

Design Statement

HUGHES STREET CAR PARK,
CABRAMATTA
ARCHITECTURAL DESIGN STATEMENT
ADDENDUM
COLLINS AND TURNER



Hughes Street Multi Storey Car Park, Cabramatta
Prepared for - Fairfield City Council
Rev A - 12 July 2019

ADDENDUM ATTACHMENT 3 - RESPONSE TO 48.1/2019 REQUEST FOR ADDITIONAL INFORMATION

"The proposed façade design and treatment shall be appropriately integrated within the existing locality and must have regard to the adjoining residential properties."

The external appearance for the proposed Hughes Street carpark is conceived as an abstract and colourful three-dimensional tapestry, symbolising with a unique combination of architecture and landscape, the vibrancy and multiculturalism of the Cabramatta and wider Fairfield community. The building includes richly coloured facade treatments, alongside integrated planting in the form of vertical green walls.

Colours selected are directly influenced by the rich spectrum of colours and materials experienced by visitors to the John Street and Dutton Lane market traders, along with their offerings of homewares, fashions and fresh food.

The proposed coloured elevational treatments are achieved with a layered screen of aluminium tubes with openings between, detailed to allow daylight and fresh air to enter the building, minimising the need for artificial lighting and mechanical ventilation. On upper levels, the aluminium tubes are arranged in two off-set parallel rows to create a visually screened appearance, whilst allowing diagonal views through, as well as further visual animation of the building as a result of the shadows cast between the front and back layers in direct sunlight.
See diagram 2

The 'colour-field' facades, described above, are contrasted by densely planted green walls to the east and west elevations. The green walls act to significantly enhance the existing landscape planting of the Cabramatta CBD, as well as soften the combined building form of the three parking structures. Additionally creating a pleasant micro-climate for the new Hughes Street building as well as the adjacent pedestrian areas.

Integration within the existing locality and regard to the adjoining residential properties

The proposed building integrates with the locality and adjoining residential properties in several ways:

Dutton Lane North Elevation, adjacent to Dutton Plaza

The proposed Hughes Street Car Park meets the Dutton Plaza building along the northeast area of the Dutton Lane Loop.

The Dutton Plaza building is characterised by a facade of dark red perforated metallic panelling, offering screened and direct views into the upper parking levels.

The adjacent facades of the new building have been designed to complement the existing Dutton Plaza building with an increased percentage of dark red toned elements within the adjacent areas of the proposed Hughes Street facade screen. The inclusion of these elements will create a blending effect, gradually and subtly transitioning from the darker red tones to the wider range of colours elsewhere in the new building.

See Diagram 1

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Hughes Street North Elevation

Along Hughes Street, the proposed elevation comprises a coloured glazed screen at street level and the proposed aluminium screen system at the upper two floors.

The upper and lower areas are separated by a horizontal facade awning in dark grey toned metallic finish.

Of note:

- The lower coloured glazed screen will incorporate lighter colour tones along the pedestrian footpath
- The awning will serve to provide sun and weather protection to pedestrians, as well as provide separation from the parking levels above in this area.
- Street planting has been designed to complement and soften the form, presentation and colours of the new building, as well as provide a pleasant outlook for residents of the southern units in the apartment buildings on northern Hughes Street.
- The lower colour glazed screen is structured into 8.1-8.6m segments of frames glass, emulating the adjacent retail tenancies that surround the subject site.

See Diagram 2

Dutton Lane West

The proposed western elevation of the Hughes Street Car Park faces three storey residential buildings across Dutton Lane west.

Along this facade, a pleasant outlook is provided for neighbouring residents with the integration of vertical green wall planting across the two upper levels of the building. The planting will significantly limit views into the car park, and combined with additional measures (refer to section 2.6 light pollution) serve to minimise light spillage from the new building, and the risk of any resulting loss of amenity for the residents.

Additionally, at ground level, colours included in the facade screen include a higher percentage of earth and terracotta tones, reflecting the masonry nature of the adjacent buildings, further complimented by the landscape planting in the western nature strip.

See Diagram 3

Further Design Development

Further development of the proposed design incorporates the following additional adjustments:

1. Separation of the proposed facade screen into two separate bands, along a proposed construction joint. This change serves to articulate each of the building levels individually, reducing the visual bulk of the upper levels.

See to Image 1,2, & 3

2. Finer colour mix: A wider range of colours has been incorporated, finely mixed to avoid grouped blocks of tone illustrated in the original DA visualisations.

See to Image 1,2, & 3



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notes

- 01 do not scale dimensions govern
- 02 all dimensions are in millimetres
- 03 all dimensions are to face unless stated
- 04 collins and turner are to be notified of any discrepancies

client

Additional Drawings

project

302
 Hughes Street Carpark
 34-40 Hughes Street
 Cabramatta NSW

drawing title

Image 1 - Dutton Plaza to

Hughes Street Entry

scale
 NTS/real

date
 10/02/2019

drawn by
 NBL

drawing number
 302_701

revision
 A

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date

10/02/19

by

MPL

note

Additional Drawings

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302
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drawing title

Image 2 - Hughes Street
 Photomontage

scale

1:1000 A1

date

10/02/2019

drawn by

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drawing number

302_702

revision

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01. do not scale, dimensions govern
02. all dimensions are in millimeters
03. all dimensions to be verified on site
04. dimensions for materials are to be verified if any discrepancies

No

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Date

10/07/19

By

MHL

Note

Additional Drawings

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302
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 Cabramatta NSW

drawing title

Image 3 - Dutton Lane East

scale

1:100

date

10/07/19

drawn by

MHL

drawing number

302_703

revision

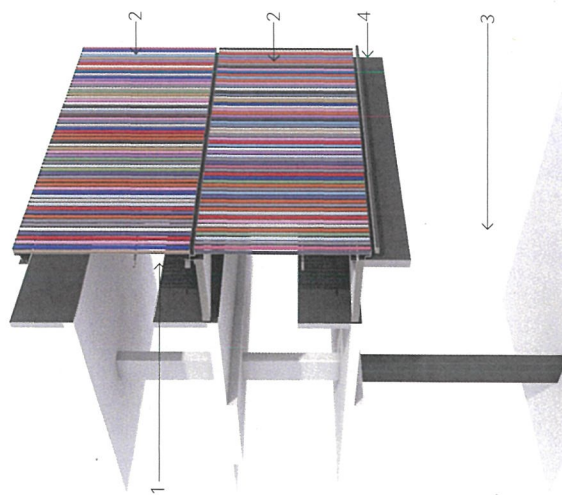
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Area A

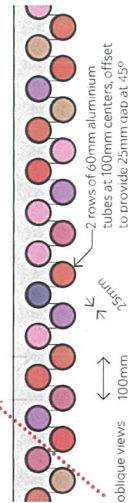
Area B

Colour transition zone from Dutton Plaza



- 1 Structural Truss forms bridge between lift shaft and Hughes Street Car Park
- 2 Coloured Aluminium Tube Facade clad pedestrian bridge. Separation between tubes provides transparency with oblique views through
- 3 The ground floor is clear of structure to allow vehicles and pedestrians free access at the car park entry
- 4 A new car park way-finding and vacancy signage panel is suspended from the pedestrian bridge

Facade Plan Diagram - Area A



Typical Elevation - Area A

Facade Colours - Area A

10%	5%	3%	4%	7%
Red	Grey	White	Blue	Brown

Facade Colours - Area B

6%	5%	5%	5%	6%
Red	Grey	White	Blue	Brown
5%	5%	1%	5%	5%
5%	5%	5%	5%	5%
5%	5%	5%	5%	5%

notes

- 01 do not scale dimensions
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- 04 dimensions are to be verified of any discrepancies

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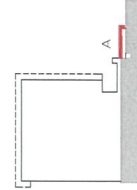
No Date By Note

A 10/07/19 MNL Additional Drawings

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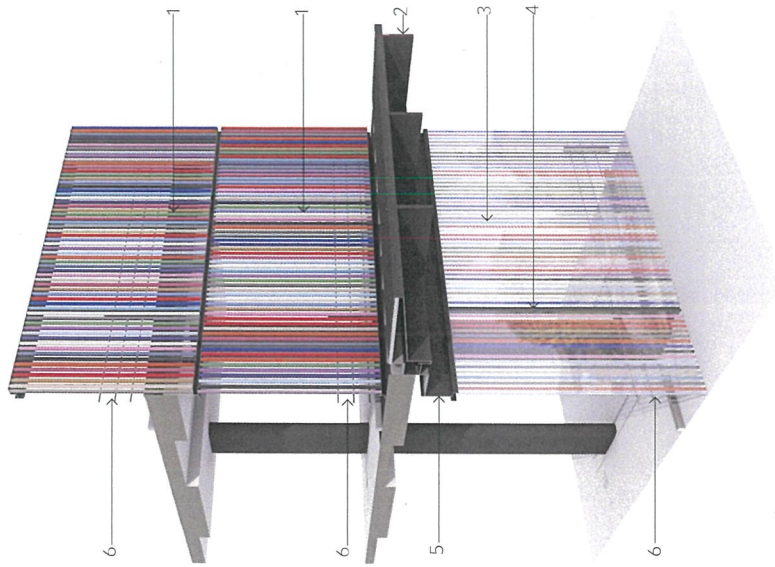


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Diagram 1 - Facade Colours at Dutton Plaza

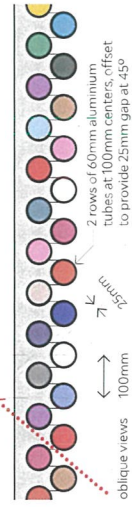
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drawing number	302_711
revision	A

Area B



- 1 Coloured Aluminum Tube Facade to Level 1 & 2. Separation between tubes provides transparency with oblique views through
- 2 Steel frame awning over footpath
- 3 Glazed ground floor with artwork film consistent with the upper facade
- 4 Glazing is broken into smaller bays consistent with surrounding shopfronts
- 5 A zone for potential future signage below the awning
- 6 Vehicle crash barrier

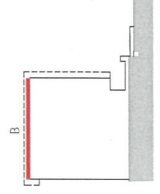
Facade Plan Diagram - Area B



notes	architect
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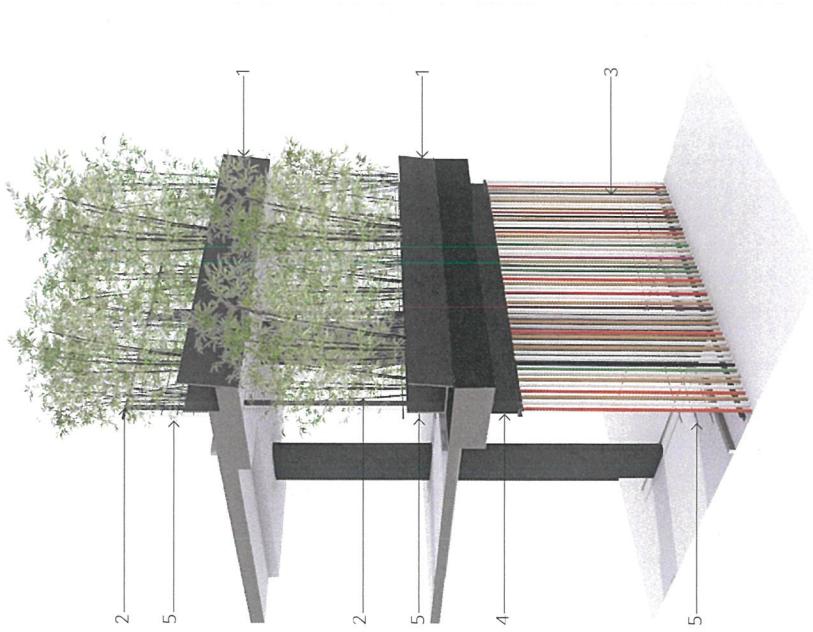


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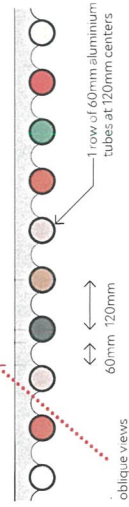
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drawing title	Diagram 2 - Facade Colours - Typical
scale	1:100
date	10/07/19
drawn by	MNL
checked by	
drawing number	302_712
revision	A



- 1 Planter boxes housing bamboo planting to Level 1 & 2
- 2 Mesh Screen behind protects planting and provides fall protection
- 3 Coloured aluminium tubes to the ground floor. Separation between tubes provides transparency with oblique views through
- 4 A zone for potential future signage below the awning
- 5 Vehicle crash barrier

Facade Plan Diagram - Area C



notes

- 01 do not scale dimensions given
- 02 all dimensions are in millimeters
- 03 all dimensions are to be confirmed by the client
- 04 collins and turner are to be notified of any discrepancies

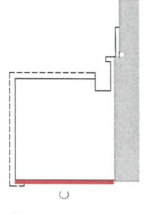
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Diagram 3 - Facade Colours - West

drawing title	scale	date	drawn by	checked by	drawing number	revision
West	NYS: A1	10/2/2019	MHL		302_713	A