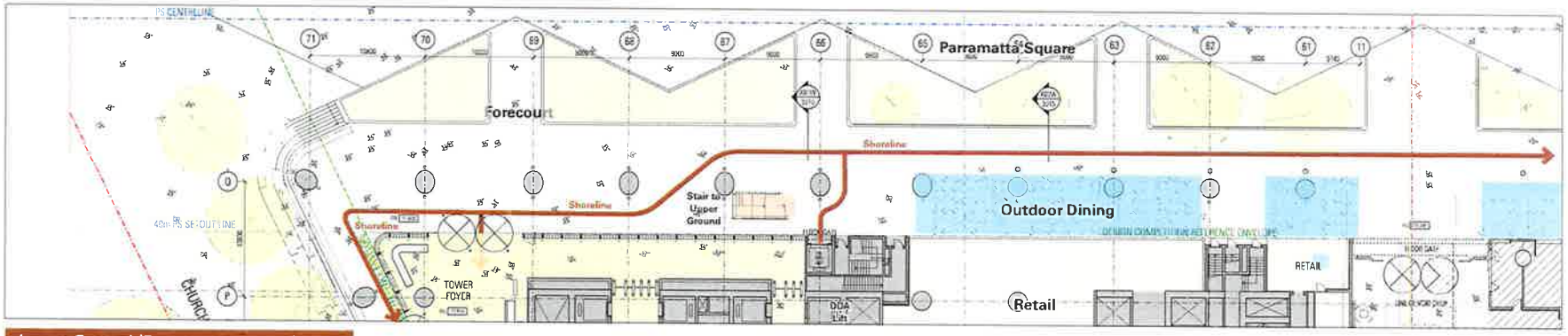
The design integrates a range of initiatives to control the microclimate around the building edges, in particular the provision of shade in summer and wind protection throughout the year.

Shoreline / Outdoor Dining Layout

The outdoor dining layout has been coordinated with the public domain design and the shoreline to maximise activation opportunities and diversity of experience around Parramatta Square.

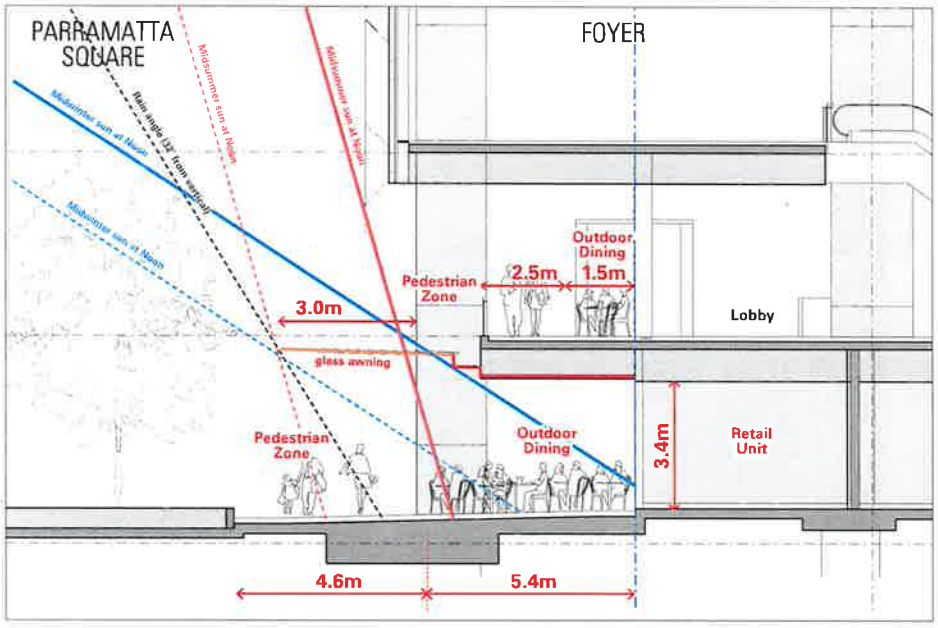


Upper Ground (Darcy Street) Level



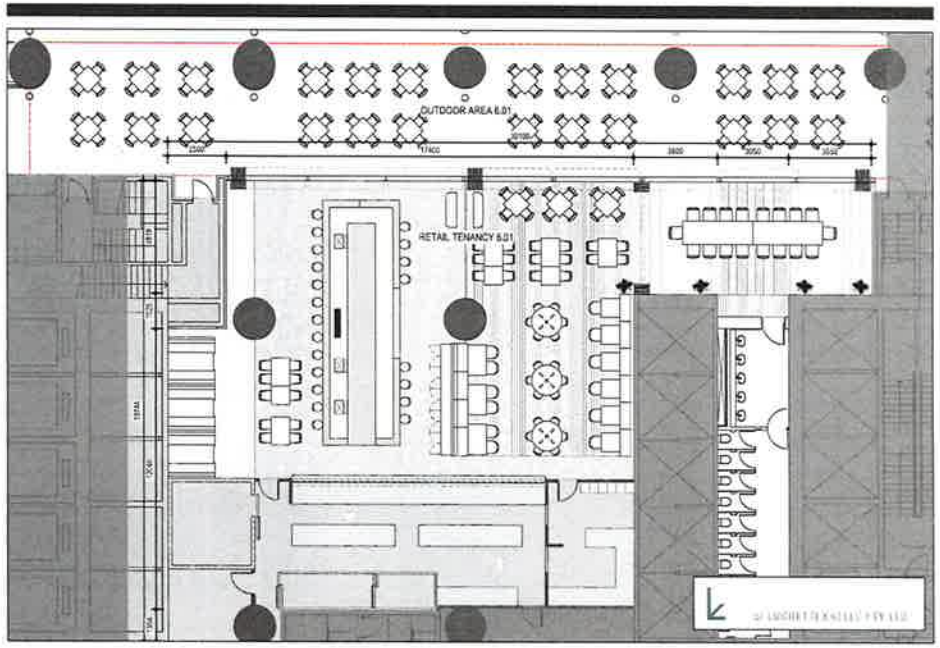
Lower Ground (Parramatta Square) Level

Shoreline / Outdoor Dining Layout



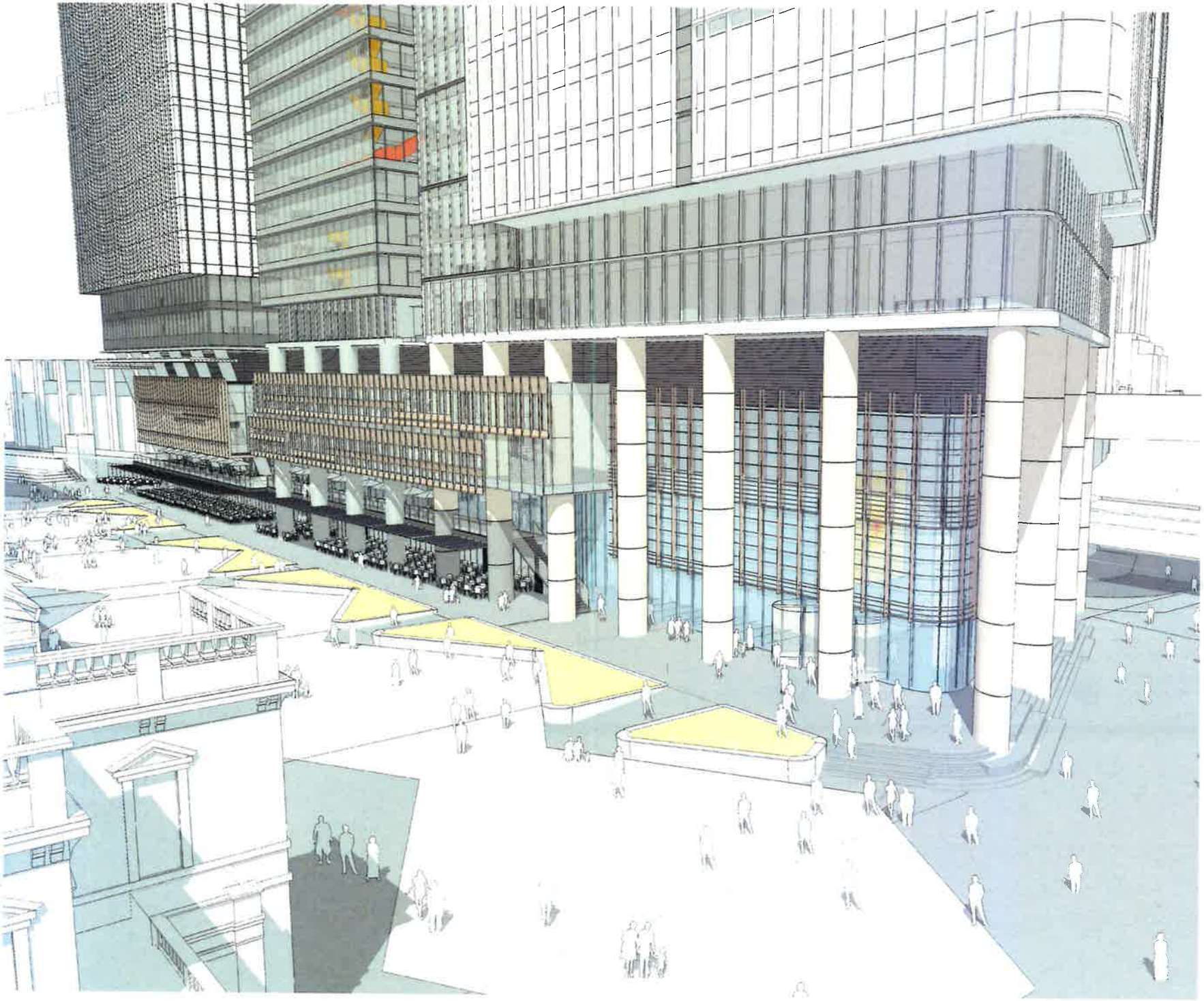
Awning Configuration

The awning has a stepped profile, opening up to the north.



Indicative Retail Test Fits

The retail and outdoor dining spaces have been developed with specialist input from retail design experts, to validate their configurations and to ensure that the precinct can deliver the appropriate diversity, quality and efficiency.



Parramatta Square Outdoor Dining

Precinct Coordination

The design proposal for 6 & 8 Parramatta Square is coordinated with the public domain and 4 Parramatta Square (each subject to separate DA).

Church Street Colonnade & Urban Stair

The Tower Lobby enjoys excellent views to the precinct, and is legible as a major building entrance from Centenary Square and Argyle Street.

The Urban Steps provide a habitable space to watch passers by along Church Street Mall without disconnecting the Tower Lobby from the public domain.

Projection above Church Street Mall

The area delivered by the 6.5m projection over Church Street Mall above RL 31.85 allows the building form to be modulated in a variety of ways to reinforce the slenderness of the tower form and the diversity of forms and façades that make up a cohesive and striking building mass.

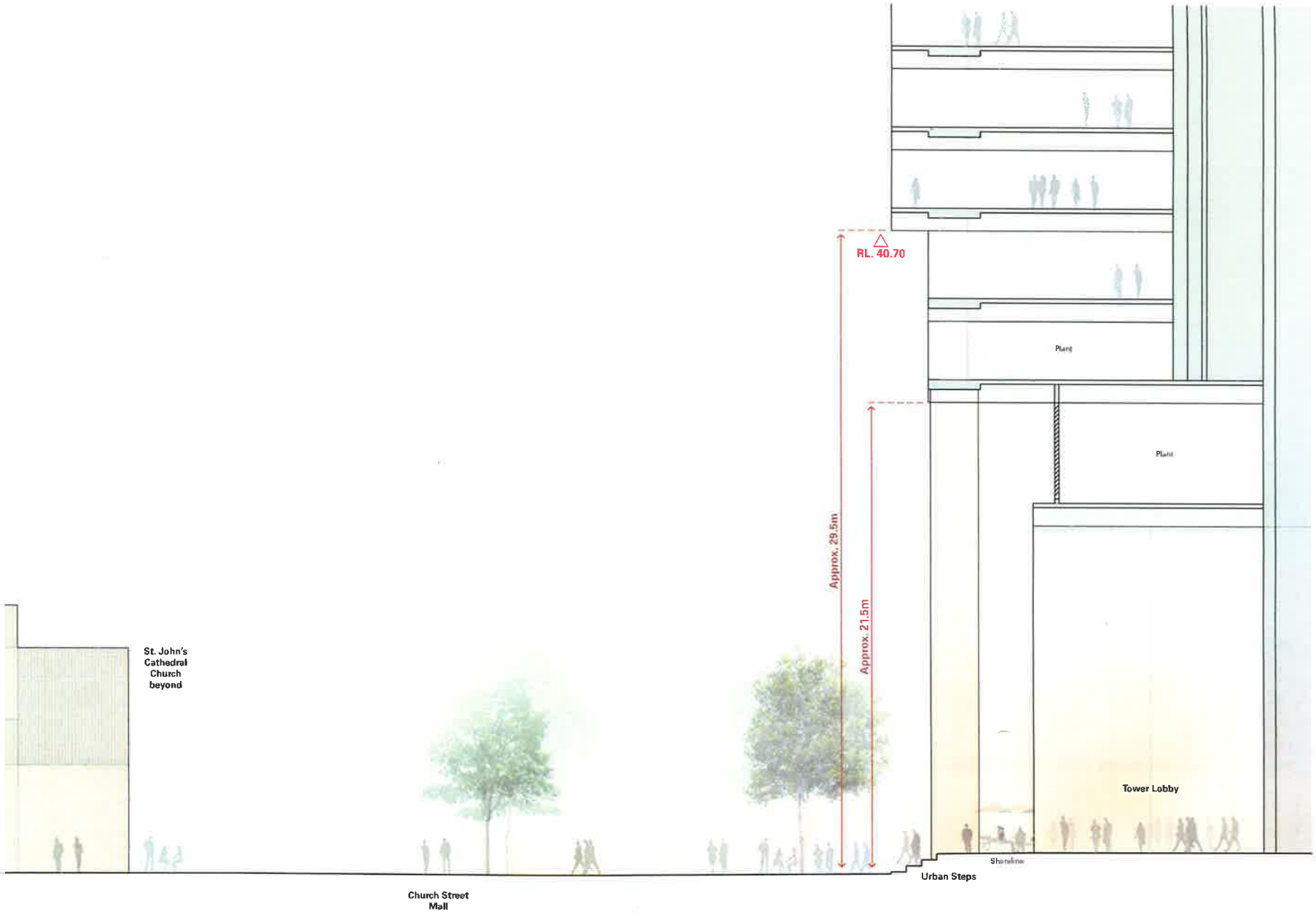
Importantly, the 6.5m projection over Church Street Mall also enables a consistent, rational and elegant expression of the colonnade along Church Street Mall and Parramatta Square as the alignment described in the DA design package maximises the structural efficiency of the floors above with a balanced cantilever, and a regular setout of columns within the public domain.

The projection of the façade above Church Street Mall also provides some protection to the pedestrian pathway and shoreline around the Tower Lobby.

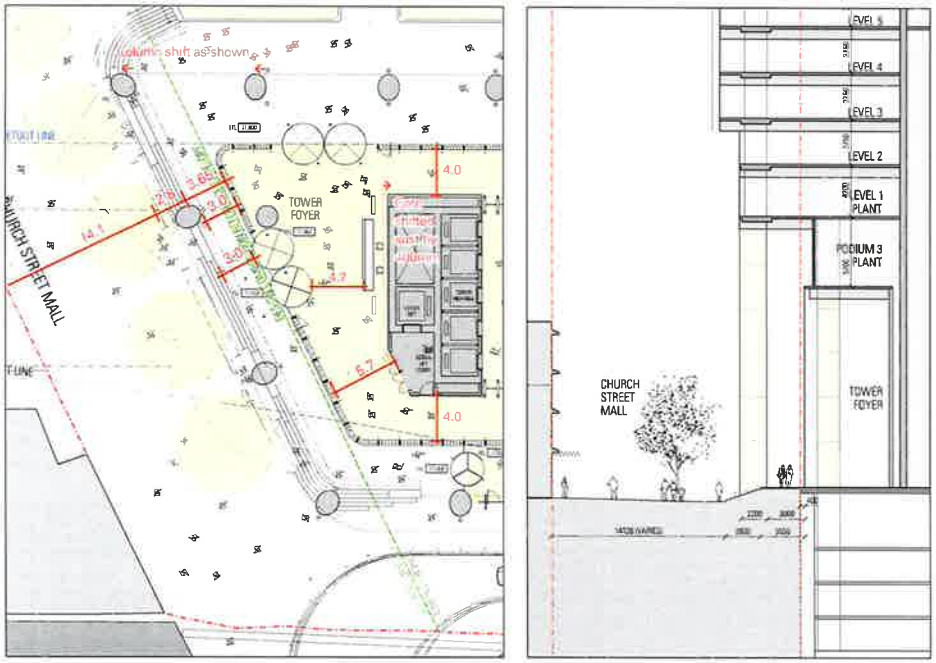
The layout of the Lobby and lower levels provides a more generous and better integrated building form than the previous design concept for 4 & 6 Parramatta Square and the residential 8 Parramatta Square proposal. The latter projected further west than this DA proposal at ground level and within the podium, reducing accessible space at ground level and reducing sky plane visibility.

This developed DA design enables the stairs along the Church Street Mall frontage to project less into the public pedestrian zone, enhancing the space for people moving along this important pedestrian spine.

It also enables a more generous and better positioned soft landscape design with significant trees appropriately located within the public domain.

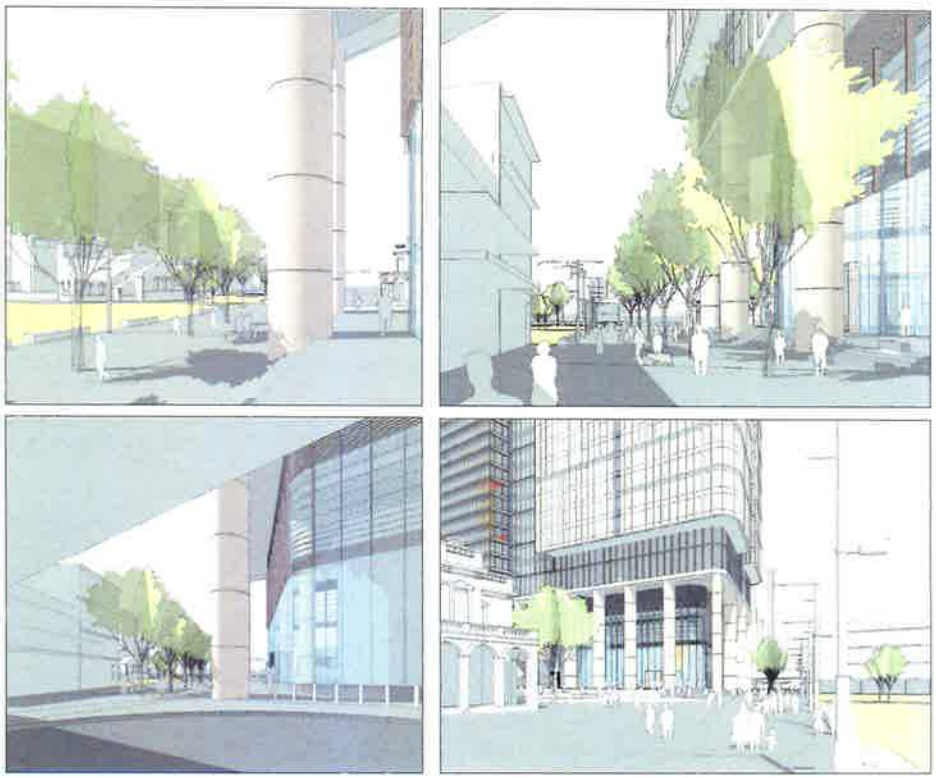


Church Street Colonnade & Urban Stair



The relationship between Church Street Mall, the Urban Steps, the colonnade and the public domain design has been carefully considered to provide a range of spaces and places for people, without compromising accessibility or pedestrian permeability.

When compared to the original DA proposal, the usable width of Church Street Mall for pedestrians has been increased by moving the Urban Steps to the east, and moving the columns within the Urban Steps zone slightly to the west to create a wider pedestrian thoroughfare for the shoreline within the colonnade.



These views illustrate the diversity of spaces created by the design proposal.

7

Tower Levels

Workplace of the Future

7.1

Floorplate Design Principles

The building form has been developed to provide a diverse range of floorplate sizes, strengthening long term value of the development, and the capability of Parramatta's CBD to attract major tenants.

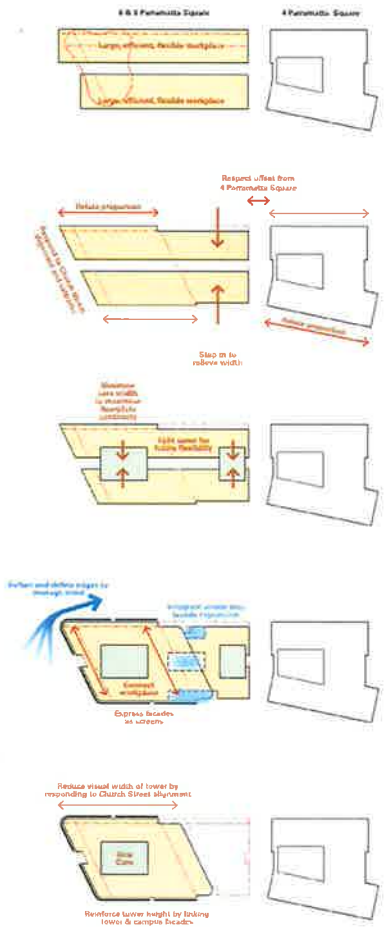
The Campus floors provide large floorplates, which can be subdivided into a variety of tenancy configurations.

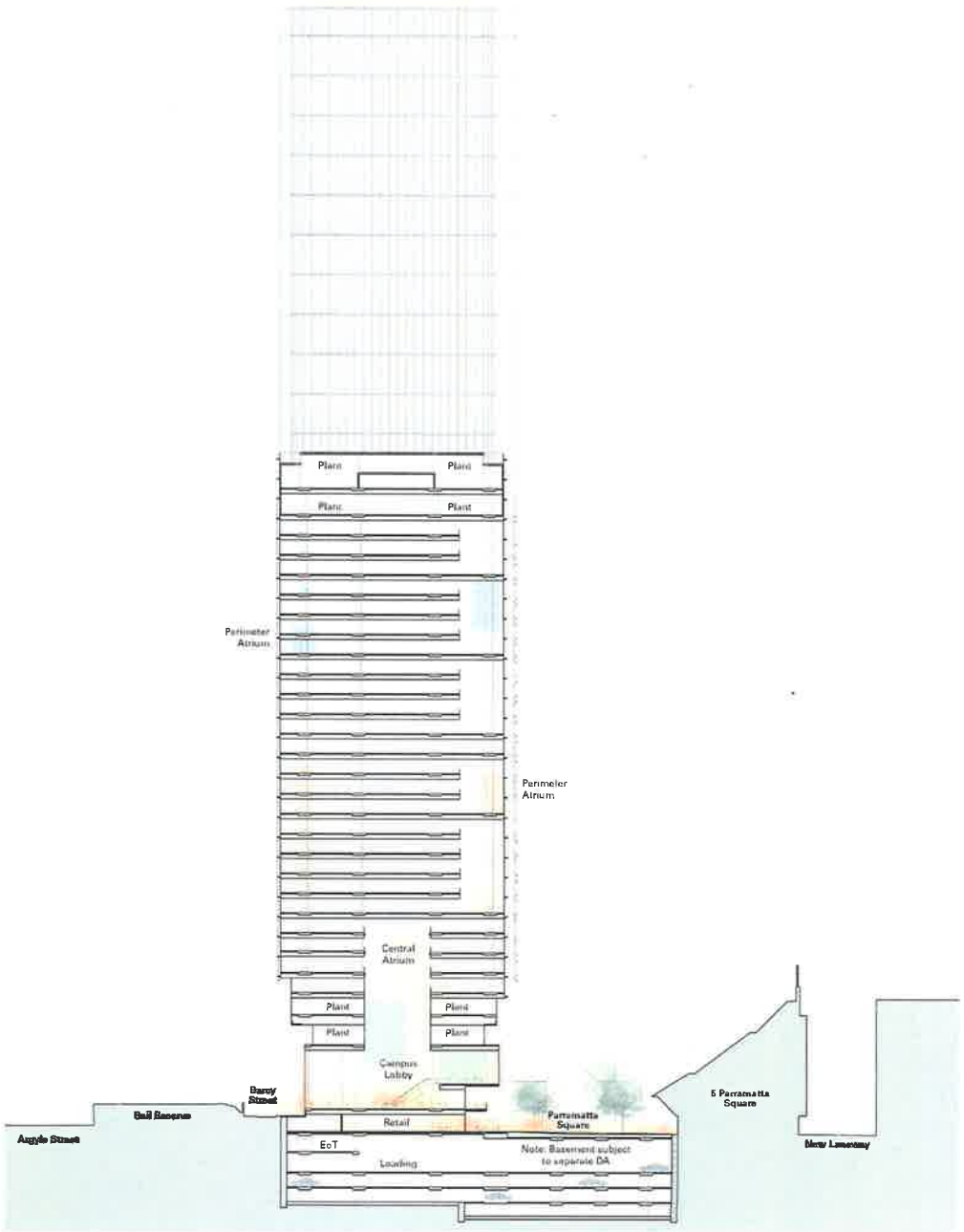
The Tower floors are also suitable for a wide range of commercial tenants, and can be subdivided to suit small and medium sized tenancies.

The cores have been designed to support contemporary workplace needs.

The width of the core in the north-south direction has been minimised to allow the workplace zones to extend for the full width of the building on the north and south sides of the Campus.

In the Tower, the core is set to one side, in line with contemporary workplace expectations.



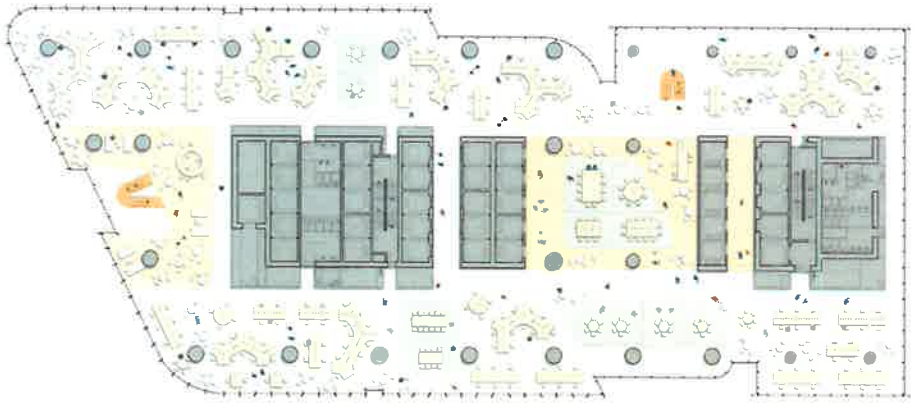


Fitout Flexibility

7.2 Indicative Campus Fitout

The floorplates offer a range of potential layouts that will encourage a range of new businesses to Parramatta.

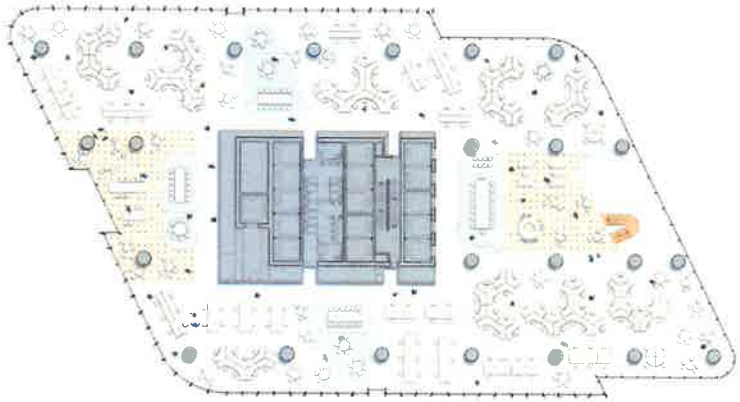
Indicative workplace density at 1:10



7.3 Indicative Tower Fitout

The floorplates offer a range of potential layouts that will encourage a range of new businesses to Parramatta.

Indicative workplace density at 1:10.

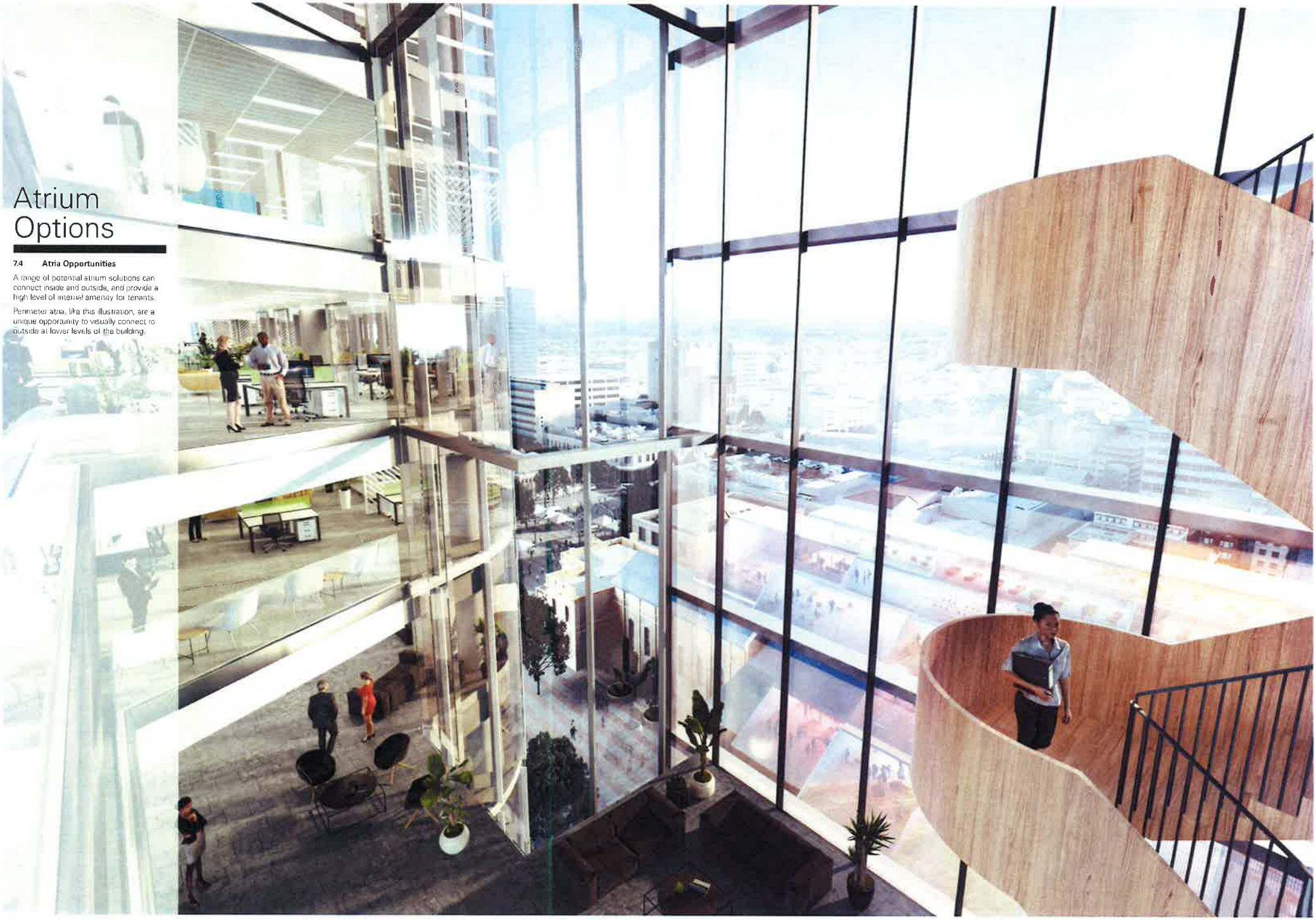


Atrium Options

7.4 Atria Opportunities

A range of potential atrium solutions can connect inside and outside, and provide a high level of internal amenity for tenants.

Perimeter atria, like this illustration, are a unique opportunity to visually connect to outside at lower levels of the building.



Sky Room

7.5 Sky Room

At more than 200m above Parramatta Square, the Sky Room Function Centre will be a landmark destination in its own right.

With panoramic views from the very centre of the entire metropolis – from the pacific ocean to the blue Mountains, the Sky Room can offer a unique opportunity to survey Parramatta's privileged position at the geographic, cultural and commercial heart of Australia's only global city.

8

Façades

8.1 Tower Façades

The tower façades have been developed to reinforce the composition of the building as a series of slender forms, with an elegant silhouette and an appropriate environmental response to the outlook and orientation.

The following section describes the architectural intent of the various facade systems.

The technical performance characteristics of the glazed facades has been described in detail by Prism Facades - refer to their documentation for further performance details.

FT-01 Primary Tower Facade

The primary tower facade comprises an expressed 450mm deep metal frame with vertical blades at varying centres and angles to create a screen in front of the glazing line, and to provide shading to the glass.

The articulation of vertical elements complements the horizontal framing which varies between 2 and 4 storey increments to create a primary framework pattern with an infill of verticals.

The pattern of verticals varies between floors, rather than a consistent layout across all floors.

Where the northern and southern façades turn to link to the western facade, the framing and glazing is curved, not faceted.

Reveals between the large scaled panels accentuate the verticality on the north, west and eastern sides.

At the top of the tower, FT-01 extends up as a screen to create an architectural roof feature that accentuates the important intersection of Parramatta Square and Church Street Mall.

Performance DGU with matching spandrels, with a reflectivity maximum of 20%.

The colour of the FT-01 glazing is intended to be silver/neutral appearance with the framing a light bronze tone.

The expressed framing finish will be matt powdercoated.

FT-02 Secondary Tower Facade

The secondary tower facade is a visual counterpoint to the FT-01 facade, to reinforce the slenderness of the tower form and the distinction between the projecting screen and the glazing behind.

Full height floor-floor performance DGU panels with a high visual light transmittance with an expressed recessed joint at floor level every two floors alternate with the expressed horizontal patterning of FT-01.

Curved corner panels at the northern and southern ends of the eastern facade extend to the full height of the tower form to reinforce the verticality of the tower.

Expressed projecting fins on each mullion reinforce the curved corner transitions and the dynamic geometry of the facades.

The colour of the FT-02 glazing is intended to be light grey, with a lower visible light reflectivity (in the order of 16% maximum) which will assist in making this facade type visually different from the FT-01 system.

The expressed fins will have a dark grey tone with a matt powdercoated finish.

FT-03 Campus Tower Facade

This facade system is different from the main tower facade to accentuate the verticality of the tower.

450mm deep horizontal blades at every floor provide facade shading and a different rhythm to other facade types.

The horizontal blades project beyond the glazing line of the north and south façades.

The colour of the FT-03 glazing is intended to be similar in colour to the FT-01 glazing, but with a visible light reflectivity similar to FT-02.

The expressed horizontal blades will be a light grey to silver tone with a matt powdercoated finish.

F04 Roof Plant Facade

Expressed vertical metal cladding with a light bronze finish with matching vertical louvres where required, with curved corners to relate to tower glazing geometry.

Integrated doors and access panels, where required, are to be seamless to reinforce visual legibility of plant enclosure as a simple, singular form.

8.2 Podium Façades

The podium facades complement the tower façades with refined detailing and civic materials.

F05 Tower Foyer Facade

Full height clear glazed façades with expressed bronze coloured metal vertical mullions, with extruded circular bronze anodized aluminium rods at varying spacings and dimensions to create a layered screen and solar protection to the foyer.

Composite glass and metal mullions to support the foyer glazing, with expressed projecting metal vertical framing.

Recessed floor channels inset into stone paving.

Clear glass revolving doors with integrated matting and exfoliated granite thresholds.

The podium columns (circular and elliptical) are clad in curved sandstone and granite cladding with varying surface textures. Expressed joints and inlaid metal detailing will protect these elements from accidental damage at ground level.

F06 Podium Plant Room Facade

Recessed dark bronze finished metal louvres with concealed framing, set back from the leading edge of the tower façades below.

F07 Podium Sun Screens

Expressed powdercoated aluminium screens supported from painted steel and stainless steel framing that spans between the tower columns.

F08 Shopfronts

A suite of shopfront systems will be developed with detailed input from the Retail Consultant, and to extend the principles developed for 4 Parramatta Square.

The system will address integrated signage strategies, lighting and shopfronts that can open up when desired, to improve connectivity and activation along the various retail frontages.

F09 Loggia Facade

High VLT performance glazing with stainless steel and powdercoated mild steel support framing.

Composition of clear glazing and solid roof sections with ceramic frit to glazing panels to minimise appearance of dirt between cleaning cycles.

F10 Campus Foyer Facade

To provide some foreground visual screening without completely obscuring views to the south, the Campus Foyer Facade to the Darcy Street side is a combination of clear glazing panels, expressed vertical metal blades and sandstone blades and screen panels.

The column cladding to Darcy Street matches the cladding along the Parramatta Square and Church Street Mall frontages.

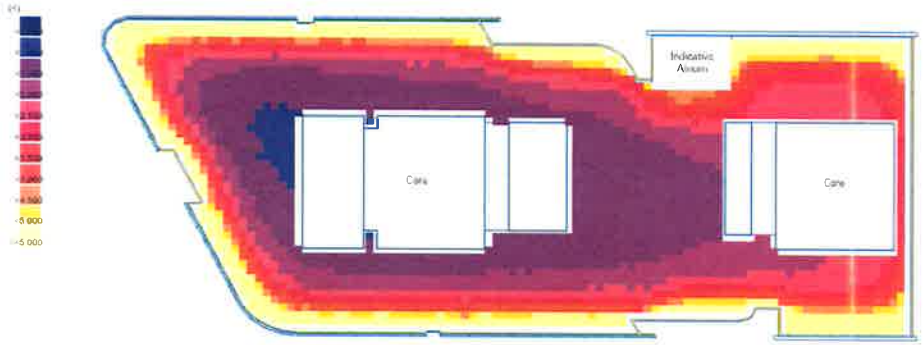
Transparent and/or translucent hi-lite glazing panels above, will ensure good daylight access to the foyer space.

Daylight Factors

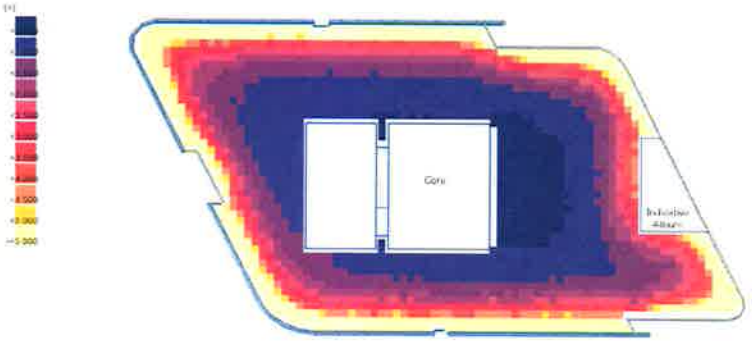
8.3 Daylight Factors

WSP have evaluated the daylight factors as follows.

Name	Daylight Factor %	Maximum Factor	Minimum Factor	Average Lux	Maximum Lux	Minimum Lux	Uniformity (min/ average)	Percentage above base (2.0%)	Floor Area
Campus	2.97	12.97	0.89	384.26	1679.61	111.91	0.30	52.37	2796.33



Name	Daylight Factor %	Maximum Factor	Minimum Factor	Average Lux	Maximum Lux	Minimum Lux	Uniformity (min/ average)	Percentage above base (2.0%)	Floor Area
Tower	2.54	12.83	0.27	328.57	1662.40	35.34	0.11	38.87	2193.95



Daylight Penetration

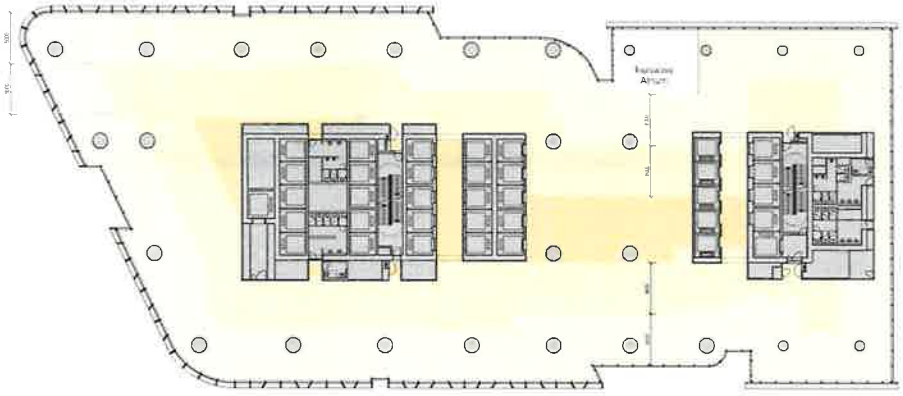
8.4 Daylight Penetration

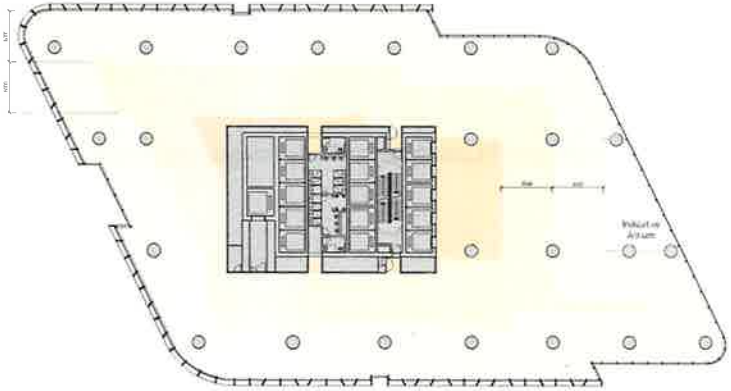
6M Daylight penetration zone
Campus Low Rise – Typical: 1598sqm / 2885sqm (total NLA) = 55.4%
Tower Low Rise – Typical: 1290sqm / 2230sqm (total NLA) = 57.8%

12M Daylight penetration zone
Campus Low Rise – Typical: 1047sqm / 2885sqm (total NLA) = 36.3%
Tower Low Rise – Typical: 785sqm / 2230sqm (total NLA) = 35.2%

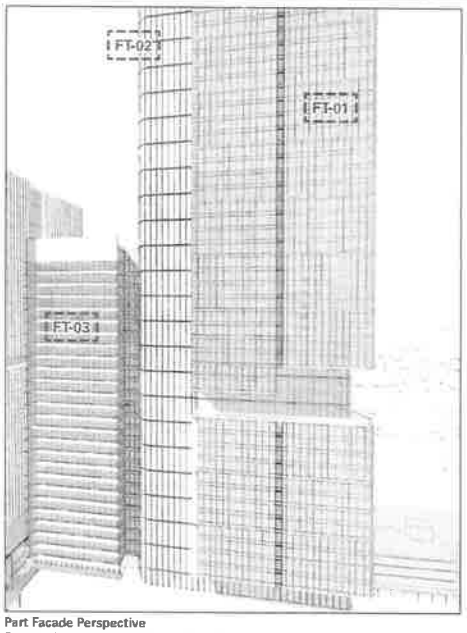
>12M Daylight penetration zone
Campus Low Rise – Typical: 240sqm / 2885sqm (total NLA) = 8.3%
Tower Low Rise – Typical: 155sqm / 2230sqm(total NLA) = 7%

Note
- Figures above account for indicative voids on each floor plate
- Daylighting diagrams describe floorplate, although usable (NLA space has been used to calculate the various percentages of space from facade)

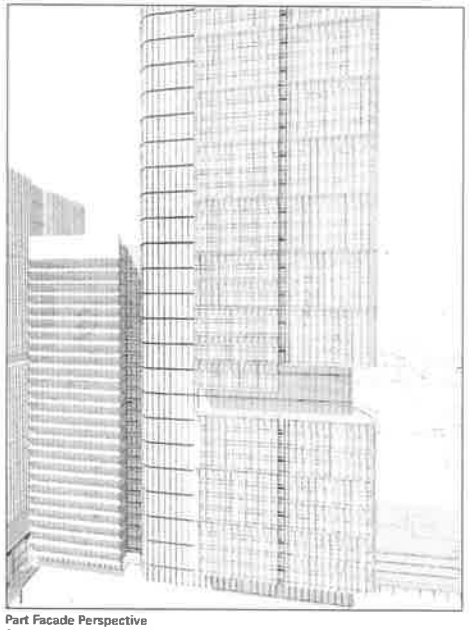




Facade Shading

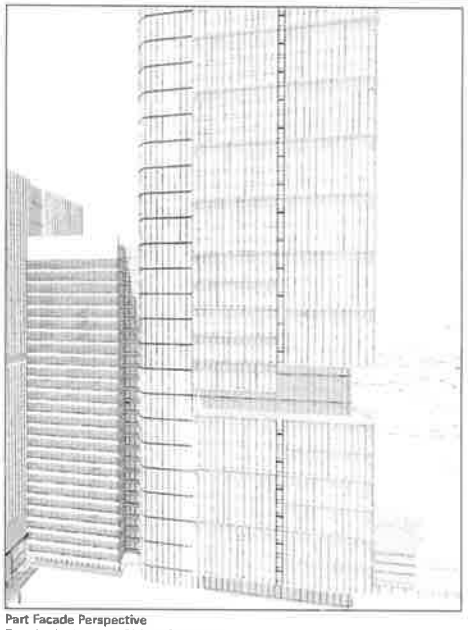


Part Facade Perspective
Facade shading at 10AM, 21 December

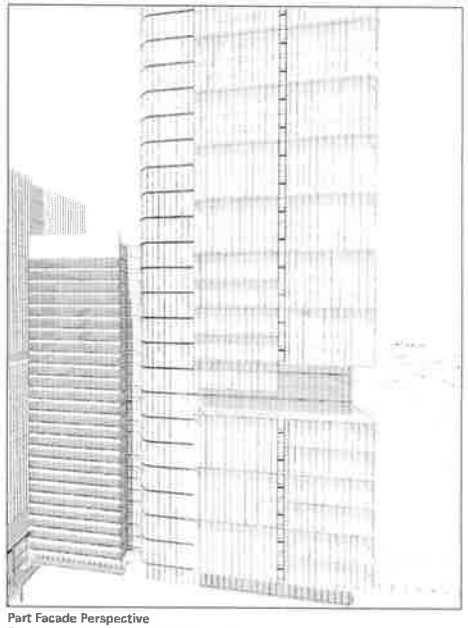


Part Facade Perspective
Facade shading at 11AM, 21 December

All images in this sequence describe the shading for 600mm deep expressed fins on the FT-01 facade, 100mm deep vertical fins on FT-02 facade and 600mm deep horizontal blades on FT-03 facade.

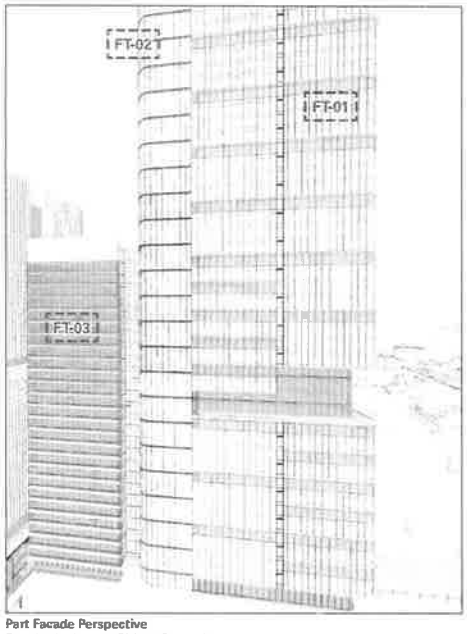


Part Facade Perspective
Facade shading at 12PM, 21 December

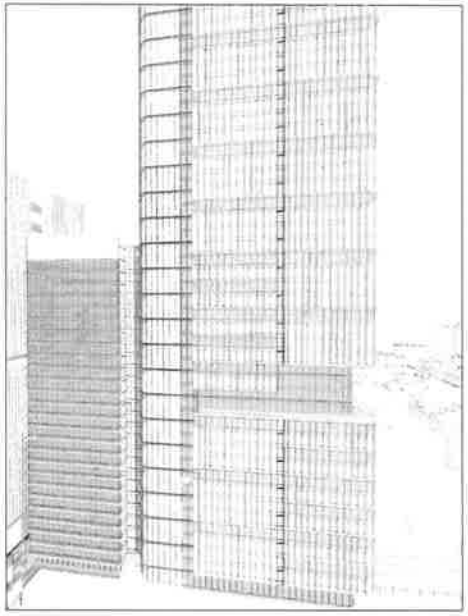


Part Facade Perspective
Facade shading at 12.30PM, 21 December

Facade Shading

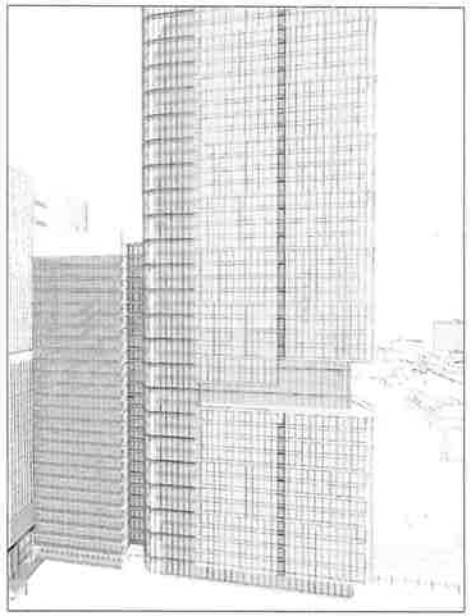


Part Facade Perspective
Facade shading at 1PM, 21 December

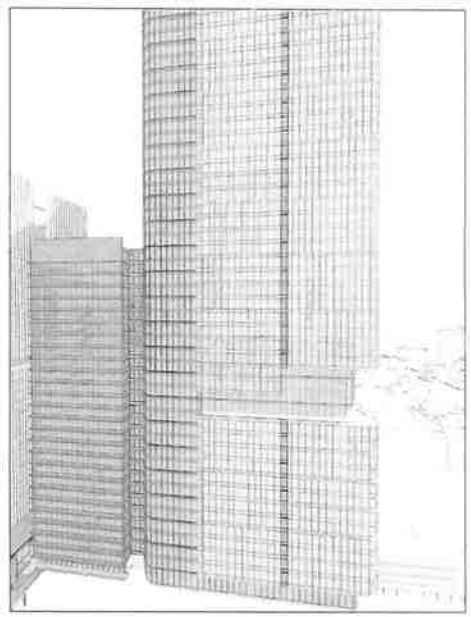


Part Facade Perspective
Facade shading at 1.30PM, 21 December

This image sequence how quickly the sun path across the sky changes the shadowing pattern and extent across the various facade types.



Part Facade Perspective
Facade shading at 2PM, 21 December



Part Facade Perspective
Facade shading at 3PM, 21 December

Facade Shading

Facade Shading Assessment

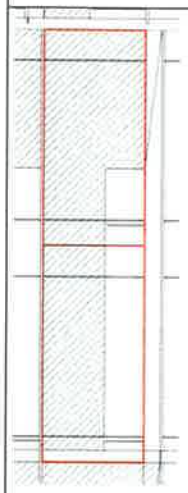
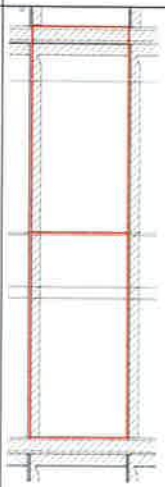
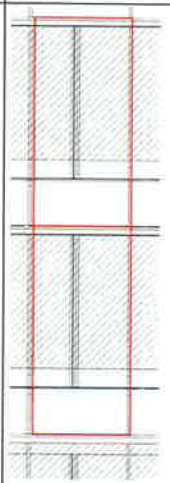
On the North facade at 11AM on 21 December the average shading of each principal facade type is:

FT-01: 66.4%

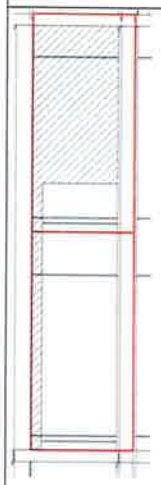
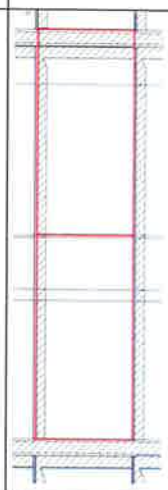
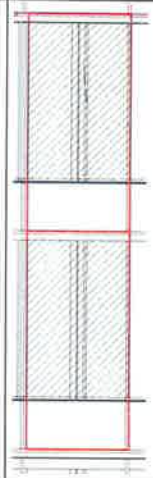
FT-02: 27.1%

FT-03: 67%

1100

FT01	FT02	FT03
		
Total Panels: **1196** Fully Overshadowed Panels: **0** Resultant Affected Panels: **1196** Below Horizontal Fin: **403 Panels** Other: **793 Panels**	Total Panels: **696** Fully Overshadowed Panels: **131** Resultant Affected Panels: **565** Below Horizontal Fin: **283 Panels** Other: **283 Panels**	Total Panels: **425** Fully Overshadowed Panels: **0** Resultant Affected Panels: **425** Below Horizontal Fin: **425 Panels** Other: **0 Panels**
Below Horizontal Fin Qty Affected Panels (North): **403** Area (1x Panel): **6.56 SQM** Shaded Area (1x Panel): **5.6 SQM (Average)** Shaded Percent (1x Panel): **85%**	Below Horizontal Fin Qty Affected Panels (North): **283** Area (1x Panel): **6.56 SQM** Shaded Area (1x Panel): **1.4 SQM (Average)** Shaded Percent (1x Panel): **21%**	Below Horizontal Fin Qty Affected Panels (North): **425** Area (1x Panel): **6.56 SQM** Shaded Area (1x Panel): **4.4 SQM (Average)** Shaded Percent (1x Panel): **67%**
Other Qty Affected Panels (North): **793** Area (1x Panel): **6.56 SQM** Shaded Area (1x Panel): **3.77 (Average)** Shaded Percent (1x Panel): **57%**	Other Qty Affected Panels (North): **282** Area (1x Panel): **6.56 SQM** Shaded Area (1x Panel): **0.5 (Average)** Shaded Percent (1x Panel): **7%**	
Average Shading Percentage FT01 North: **66.4%**	Average Shading Percentage FT02 NORTH: **27.1%**	Average Shading Percentage FT03 NORTH: **67%**

1200

FT01	FT02	FT03
		
Total Panels: **1196** Fully Overshadowed Panels: **0** Resultant Affected Panels: **1196** Below Horizontal Fin: **403 Panels** Other: **793 Panels**	Total Panels: **696** Fully Overshadowed Panels: **60** Resultant Affected Panels: **636** Below Horizontal Fin: **318 Panels** Other: **318 Panels**	Total Panels: **425** Fully Overshadowed Panels: **0** Resultant Affected Panels: **425** Below Horizontal Fin: **425 Panels** Other: **0 Panels**
Below Horizontal Fin Qty Affected Panels (North): **403** Area (1x Panel): **6.56 SQM** Shaded Area (1x Panel): **4.1 SQM (Average)** Shaded Percent (1x Panel): **62.5%**	Below Horizontal Fin Qty Affected Panels (North): **318** Area (1x Panel): **6.56 SQM** Shaded Area (1x Panel): **1.2 SQM (Average)** Shaded Percent (1x Panel): **18%**	Below Horizontal Fin Qty Affected Panels (North): **425** Area (1x Panel): **6.56 SQM** Shaded Area (1x Panel): **4.7 SQM (Average)** Shaded Percent (1x Panel): **71%**
Other Qty Affected Panels (North): **793** Area (1x Panel): **6.56 SQM** Shaded Area (1x Panel): **0.66 (Average)** Shaded Percent (1x Panel): **10%**	Other Qty Affected Panels (North): **318** Area (1x Panel): **6.56 SQM** Shaded Area (1x Panel): **0.23 (Average)** Shaded Percent (1x Panel): **3.5%**	
Average Shading Percentage FT01 North: **27.7%**	Average Shading Percentage FT02 NORTH: **18.4%**	Average Shading Percentage FT03 NORTH: **71%**

Facade Shading Assessment

On the North facade at 12PM on 21 December the average shading of each principal facade type is:

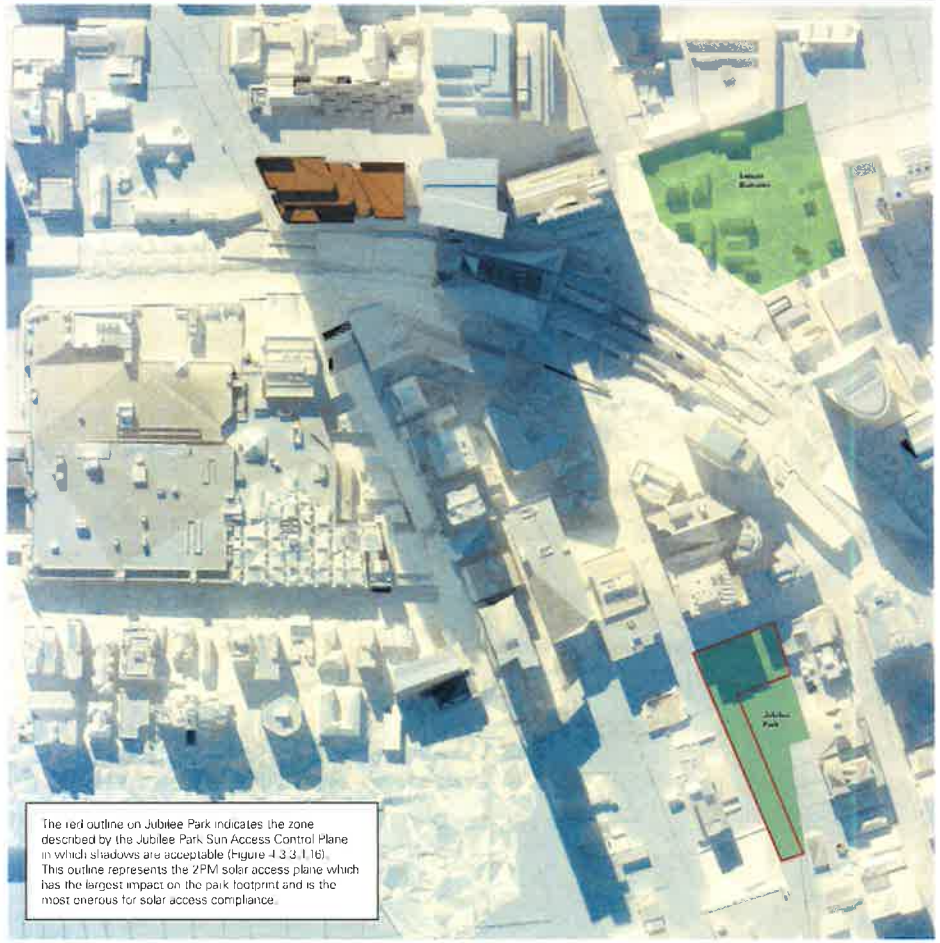
FT-01: 27.7%

FT-02: 18.4%

FT-03: 71%

Shadow Analysis
Winter Solstice
22 June

Proposed
Precinct Plan View



12.15PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

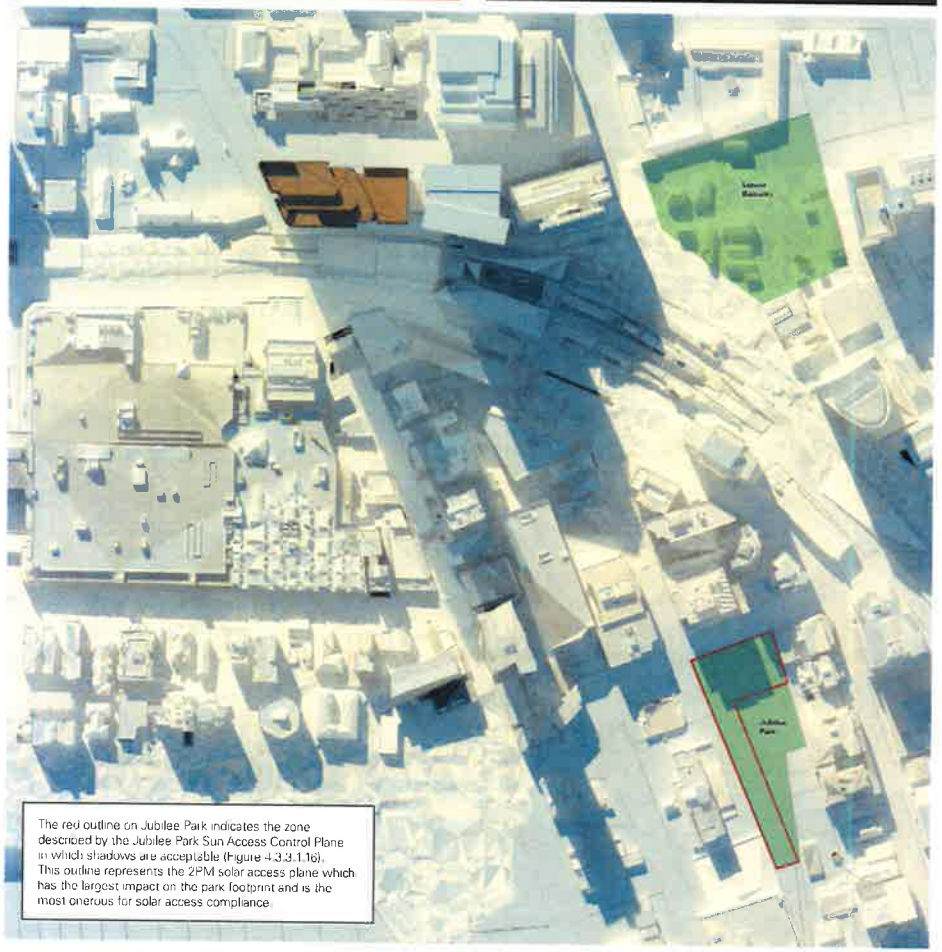
Proposed Precinct
Plan View
Proposed Building
Shadow Only

12.15PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

Shadow Analysis
Winter Solstice
22 June

Proposed
Precinct Plan View



12.30PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

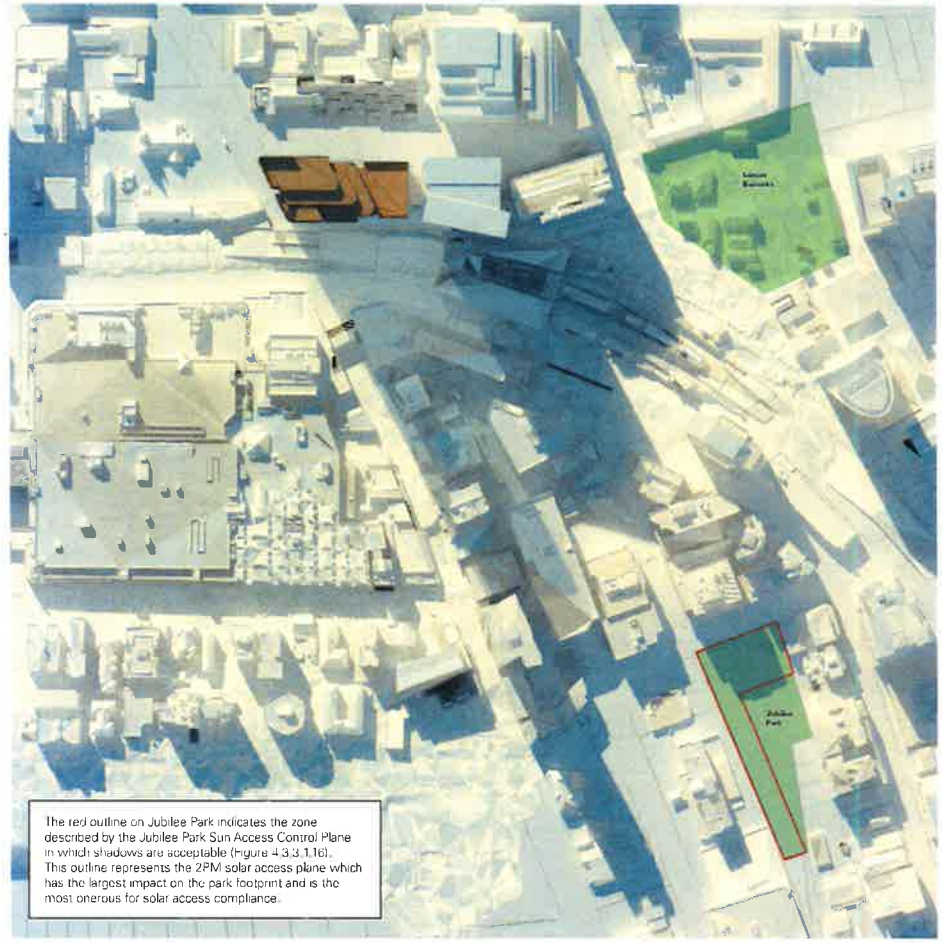
Proposed Precinct
Plan View
Proposed Building
Shadow Only

12.30PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

Shadow Analysis
Winter Solstice
22 June

Proposed
Precinct Plan View



12.45PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

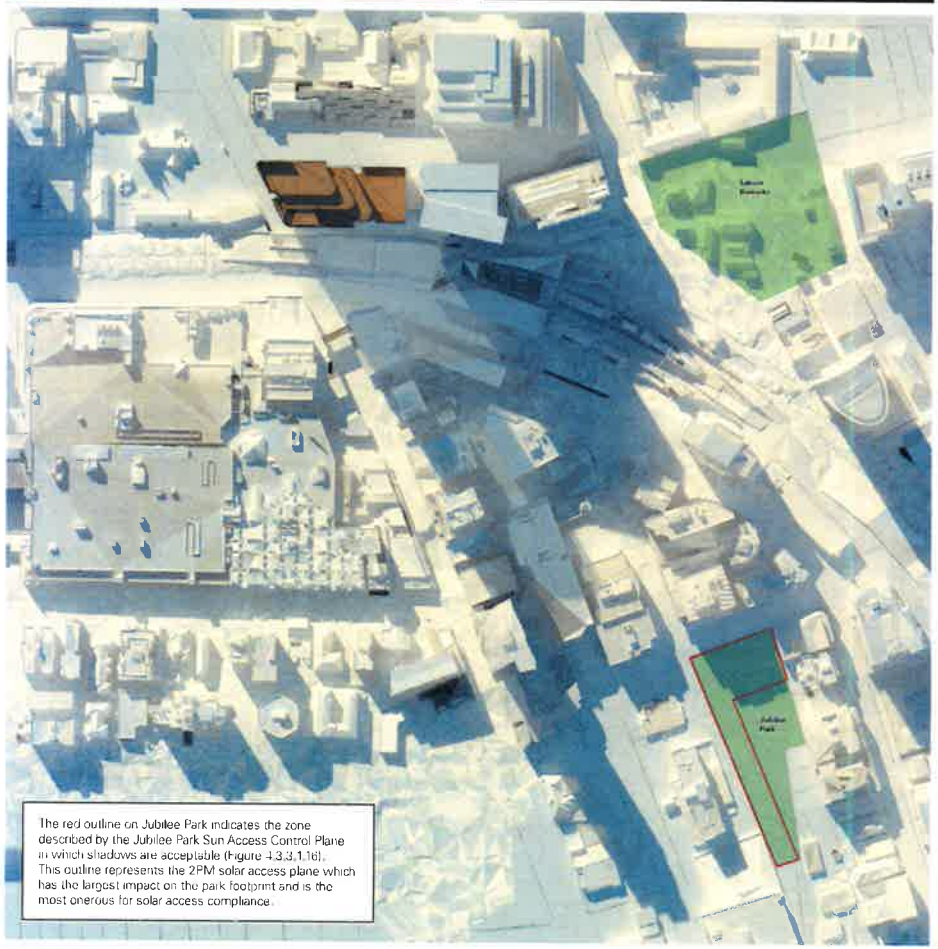
Proposed Precinct
Plan View
Proposed Building
Shadow Only

12.45PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

Shadow Analysis
Winter Solstice
22 June

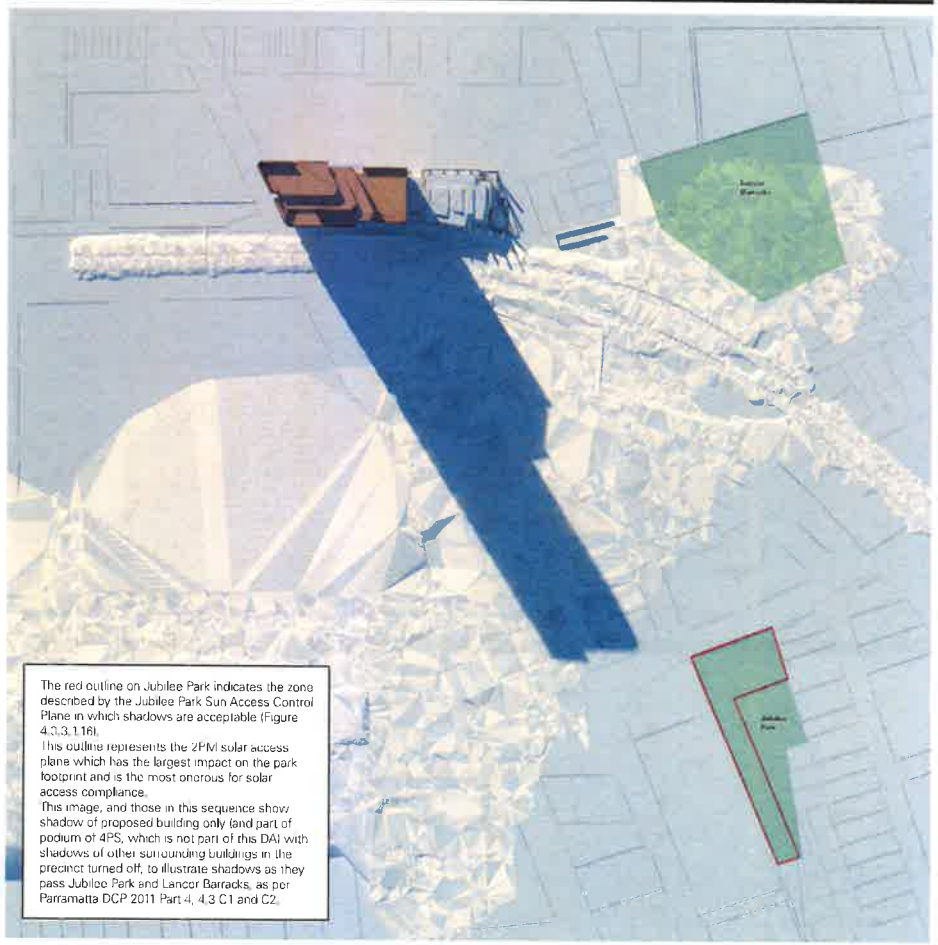
Proposed
Precinct Plan View



1PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

Proposed Precinct
Plan View
Proposed Building
Shadow Only

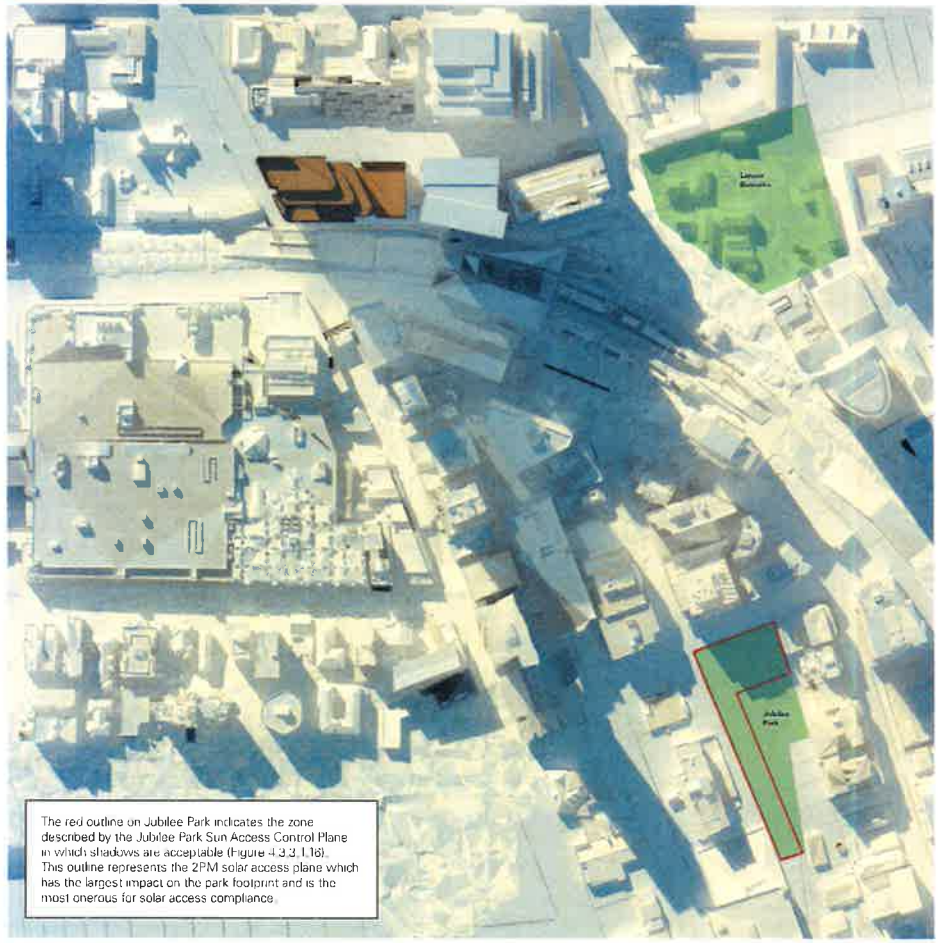


1PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

Shadow Analysis
Winter Solstice
22 June

Proposed
Precinct Plan View



1.15PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

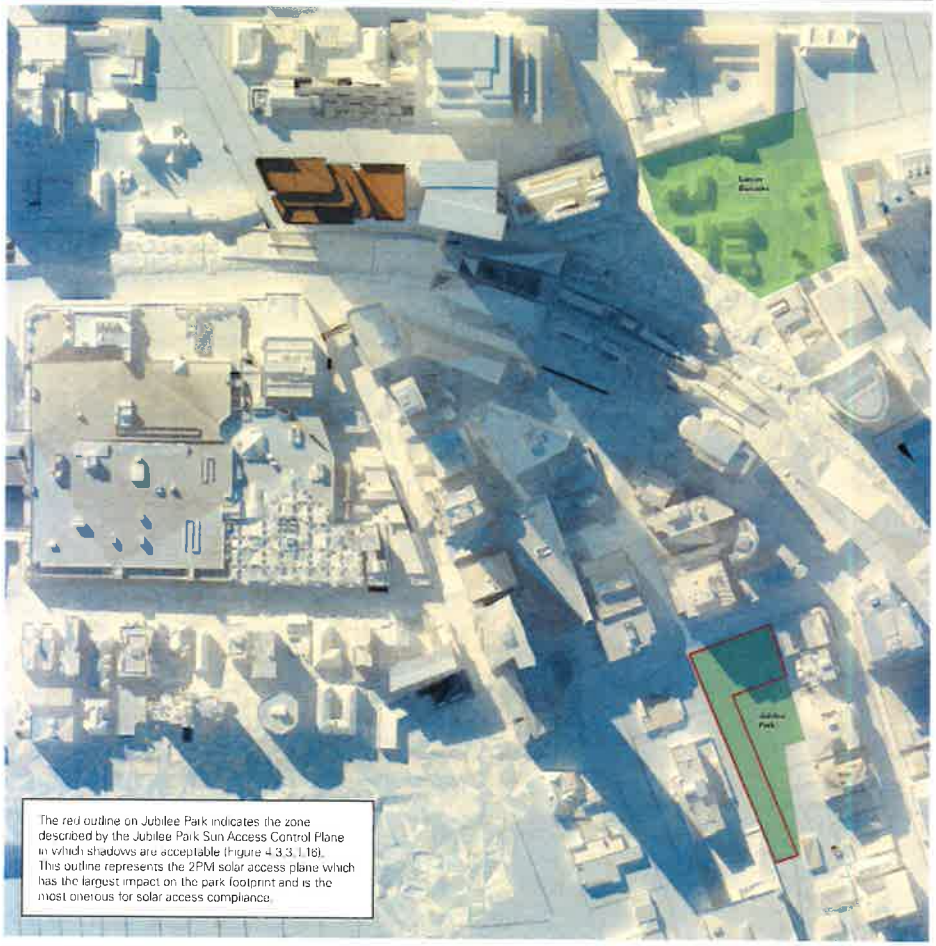
Proposed Precinct
Plan View
Proposed Building
Shadow Only

1.15PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

Shadow Analysis
Winter Solstice
22 June

Proposed
Precinct Plan View



1.30PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

Proposed Precinct
Plan View
Proposed Building
Shadow Only

1.30PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

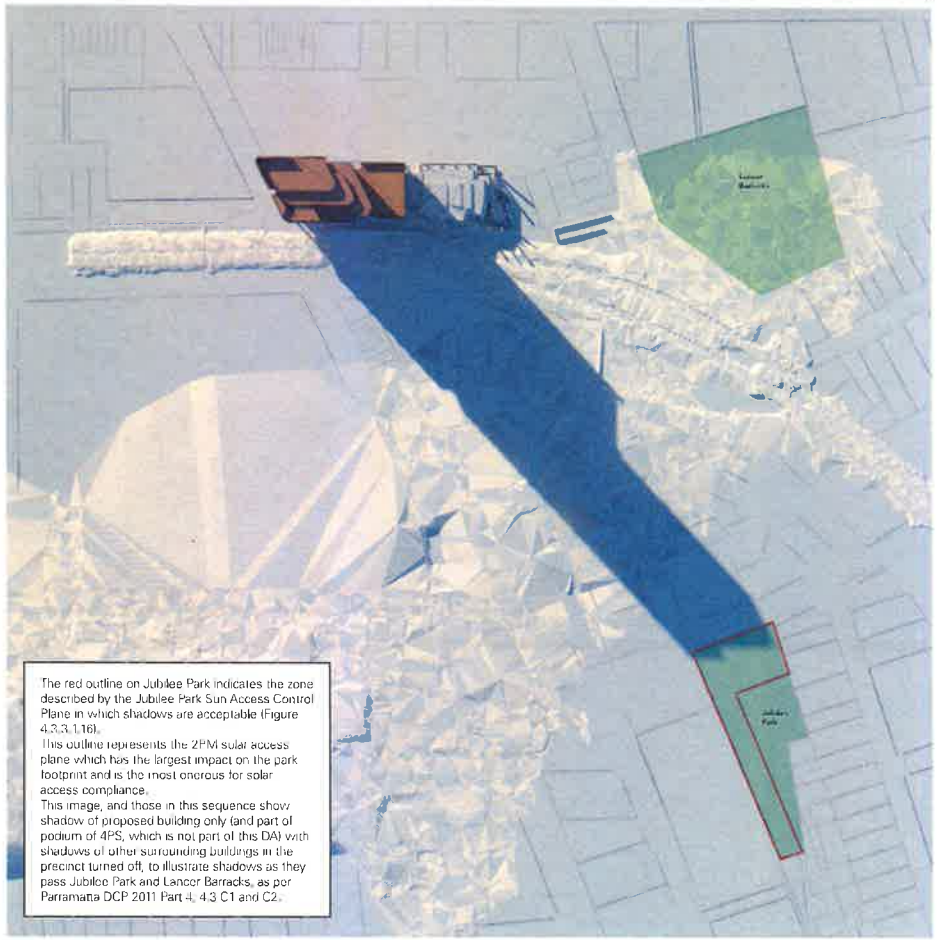
Shadow Analysis
Winter Solstice
22 June

Proposed
Precinct Plan View

1.45PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

Proposed Precinct
Plan View
Proposed Building
Shadow Only



1.45PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

Shadow Analysis
Winter Solstice
22 June

Proposed
Precinct Plan View

2PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

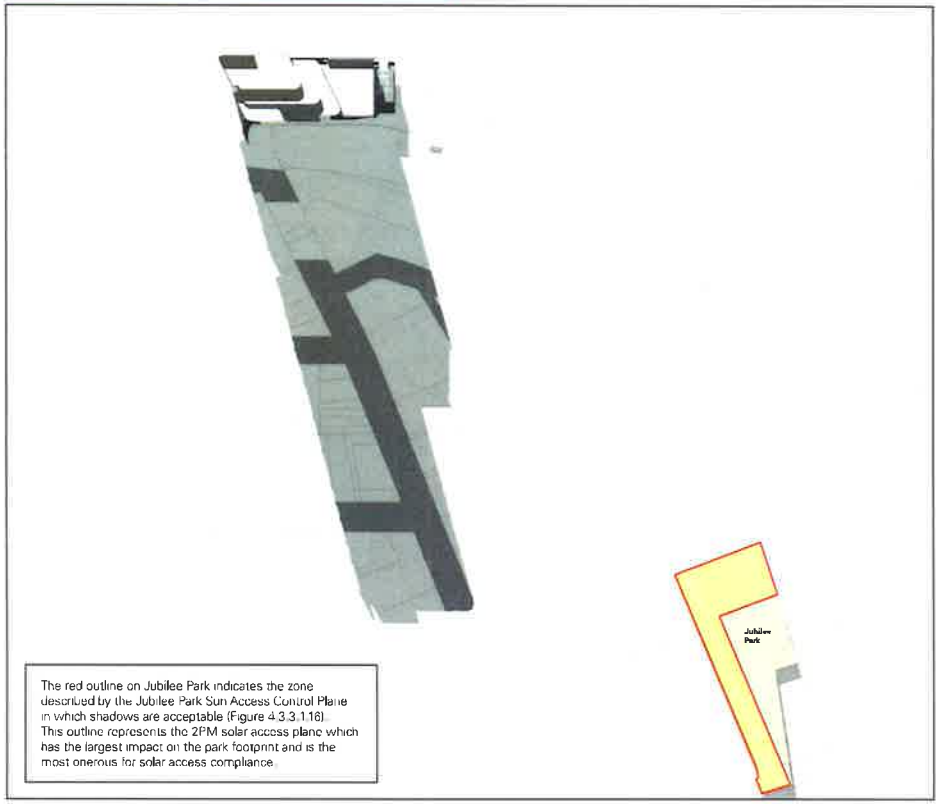
Proposed Precinct
Plan View
Proposed Building
Shadow Only

2PM, Midwinter

1:2000 For 1:800 Images, refer Drawing Package

Shadow Analysis
Winter Solstice
22 June

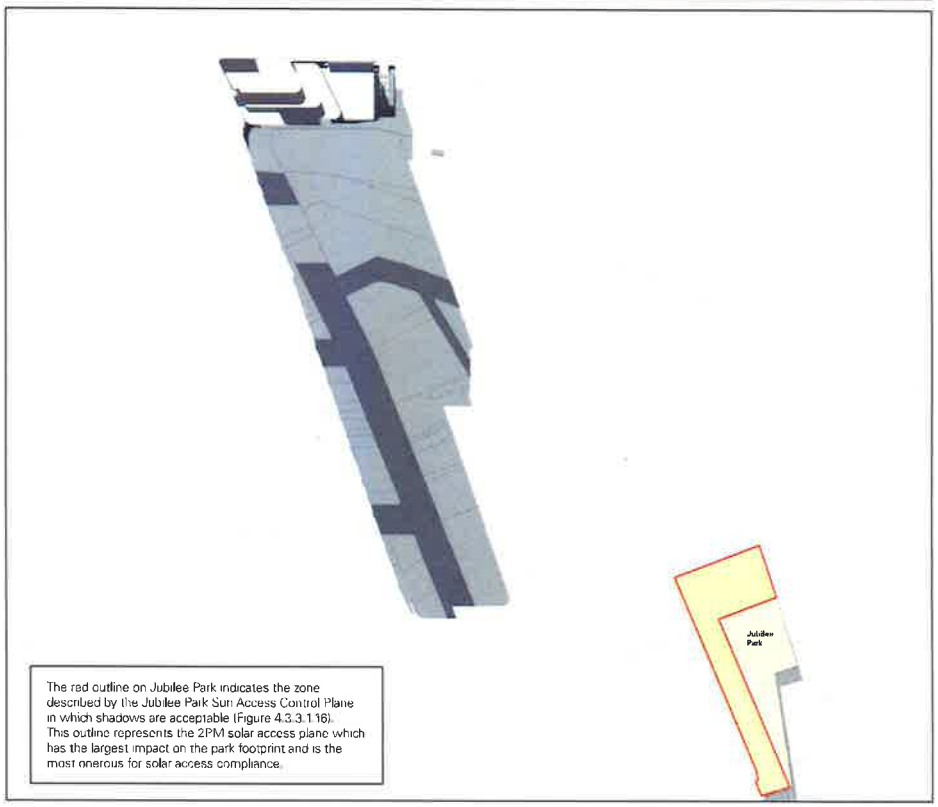
Proposed Precinct
Plan View
Proposed Building
Shadow Only



12 Noon, Midwinter

For clarity, this series of drawings has been prepared to illustrate the shadow cast by the proposed building with a sharp edge.

Proposed Precinct
Plan View
Proposed Building
Shadow Only



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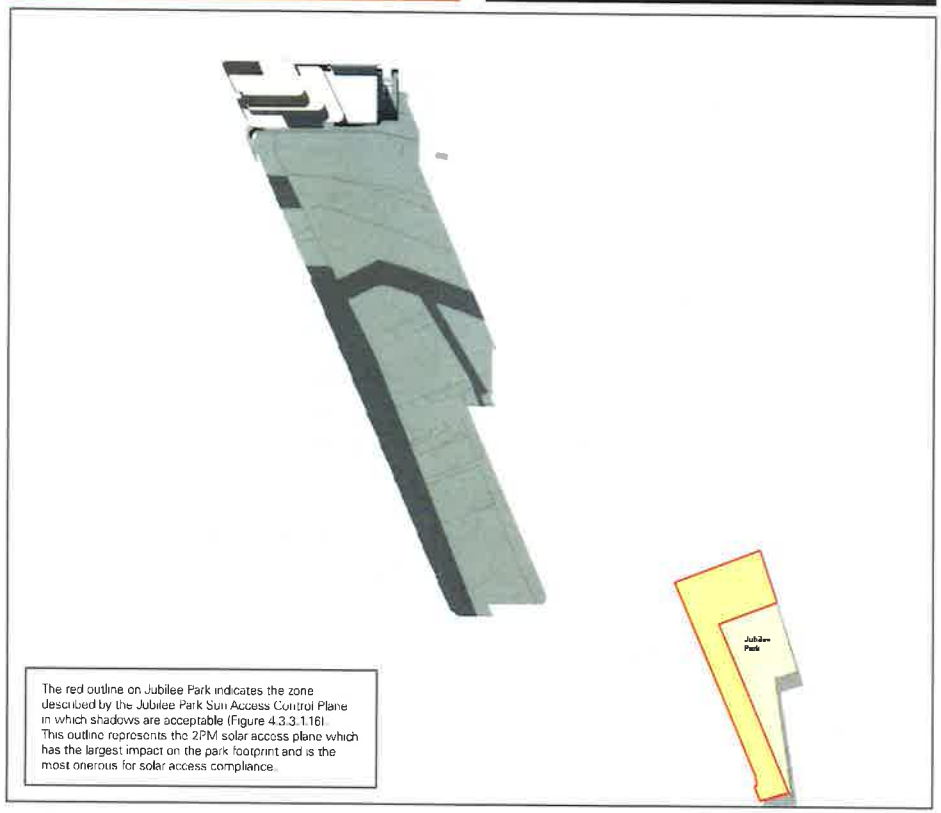
For clarity, this series of drawings has been prepared to illustrate the shadow cast by the proposed building with a sharp edge.

Shadow Analysis
Winter Solstice
22 June

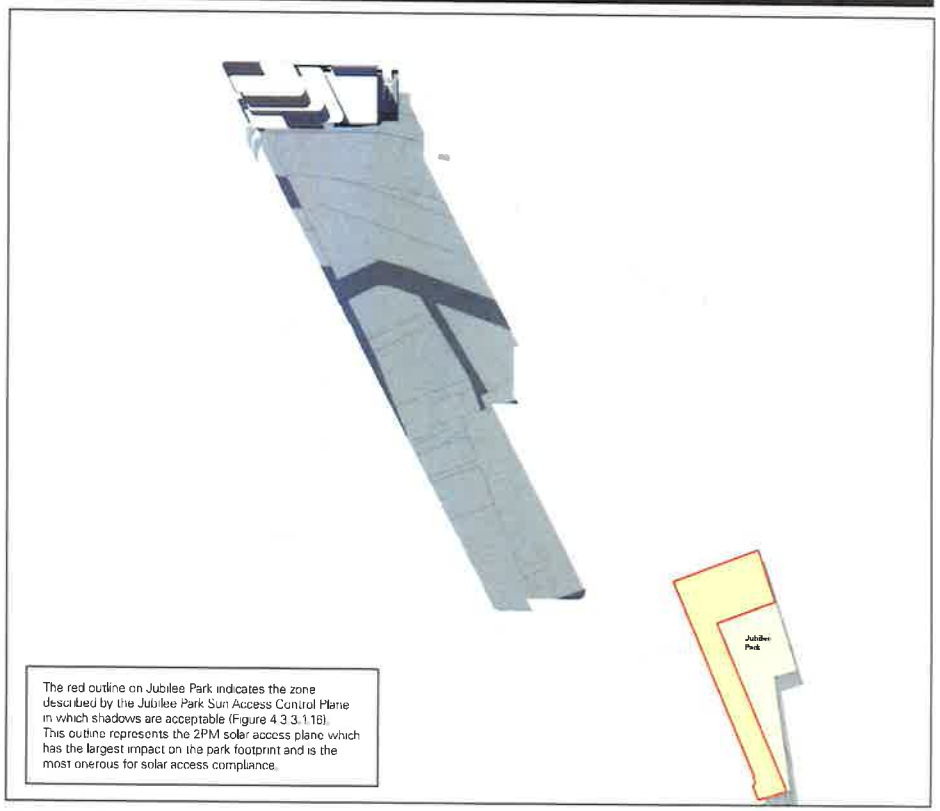
Proposed Precinct
Plan View
Proposed Building
Shadow Only



12.30PM, Midwinter

For clarity, this series of drawings has been prepared to illustrate the shadow cast by the proposed building with a sharp edge.

Proposed Precinct
Plan View
Proposed Building
Shadow Only

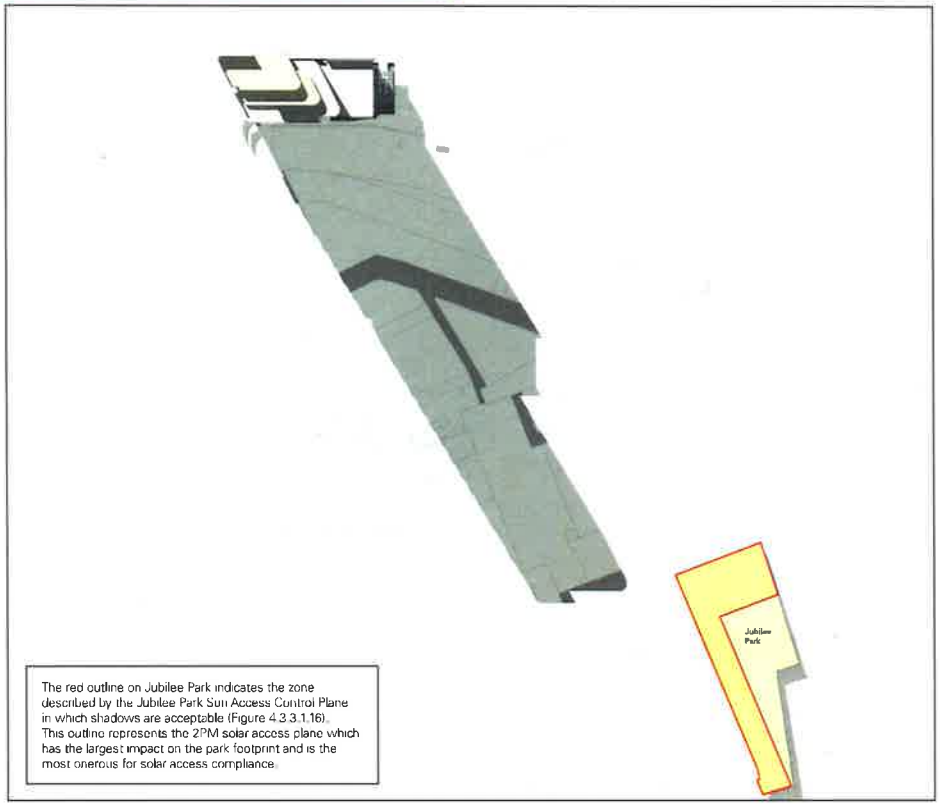


12.45PM, Midwinter

For clarity, this series of drawings has been prepared to illustrate the shadow cast by the proposed building with a sharp edge.

Shadow Analysis
Winter Solstice
22 June

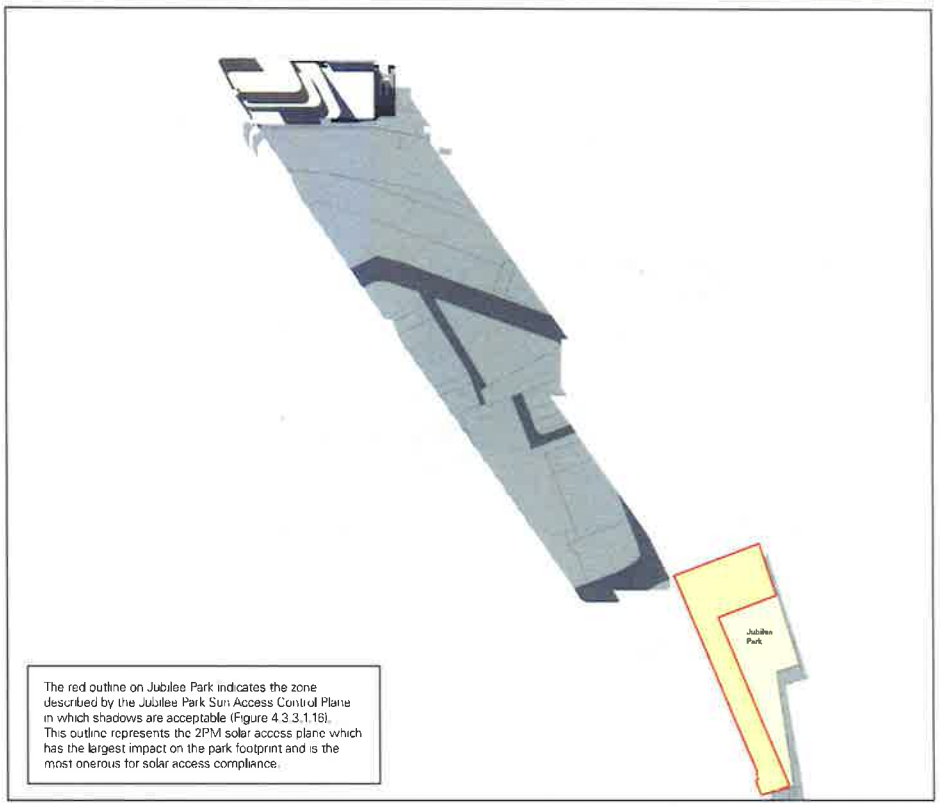
Proposed Precinct
Plan View
Proposed Building
Shadow Only



1PM, Midwinter

For clarity, this series of drawings has been prepared to illustrate the shadow cast by the proposed building with a sharp edge.

Proposed Precinct
Plan View
Proposed Building
Shadow Only

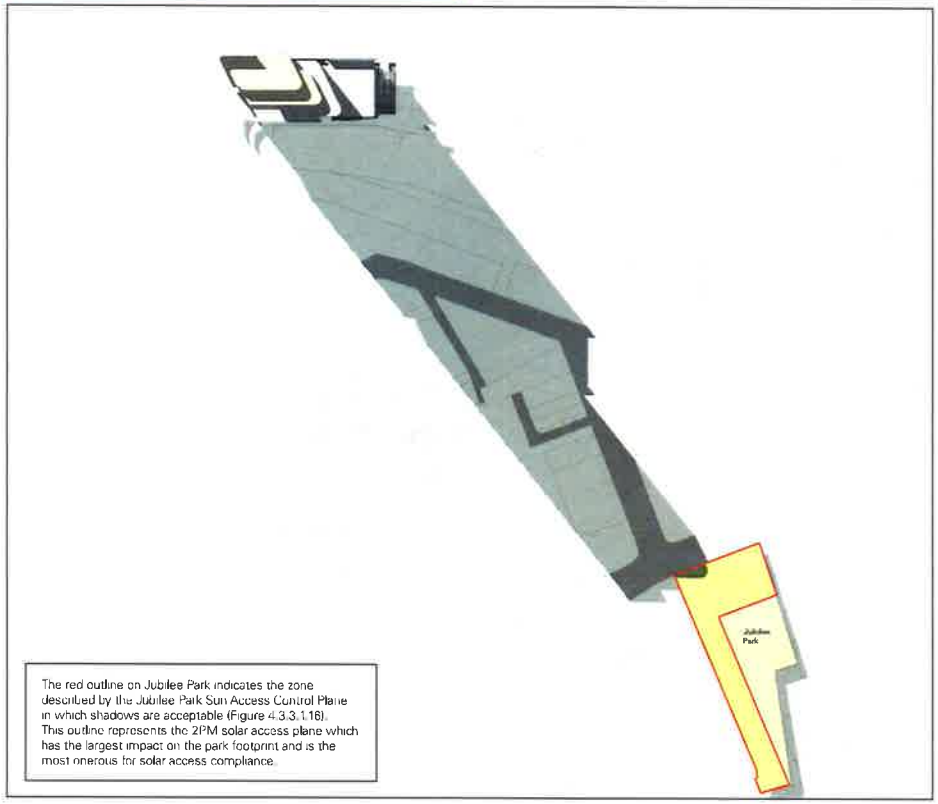


1.15PM, Midwinter

For clarity, this series of drawings has been prepared to illustrate the shadow cast by the proposed building with a sharp edge.

Shadow Analysis
Winter Solstice
22 June

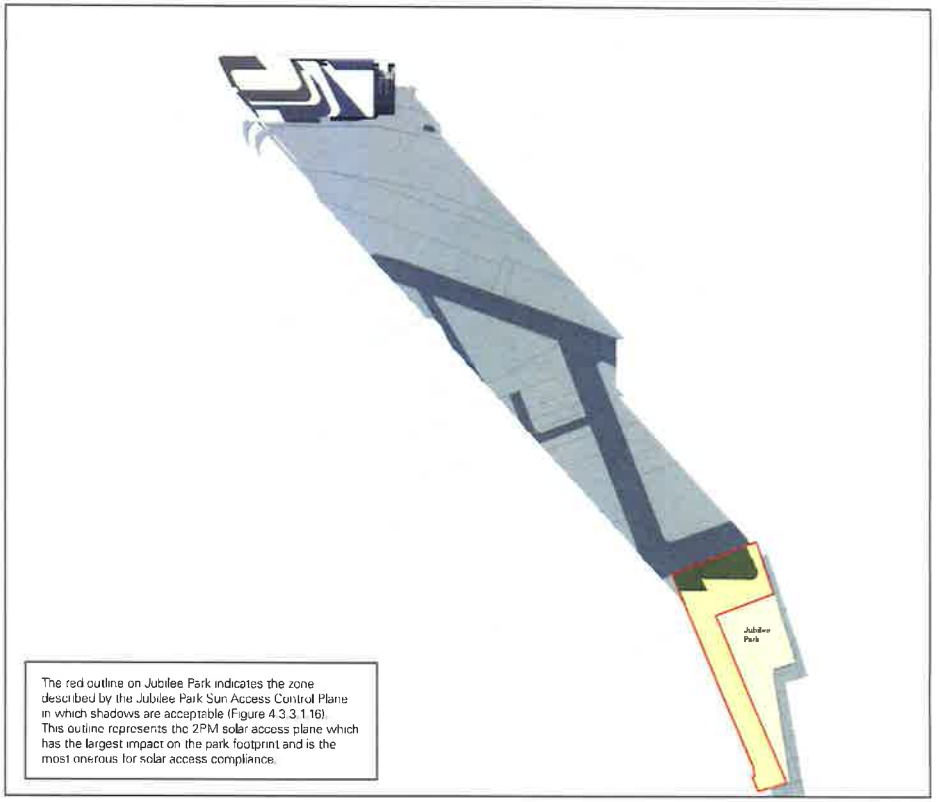
Proposed Precinct
Plan View
Proposed Building
Shadow Only



1.30PM, Midwinter

For clarity, this series of drawings has been prepared to illustrate the shadow cast by the proposed building with a sharp edge.

Proposed Precinct
Plan View
Proposed Building
Shadow Only

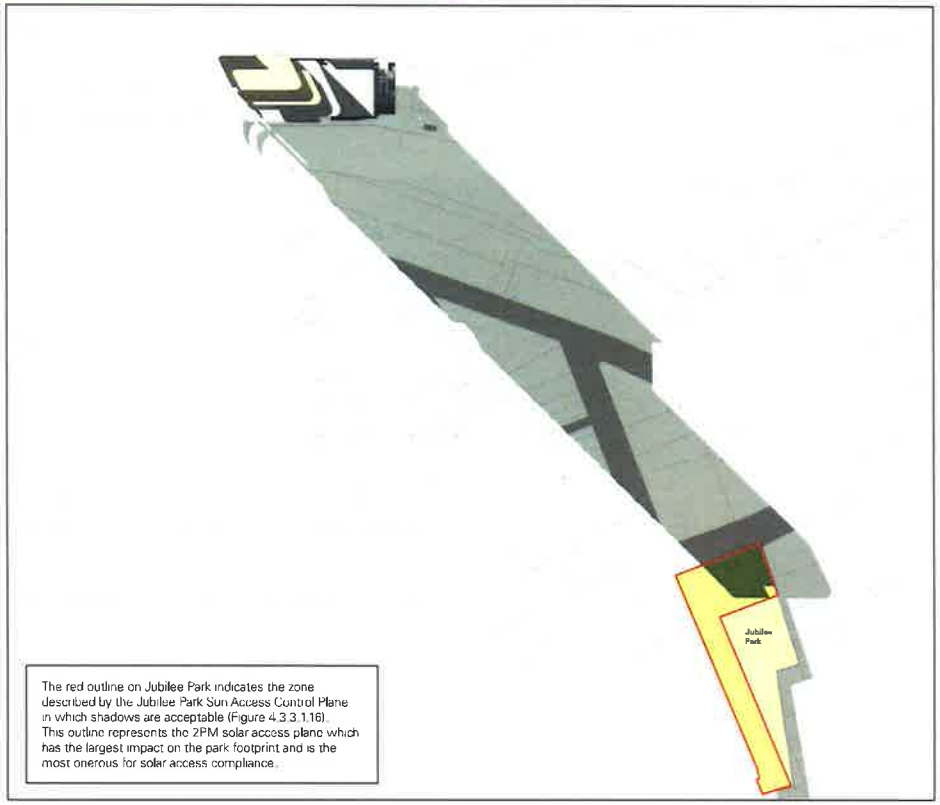


1.45PM, Midwinter

For clarity, this series of drawings has been prepared to illustrate the shadow cast by the proposed building with a sharp edge.

Shadow Analysis
Winter Solstice
22 June

Proposed Precinct
Plan View
Proposed Building
Shadow Only



2PM, Midwinter

The proposed building does not cast any shadow on the protected zone of Jubilee Park at 2PM that is defined by Figure 4.3.3.1.16 in the DCP.

No part of the proposed projection over Church Street has an overshadowing impact on Jubilee Park between 12-2PM midwinter.

For clarity, this series of drawings has been prepared to illustrate the shadow cast by the proposed building with a sharp edge.

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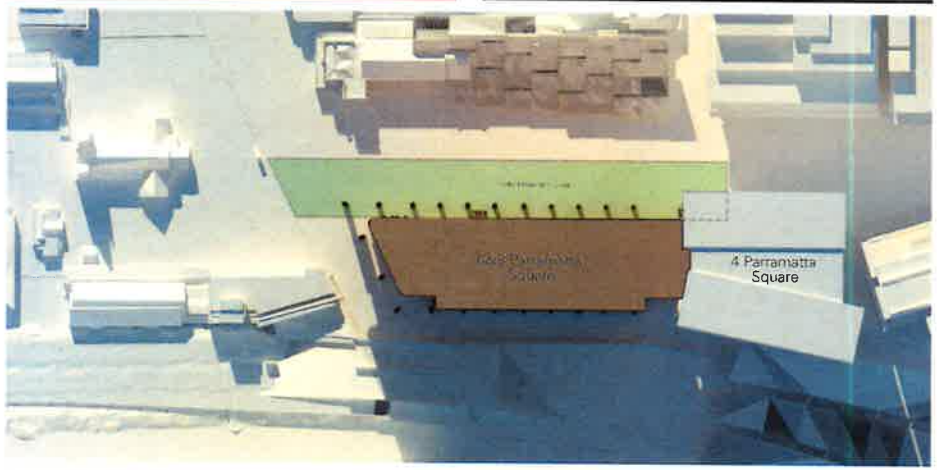
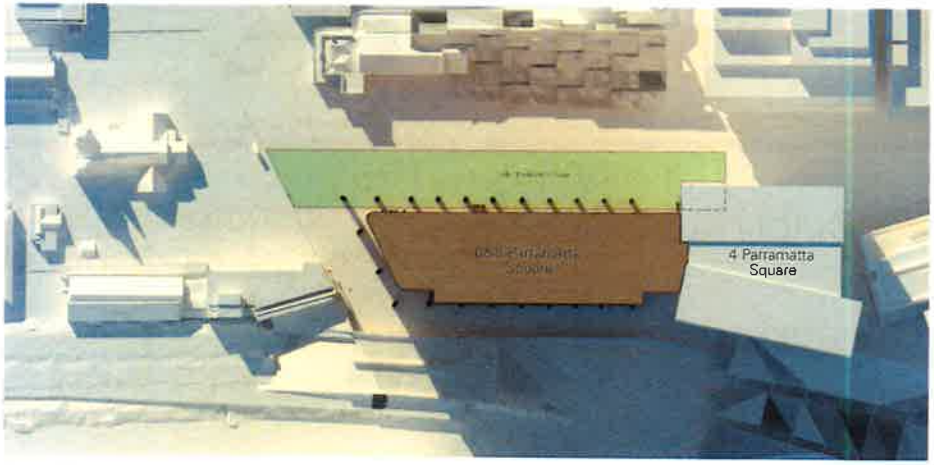
Shadow Analysis
Winter Solstice
22 June

Parramatta Square Colonnade

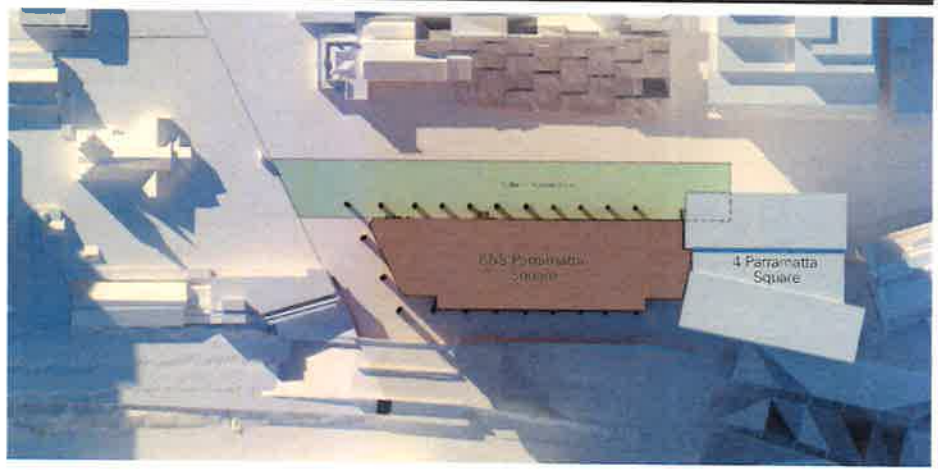


12 Noon, Midwinter



1 PM, Midwinter

Parramatta Square Colonnade



2PM, Midwinter

Summary

The colonnade columns support the terrace at Podium 1 (Lobby) Level along the southern side of Parramatta Square.

The columns also provide support for awnings along this frontage for outdoor dining.

The area of the Parramatta DCP 2011 solar protection zone is approx. 2,808.5 m².

At Noon midwinter, the columns and stair to the terrace shade 3.44% of this zone.

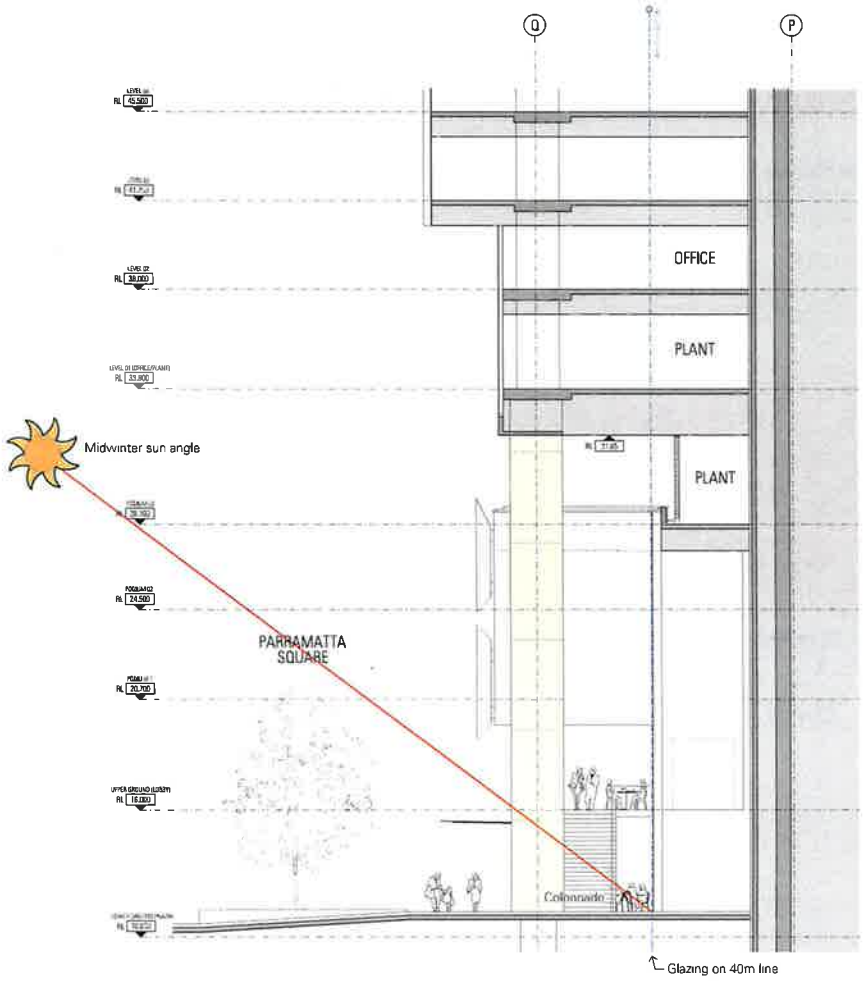
At 1PM, the columns and stair to the terrace shade 4.17% of this zone.

At 2PM, the columns and stair to the terrace shade 5.46% of this zone.

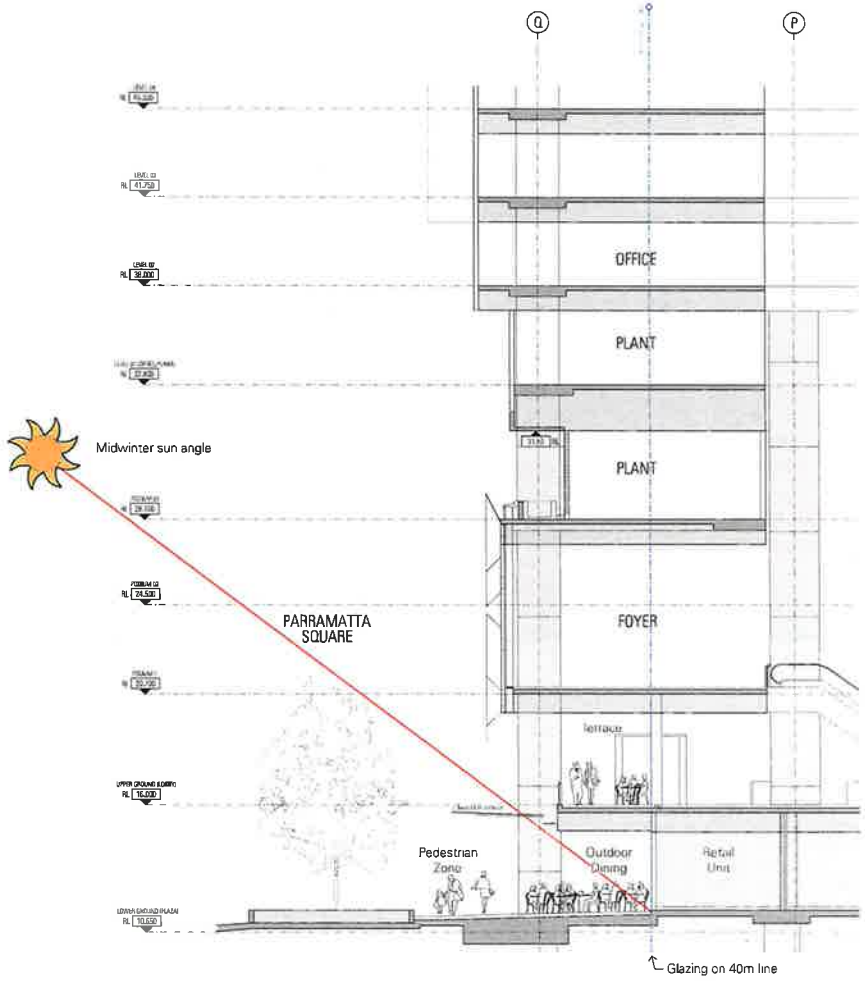
Drawings

For comparison, these diagrams have also been included in the drawing set, to match the plans at 1:800 at A3 scale.

Podium Section
22 June



Podium Section
22 June



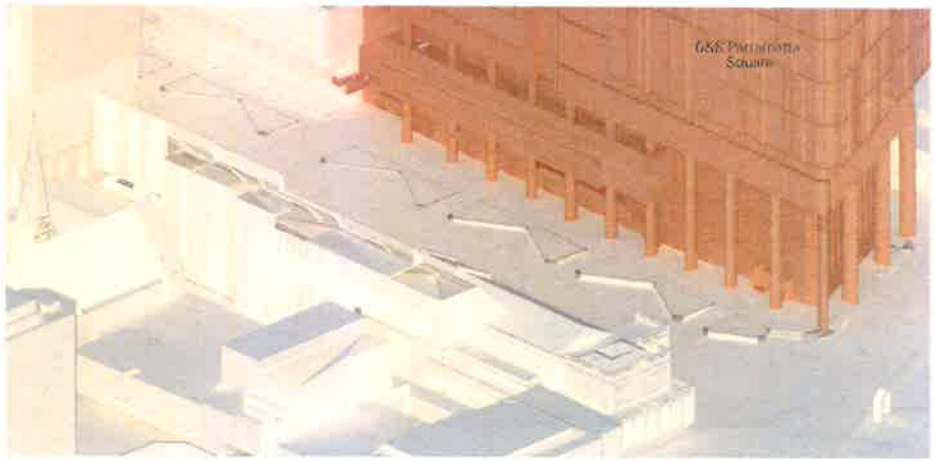
Shadow Analysis
Winter Solstice
22 June

Parramatta Square
Colonnade Sun Eye

12 Noon, Midwinter

1 PM, Midwinter

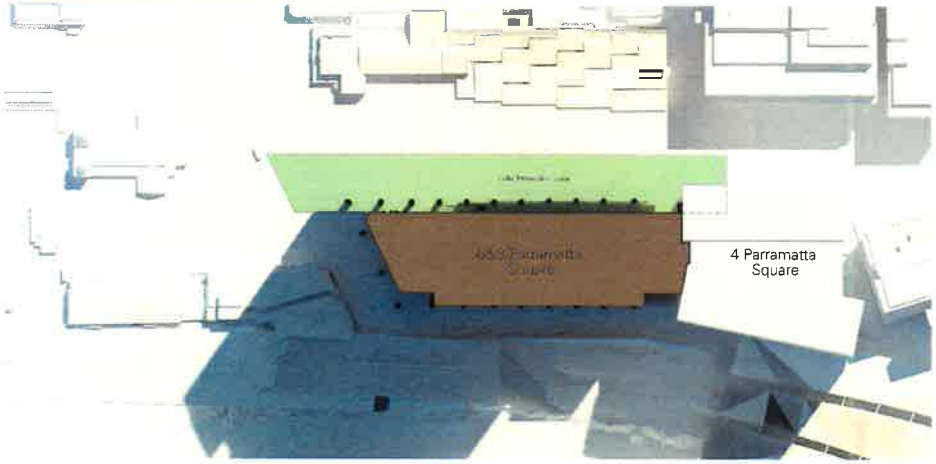
Parramatta Square
Colonnade Sun Eye



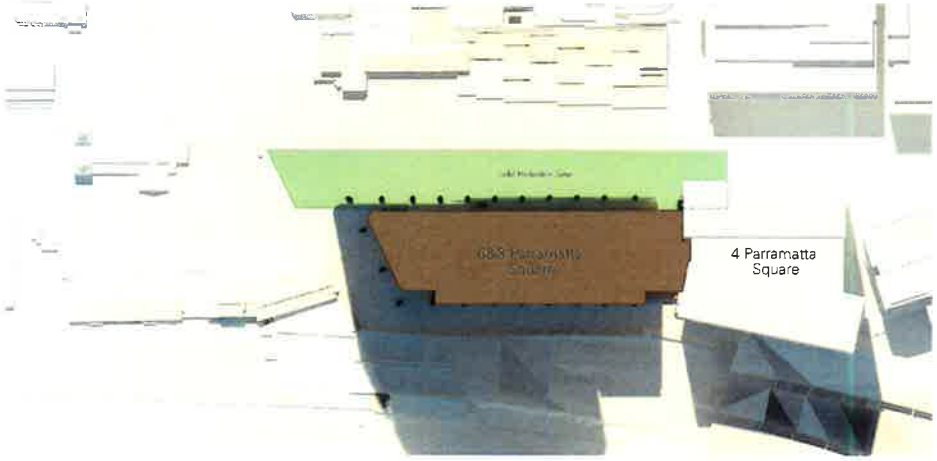
2PM, Midwinter

Shadow Analysis
Summer Solstice
22 December

Parramatta Square Colonnade

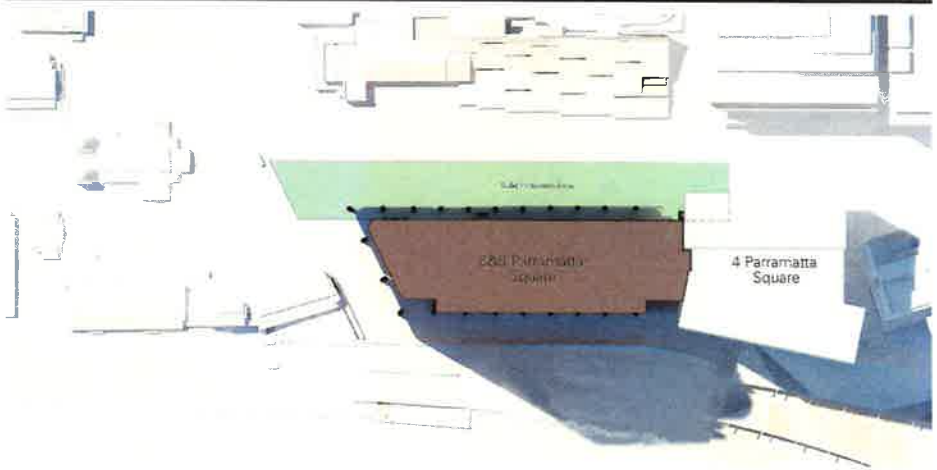


12 Noon, Midsummer



1 PM, Midsummer

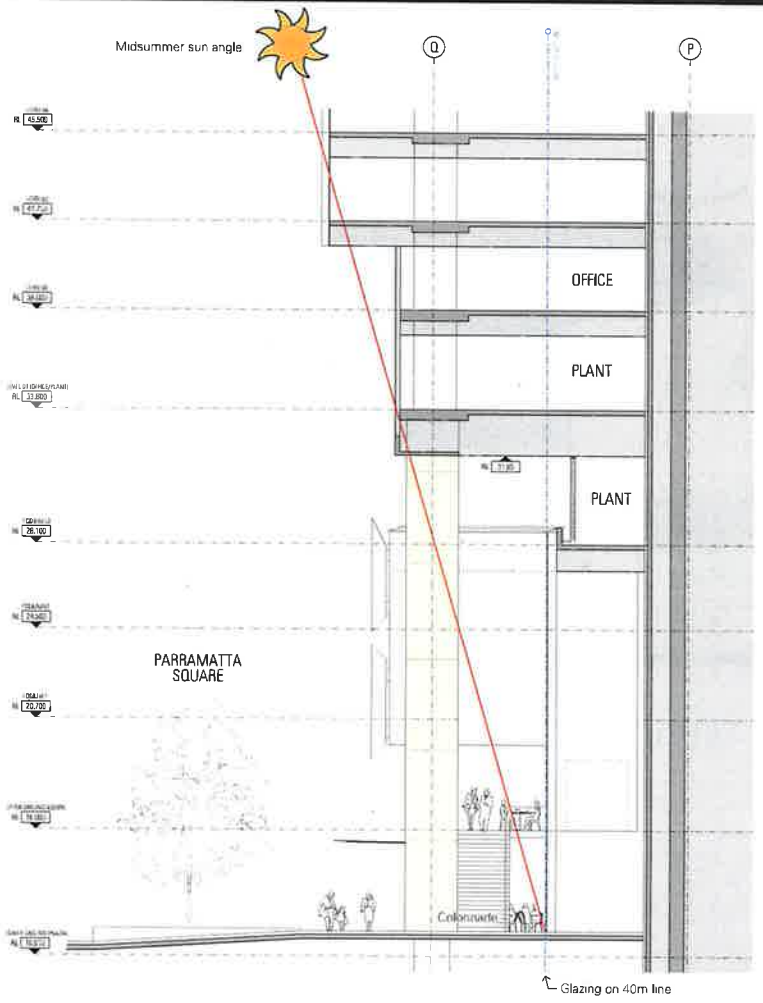
Parramatta Square Colonnade



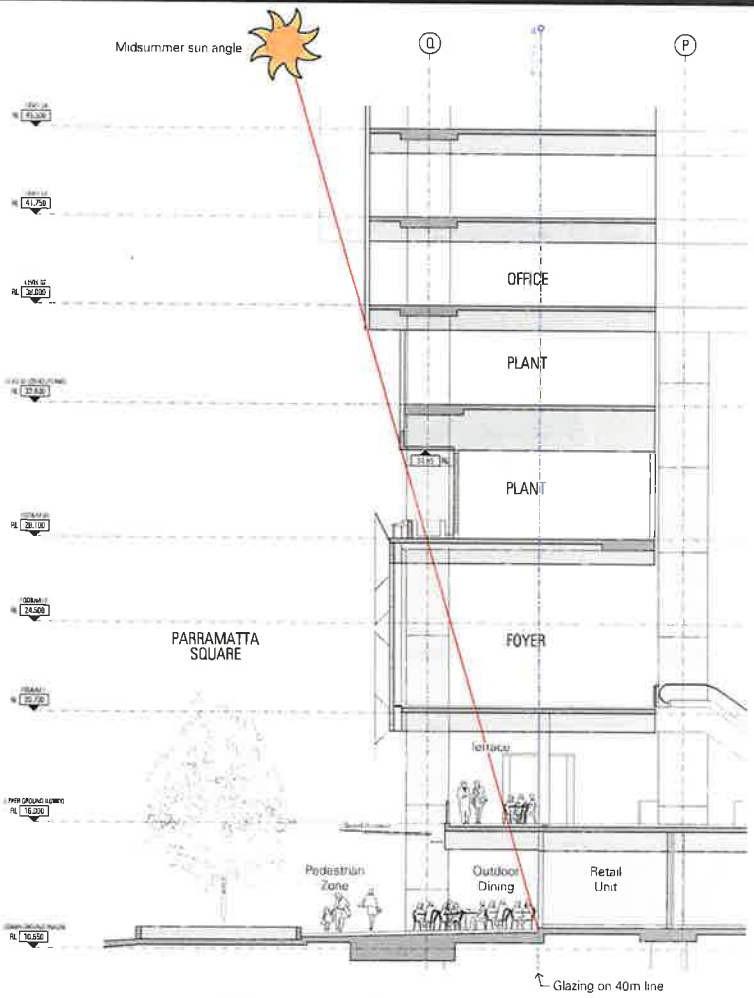
2PM, Midsummer

Summary
For comparison, these diagrams have also been included in the drawing set, to match the plans at 1:800 at A3 scale.

Podium Section
22 December

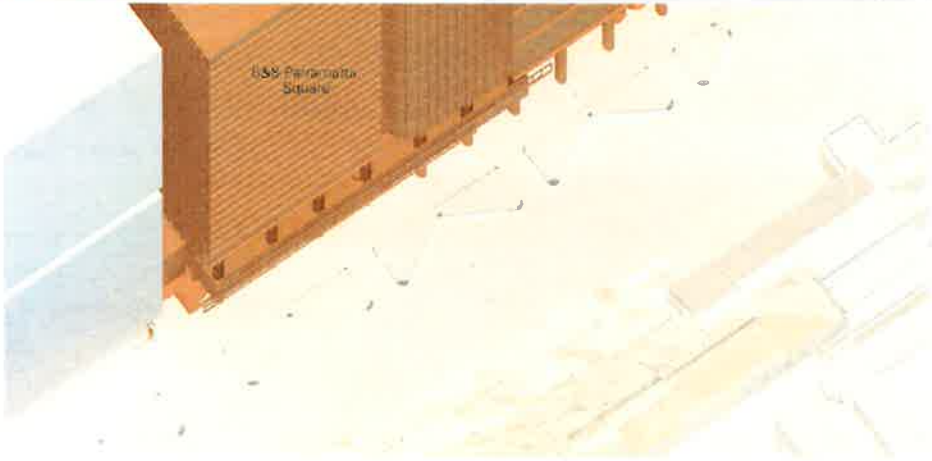


Podium Section
22 December



Shadow Analysis
Summer Solstice
22 December

Parramatta Square
Colonnade Sun Eye



12 Noon, Midsummer

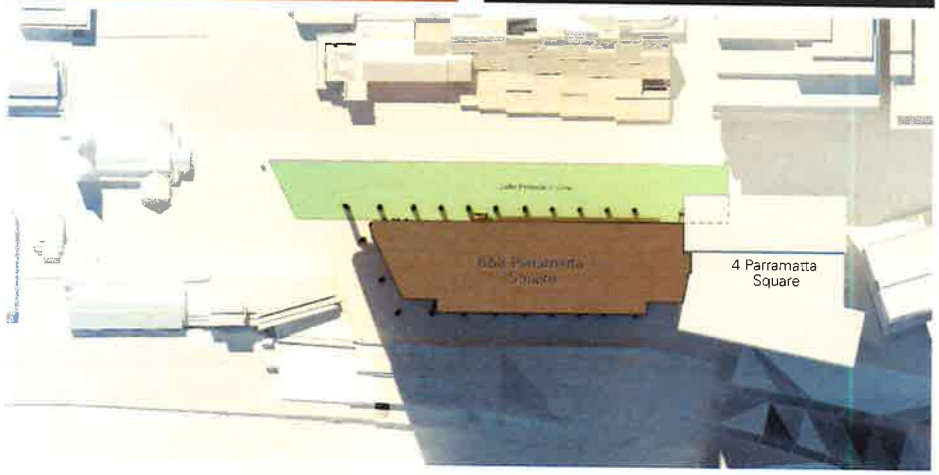
1 PM, Midsummer

Parramatta Square
Colonnade Sun Eye

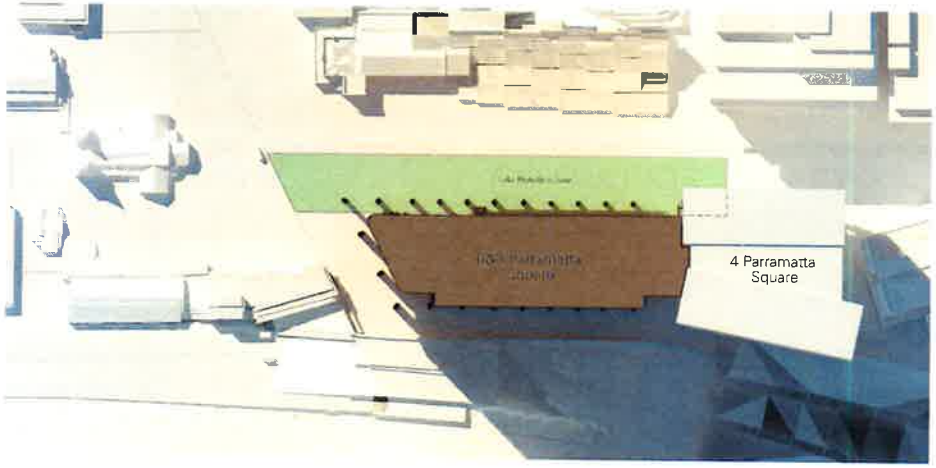
2PM, Midsummer

Shadow Analysis Equinox 22 March & September

Parramatta Square Colonnade

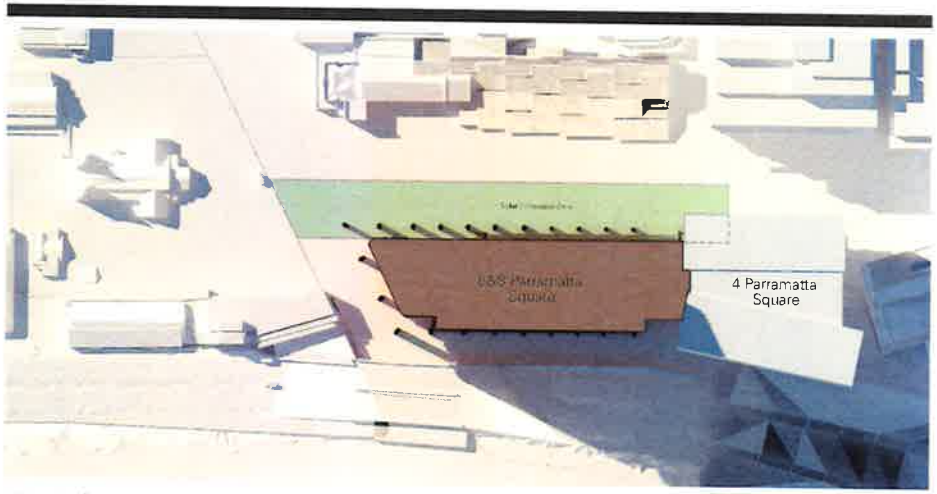


12 Noon, Equinox



1 PM, Equinox

Parramatta Square Colonnade

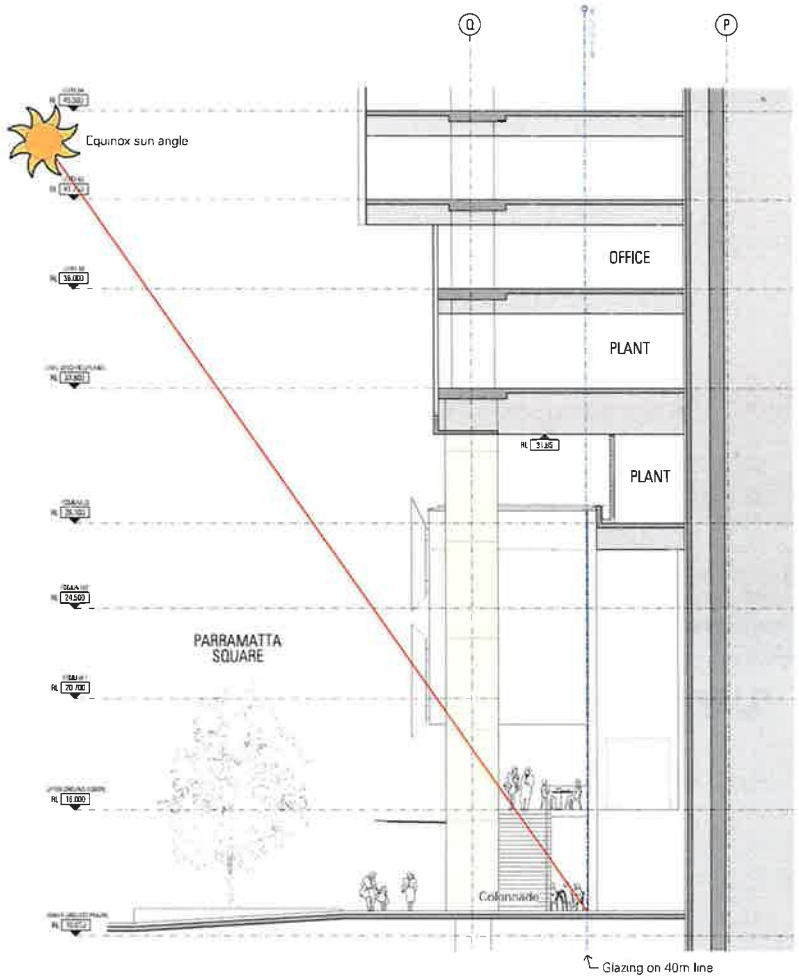


2PM, Equinox

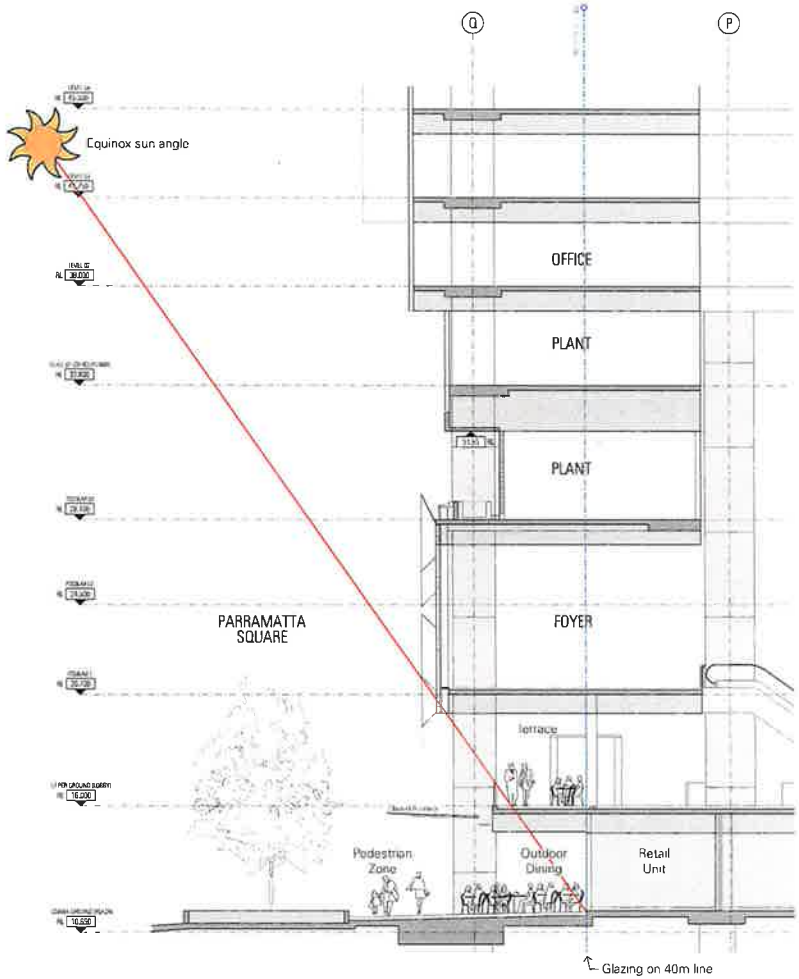
Summary

For comparisno, these diagrams have also been included in the drawing set, to match the plans at 1:800 at A3 scalo.

Podium Section
22 March & September



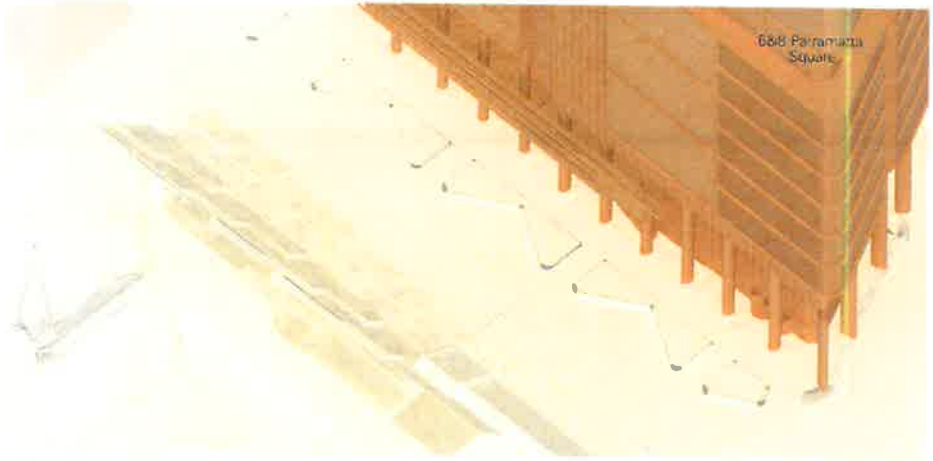
Podium Section
22 March & September



Shadow Analysis Equinox 22 March & September

Parramatta Square Colonnade Sun Eye

12 Noon, Equinox



1 PM, Equinox

Parramatta Square Colonnade Sun Eye

2PM, Equinox

13

Design Excellence LEP 2011

Planning Controls & Objectives	Developed DA Design Response	Complies with / Addresses Planning Controls & Objectives
The following table summarises the design responses to clause 7.10 of the Parramatta Local Environmental Plan 2011.		
7.10 Design excellence The objective of this clause is to deliver the highest standard of architectural, urban and landscape design. (4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters: (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,	The design proposal is a highly refined response that addresses scale, form, urban design and performance requirements of the precinct and the development in a holistic way. The building is refined in its materiality and detailing, and is focused on making a positive contribution to the streetscape and public domain, as well as a positive contribution to Parramatta's skyline. The building extends the urban grain and scale established by 4 Parramatta Square, whilst varying this to provide diversity and variation along the southern side of Parramatta Square. The eastern face of 6 - 8 Parramatta Square is set back from the western side of 4 Parramatta Square in response to the future Civic Link to the river, and to create a generous skylit space to the Loggia pedestrian link below. The ground plane is highly permeable, and provides multiple links between Darcy Street, Parramatta Square and Parramatta Station. The colonnade provides appropriately scaled spaces for people that are also civic in character and materiality. The ground plane links seamlessly to the public domain, providing an active frontage to the Square, as well as visual connectivity and activation through the use a highly transparent glazing in the foyers and podium levels. Wind engineering has informed the building form as well as the integration of screens and deflectors to manage wind impacts at ground level. **Note: The Design Excellence Jury has provided a range of comments and suggestions to improve the design, all of which have been integrated into the updated DA design documents.** **These adjustments described in the developed DA design have been endorsed by the Design Excellence Jury.**	YES

Planning Controls & Objectives	Developed DA Design Response	Complies with / Addresses Planning Controls & Objectives
(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	The form and external appearance of the design will strengthen the legibility of Parramatta Square as Greater Western Sydney's centre of commerce by delivering a distinguished building formed from high quality and enduring materials. The building's planning and materials will enhance the public domain and character of the precinct by > Presenting a masonry colonnade to the north, west and south sides that has an appropriate scale and presence when viewed alongside its important neighbours (Parramatta Town Hall and St. Johns Cathedral Church) **Note: The scale of the colonnade has been developed from the original DA design, with the revised proposal increasing the width of Church Street Mall, retaining the Urban Steps as an important new space for people and people-watching, and a wider upper level for pedestrians within the colonnade itself.** **All these adjustments have been endorsed by the Design Excellence Jury.** > The use of sandstone and granites reinforce the civic materiality of the precinct > Seamlessly connected ground plane materials, linking the internal environments with the public domain around them **Note: Outdoor dining zones have been revised, and coordinated with the Public Domain design.** **These adjustments have been endorsed by the Design Excellence Jury.** > The building form has been developed to mark the corner of Parramatta Square and Church Street Mall from around the CBD **Note: The width of the colonnade has been increased without detrimentally impact the public realm, to create more comfortable and appropriately scaled spaces for people within and around the colonnade.** These > The lower levels of the podium enjoy excellent outlook over the Square, connecting people inside and outside the building through highly transparent glazed façades **Note: the terrace overlooking Parramatta Square has been developed and coordinated with the outdoor dining and public circulation zones below.** **These adjustments have been endorsed by the Design Excellence Jury.**	YES
(c) whether the proposed development detrimentally impacts on view corridors,	The design proposal has no detrimental impacts on view corridors.	YES
d) how the proposed development addresses the following matters: (i) the suitability of the land for development,	The site is ideally suited to commercial use, and will significantly strengthen Parramatta's CBD as a major destination for commerce. Proximity to multiple public transport systems further reinforces the site's suitability for the proposed uses.	YES
(ii) the existing and proposed uses and mix,	The design for 6 & 8 Parramatta Square adds further diversity to the existing commercial stock in the CBD, enabling Parramatta to attract a new range of commercial tenants to the core of the city. The retail offerings will complement those offered by the nearby Westfield, adding diversity and greater choice to the city centre. The retail mix and operational strategies will seek to extend active hours beyond the traditional model for retail within commercial developments, to support activation of Parramatta Square throughout the seasons.	YES

LEP 2011

Planning Controls & Objectives	Developed Design Response	Complies with / Addresses Planning Controls & Objectives
(iii) any heritage and archaeological issues and streetscape constraints or opportunities,	The podium design, with a masonry colonnade, responds to the materiality of St. Johns Cathedral Church. The key datum level established by the top of the Church spires and reflected in the soffit of 4 Parramatta Square, is extended along the frontage of the Square to maintain clear sightlines to the Church when approaching from the east. The western facade is narrow, making the building visually slender when viewed from Old Government House and Parramatta Park. **Note: The tower foyer facade has been developed in response to queries from the Design Excellence Jury and Council's Heritage Advisor, to respond to key datum lines established by the Town Hall.** **The proposed adjustments have been endorsed by the Design Excellence Jury.**	YES
(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	The building has been set back 12m from the adjacent 4 Parramatta Square development, responding to the future Civic Link alignment to the north. The side core layouts of both 4 Parramatta Square and 6 & 8 Parramatta Square minimise overlooking of principal tenant areas. The tower form, with facade screens that rise towards the west, has been modelled to signal the intersection of Parramatta Square and Church Street Mall, marking this important position from around the CBD. The form of the tower has been sculpted to have a slender silhouette from all directions.	YES
(v) the bulk, massing and modulation	The proposed building form incorporates a range of strategies to modulate the bulk into a series of tall, slender forms. Each form has a distinct facade articulation, with curved corners and recessed elements helping to further articulate the modelling of each part of the building. Facade modules and materials have been selected to further reinforce the primary elements of the building's formal composition. Atria, where required by tenants, will animate and activate the facades. The building form does not create any additional overshadowing to Lancer Barracks at midwinter, and only minor overshadowing within the zone allowable by the Parramatta DCP 2011 sun control plane to Jubilee Park.	YES
(vi) street frontage heights,	The design reinforces key datum levels across the precinct established by 2 Parramatta Square (Sydney Water), 4 Parramatta Square, and the spires of St. Johns Cathedral Church. These key levels also continue around Church Street Mall to Darcy Street, where the scale and detailing of the facades and street frontage heights is modified to suit the scale of the street and the outlook.	YES
(vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy,	The facades have been developed to appropriately balance performance, comfort and appearance. Performance requirements have been defined in the Facade Report by Prism. There is no overshadowing impact to Jubilee Park, as per the DCP 2011 control.	YES
(viii) the achievement of the principles of ecologically sustainable development,	The proposed design integrates a range of sustainable initiatives including: > Energy efficient façades that incorporate external shading elements, high performance glazing and integrated blinds > Water saving fixtures and fittings > Opportunities for atria to create a varied internal office environment, including potential for mixed mode ventilation in some areas	YES
(ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,	The design expands the pedestrian links established by 4 Parramatta Square, creating an expanded network of accessible across the precinct. Access to the End of Trip facilities at Basement 1 Level are provided off Darcy Street and from the Loggia, expanding the network of links to be delivered by the 3 Parramatta Square and 4 Parramatta Square projects.	YES

Planning Controls & Objectives	Developed Design Response	Complies with / Addresses Planning Controls & Objectives
(x) the impact on, and any proposed improvements to, the public domain,	The proposed design has been coordinated with, and will enhance, the public domain (which is the subject of a separate DA) by adding further richness and diversity to the precinct. Flood levels are integrated into the design solution to create usable civic spaces rather than civil engineering solutions to satisfy technical requirements. **Note: Outdoor dining zones have been revised in consultation with the Design Excellence Jury, and coordinated with the Public Domain design, to improve activation and accessibility across the Parramatta Square precinct.**	YES
(xi) the impact on any special character area,	The proposed building reinforces Parramatta Square as a major civic space.	YES
(xii) achieving appropriate interfaces at ground level between the building and public domain,	The design incorporates a range of initiatives to integrate the building with the public domain, including many established by 4 Parramatta Square > Multiple through site connections > Multiple accessible links between Parramatta Square (Ground Plaza Level) and Darcy Street (Lobby Podium 1) > Continuous, covered shoreline from Parramatta Station concourse to Church Street Mall > Urban Steps, which provide a habitable seating zone along Church Street Mall and the western end of Parramatta Square > Location of new trees within the precinct to ameliorate wind impacts and provide shade in summer > Building module calibrated with landscape patterning, outdoor dining areas and seating zones (bow ties) **Note: the ground plane interfaces have been further developed with inputs from the Design Excellence Jury and Council's Urban Design Team. Enhancements include:** **> Widening of the main pedestrian section of Church Street Mall by moving the Urban Steps to the east** **> Increasing the width of the upper section of the colonnade along the western side by moving the foyer glazing line eastwards** **> Relocation of the outdoor dining zones to improve circulation and retail operations** **> Coordination with the public domain design** **All these amendments to the original DA design have been endorsed by the Design Excellence Jury.**	YES
(xiii) excellence and integration of landscape design.	The design responds to the important civic nature of Parramatta Square by extending the geometric structure of the Square, and creating the Urban Steps to form a welcoming gesture into the Square from Church Street Mall. The developed design has been coordinated with the public domain design to ensure the building and landscape response is appropriately calibrated and coordinated.	YES

Design Excellence

Design Excellence Jury

The Design Excellence Jury (Kim Crestani, City Architect, CoPC, Olivia Hyde [replacing Peter Poulet] Acting NSW Government Architect and Bob Nation AM, Design Advisor, Barangaroo Delivery Authority) unanimously recommended the scheme presented by JPW as the winner of the Design Excellence Competition.

Design Excellence was awarded 23 November 2017.

The Jury identified a range of matters that were particularly valued and should be retained in the DA design, along with a range of matters that should be explored in more detail as the project is developed from the competition scheme to the DA scheme. These matters have been developed, with input and feedback from Council and the Jury over the past year, and are encapsulated in this updated DA submission.

The developed DA was presented to the Jury 10 October 2018, with the Jury unanimously agreeing that the design will exhibit Design Excellence if the comments below are addressed.

A summary of the items raised, and the responses described by the developed DA solution are summarised below:

Matter Raised	Commentary / Background	Design Response	Consistent with Jury Comment / Request	Design Excellence Achieved
Heritage	Council's Heritage advisor raised a query regarding the relationship between the tower foyer (facing Parramatta Square and Church Street Mall).	The developed DA design has refined the foyer glazing system and screening elements to introduce a layered enclosure that responds to key datum lines established by the Town Hall. In discussion with Council's Urban Design Team and Heritage Advisor, the key datum lines for the foyer screen were further refined. Elements of the foyer screen are positioned inside and outside the glazing line to enable the screen to vary in apparent visual depth and shadowing throughout the day.	**YES**	**YES**
Tower Facade Types	The Jury noted a facade report, including glazing specifications, had not been submitted previously.	An outline of the facade design parameters, including glazing selections and performance has been prepared by Prism, including response to inputs and commentary from Flux, CoPC's independent sustainability consultant. The facade types have been clearly indicated on the drawings, as requested by CoPC.	**YES**	**YES**
Alignments & Setbacks	The Jury sought clarification on the proposed alignments and setbacks of the tower and podium façades.	The developed DA design integrates the principles established by 4 Parramatta Square, with some adjustments to respond to particular site conditions and to ensure that the overall formal response across the southern side of Parramatta Square is appropriately consistent, but also integrates some variation and dynamism into the composition. The design rationale, with some setbacks and soffit alignments being varied from the 4 Parramatta Square principles were supported by the Jury.	**YES**	**YES**
Colonnade Options	The Jury, Council's Urban Design Team and Heritage Advisor raised a query about the scale and form of the colonnade section fronting Church Street Mall.	A range of options were tested in detail from various viewpoints along Church Street Mall and Parramatta Square. With input from the Jury and Urban Design Team, the developed DA design has increased the width of the upper section of colonnade (where the shoreline runs) to 3m (between inside face of columns and the foyer glazing line). This was considered to make this space far more comfortable for people to use, and to have an appropriate civic generosity and scale. The position of the Urban Steps was amended to engage with the colonnade columns, to create more intimate places for people to rest, and to create a wider section of Church Street Mall at the main pedestrian level.	**YES**	**YES**

Matter Raised	Commentary / Background	Design Response	Consistent with Jury Comment / Request	Design Excellence Achieved
Outdoor Dining	The original DA proposed outdoor dining zones offset from the retail glazing line along Parramatta Square, with the shoreline and a pedestrian pathway between them. This was consistent with the Public Domain Design at the time of lodgement, but a variety of questions were raised about whether this was the best outcome for Parramatta Square. A related query regarding the scale appropriateness of the terrace overlooking Parramatta Square at Darcy Street (6 Parramatta Square / Campus Lobby) level was also raised by Council's Urban Design Team.	A range of setout options for the outdoor dining zones were explored, and how these options integrated public circulation spaces, accessible shorelines and the like. It was agreed that positioning the outdoor dining zones at Parramatta Square level directly adjacent to the retail glazing line was less likely to detrimentally impact pedestrians moving along the edge of the Square and more likely to suit operators. Barangaroo was cited as an undesirable precedent where outdoor dining zones that are offset from retail shopfronts have led to circulation spaces between these spaces becoming congested during busy periods, and therefore inaccessible or unwelcoming for pedestrians passing through the space. Similarly, the risk of these spaces progressively becoming privatised by retailers was considered a risk if the retail shopfronts and outdoor dining zones were bisected by public circulation. To address these concerns, the outdoor dining zones have been set against the retail shopfronts. The proposed configuration provides a 4.6m wide pedestrian zone along Parramatta Square, with a 3m awning zone. The revised proposal for 6 & 8 Parramatta Square will be reflected across the frontage of 4 Parramatta Square (subject to a separate DA), so there is a coordinated relationship between the buildings, retail frontages and public domain. The proposed terrace at Darcy Street (6 Parramatta Square / Campus Lobby) overlooking Parramatta Square was supported by the Jury as a positive move in providing more spaces for activation around the Square. The outdoor dining space at this level is located along the glass, creating a 2.5m public circulation zone along the edge of the terrace. The stair at the western end of the terrace has been coordinated with the revised outdoor dining zones at Parramatta Square, and the accessible lift remains as previously proposed.	**YES**	**YES**
Summary	**A range of matters were raised by the Jury, Council's in house team and external advisors.**	The design team have explored a range of opportunities to develop the original DA design in response to the range of comments and suggestions received from the Jury, Council and their advisors. The refinements and amendments integrated into the developed DA design, as a result of the feedback and comments received, have improved the design.	**All matters raised have been positively addressed and integrated in the revised DA proposal.**	**YES**

Collaborators

Design is a collaborative endeavour.

We wish to acknowledge our team who have made a significant contribution to the development of the concept described in this Architectural Design Statement:

Client: Walker Corporation
Architect: Johnson Pilton Walker
Structural Engineer: WSP
Civil Engineer: BG&E
Building Services Engineer: WSP
Fire Engineer: WSP
Facade Consultant: Prism Facades
Sustainability Consultant: WSP
Traffic Engineer: WSP
Flood Engineer: BG&E
DDA Consultant: WSP
Surveyor: Craig & Rhodes
Heritage: NBRS Architecture
Wind Engineer: Windtech
Geotechnical Engineer: Douglas Partners
BCA Consultant: McKenzie Group
Landscape Architect for Public Domain: JMD

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