

DEVELOPMENT APPLICATION - 14/08/2019

ADDITION TO APPROVED OFFICE BUILDING (DA/841/2017)

NOTE:

THIS DEVELOPMENT APPLICATION IS FOR THE TOWER PORTION OF THIS DEVELOPMENT ONLY.
FOR DOCUMENTS RELATING TO STOREYS BELOW LEVEL 13 REFER TO **APPROVED OFFICE BUILDING (DA/841/2017)**.

The proposal for a new office building at 2-10 Valentine reflects the design excellence winning scheme of 2017 and is consistent with the DA approved in 2018 under DA number DA/841/2017. The design of the building has evolved and a current \$4.55 is being assessed in relation to a series of ground plane changes that enhance the approved DA. This application follows the exhibition of the site specific planning proposal for the tower and is entirely consistent with the design contemplated in that planning proposal.

2-10 Valentine Avenue will be a benchmark A-Grade office development for both tenants and the City of Parramatta.

This DA seeks approval for the additional 15 floors of office and plant above taking the scheme to a total height of RL 129.5 consistent with the planning proposal while presenting a refined and precise tower form to the Parramatta skyline.

The podium is as per the current \$4.55 design.

Above the podium the office building defines the southern gateway to the CBD. As an urban marker the building is a series of layered volumes describing occupation patterns in the horizontal and movement patterns in the vertical to provide a strong visual point of interest.

The office tower is an elegantly proportioned glass skinned building. Standing on its own the building anchors this corner of Valentine Avenue with a well-considered office offering. The tower speaks of its time and is classically composed in three horizontally cast elements defined by two recessed terraced levels to describe a distinct urban form on the Parramatta skyline.

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PROJECT

VALENTINE AVE
2-10 Valentine Ave Parramatta NSW Australia

PROJECT NORTH



SCALE @ A3
1:250

DRAWING
LOCATION PLAN

PRINT DATE
14/08/2019

PROJECT NO.
21616
STATUS

PRELIMINARY

DRAWING NO.
DA2-03

ISSUE
A

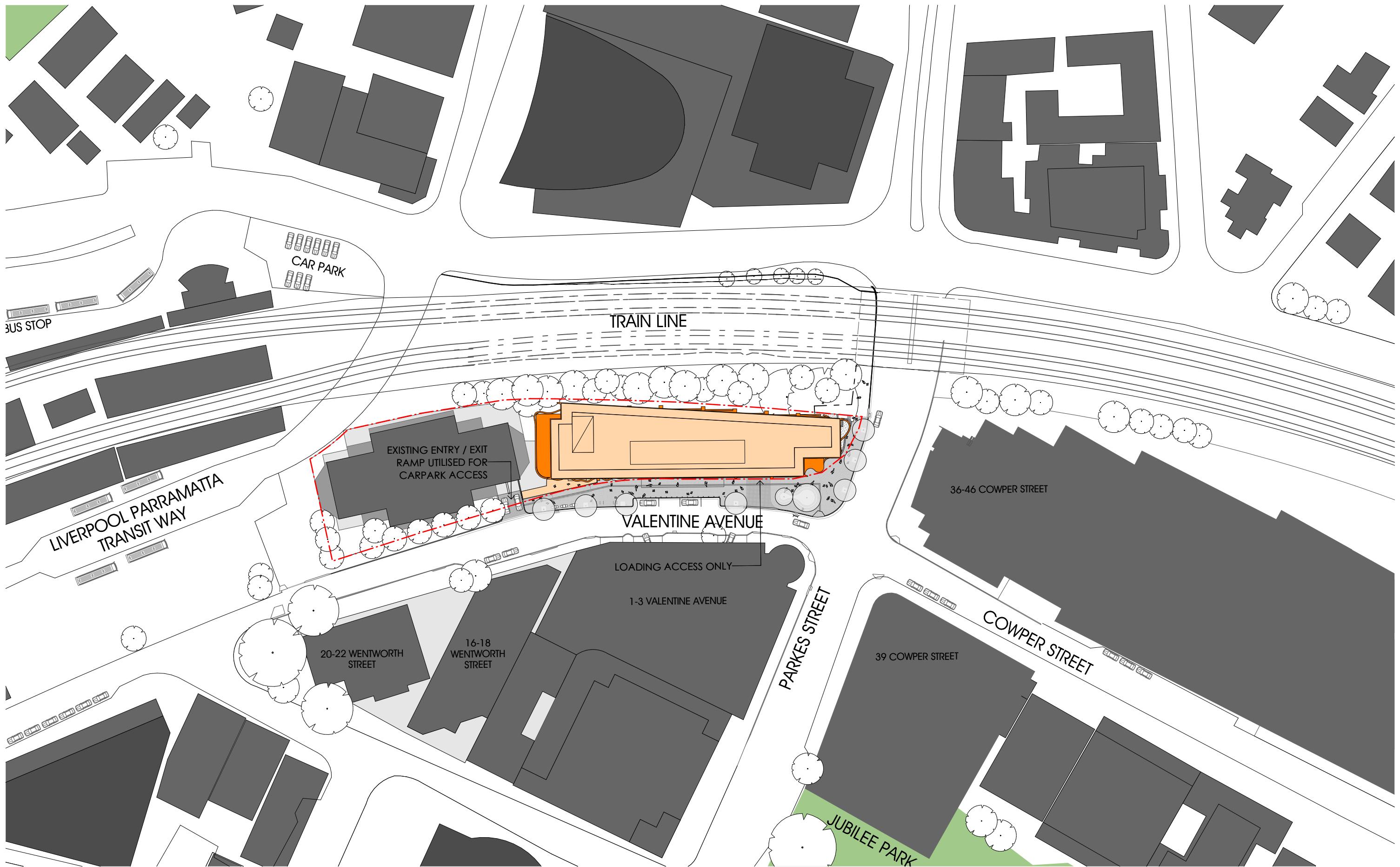
EXISTING CONDITIONS



EXISTING OFFICE TOWER



EXISTING CARPARK BUILDING



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VALENTINE AVE
2-10 Valentine Ave Parramatta NSW Australia

PROJECT NORTH



SCALE @ A3
1:1000

DRAWING
CONTEXT PLAN

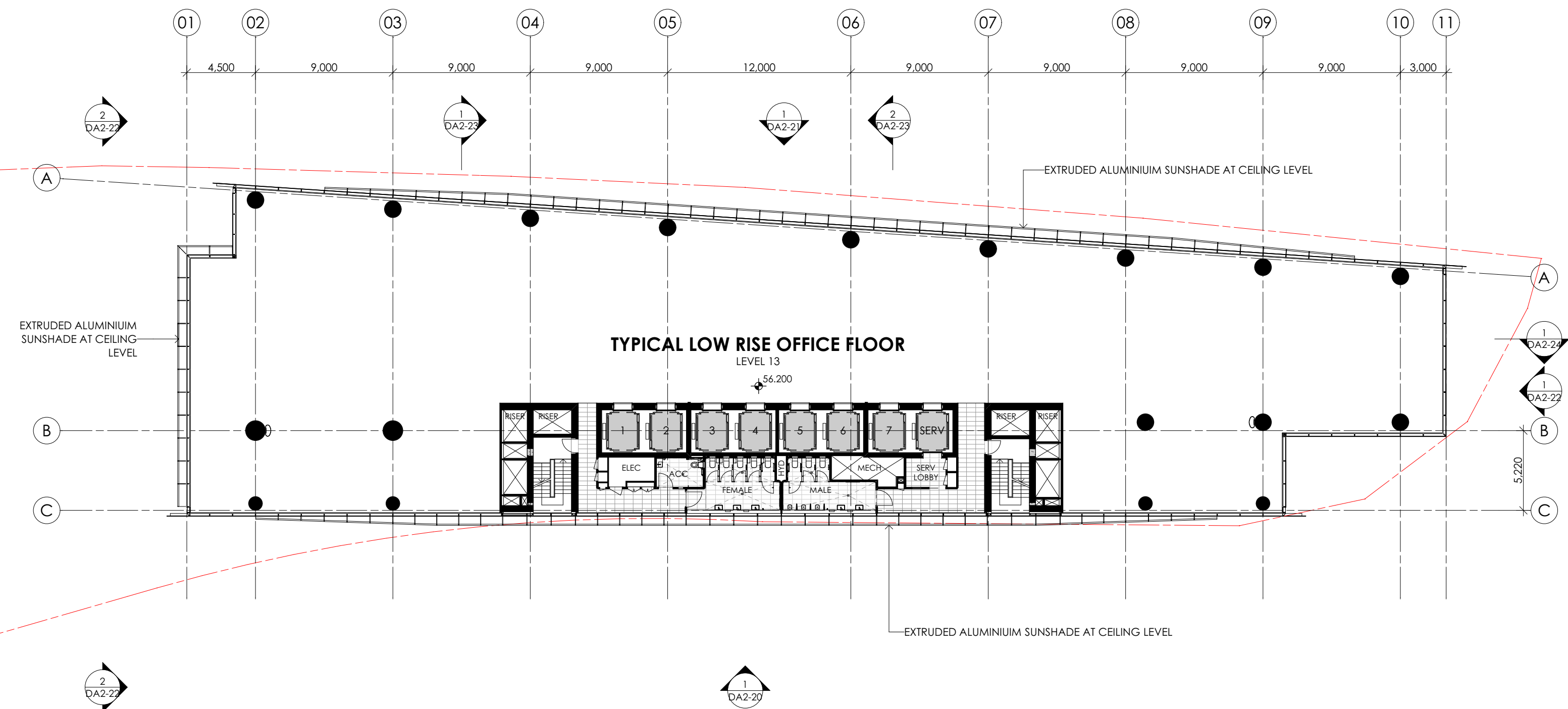
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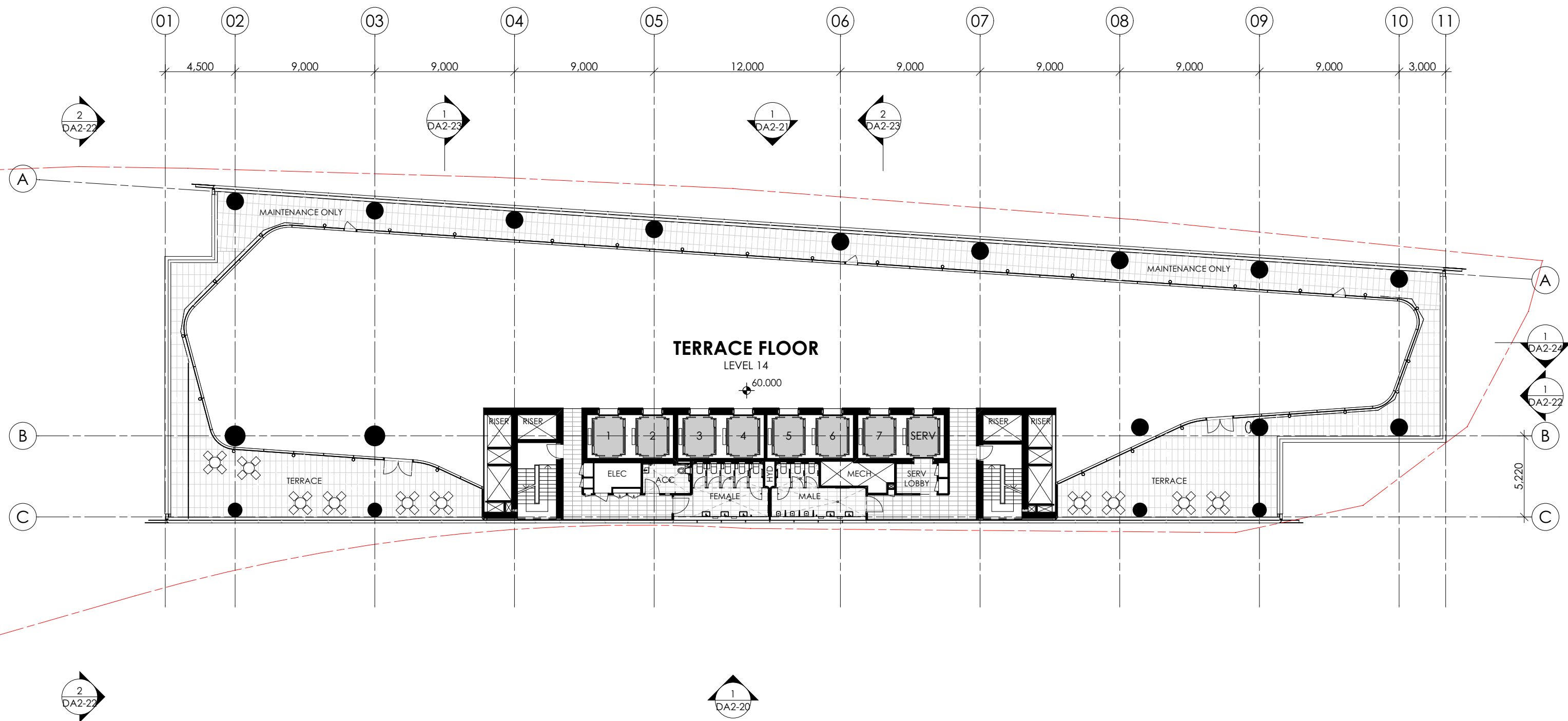
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21616
STATUS

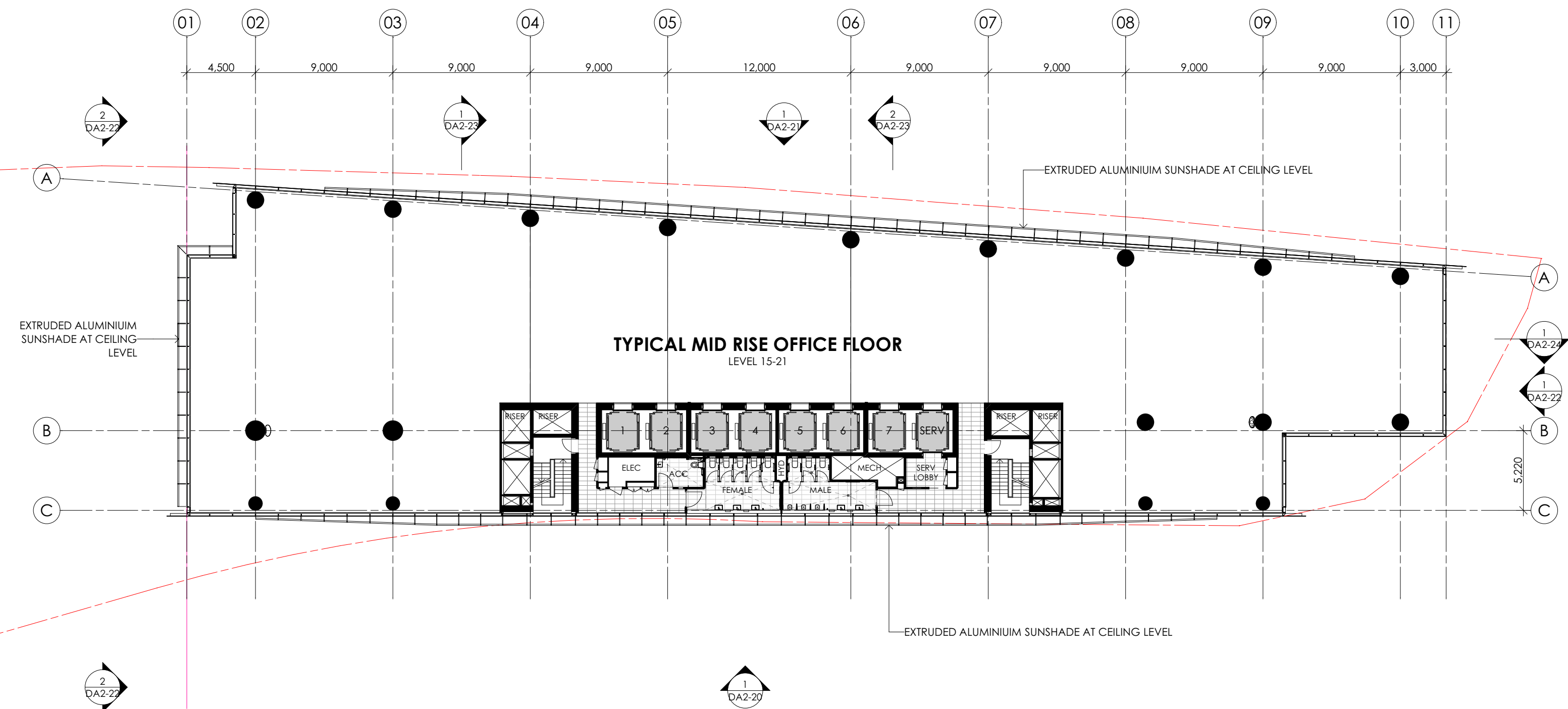
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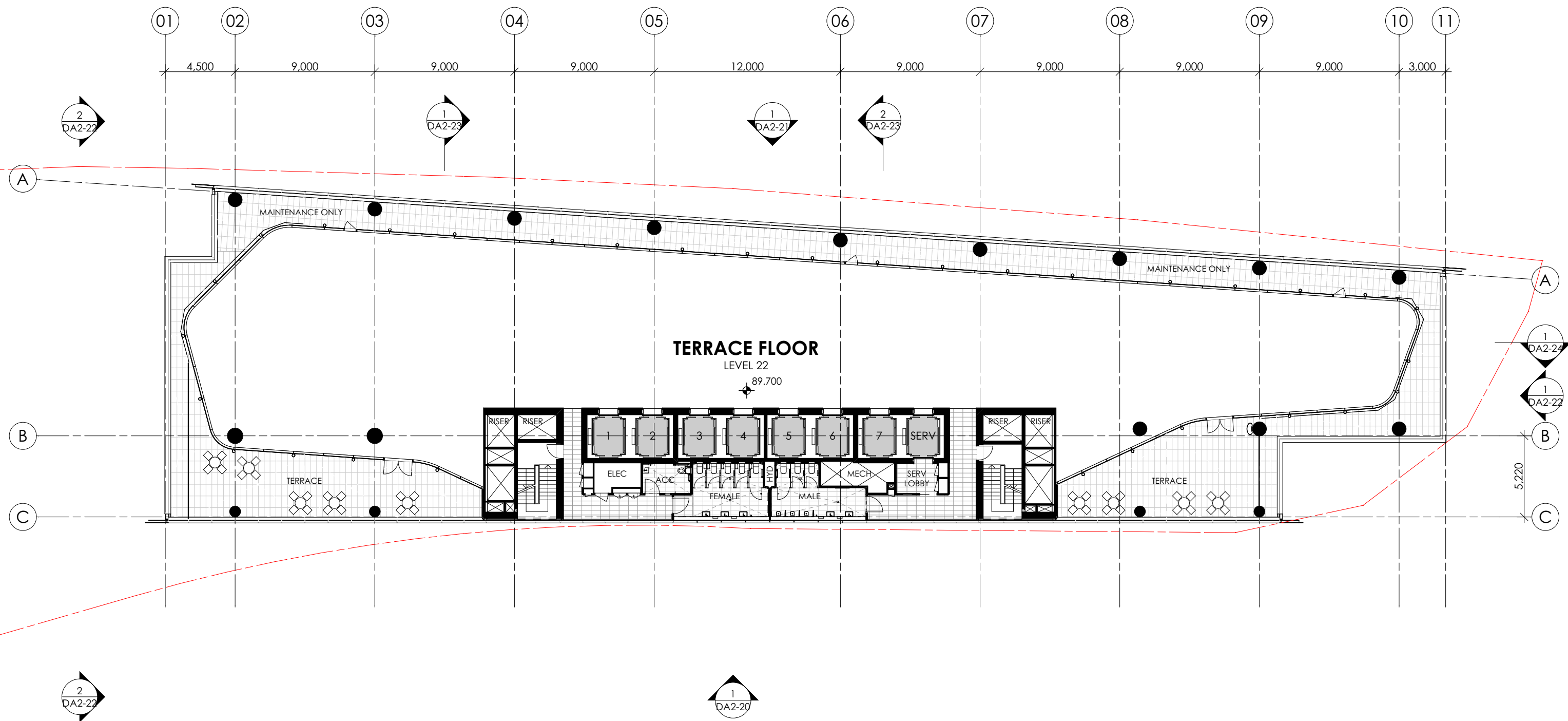
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VALENTINE AVE
2-10 Valentine Ave Parramatta NSW Australia

PROJECT NORTH



SCALE @ A3
1:250

DRAWING
TERRACE - LEVEL 22

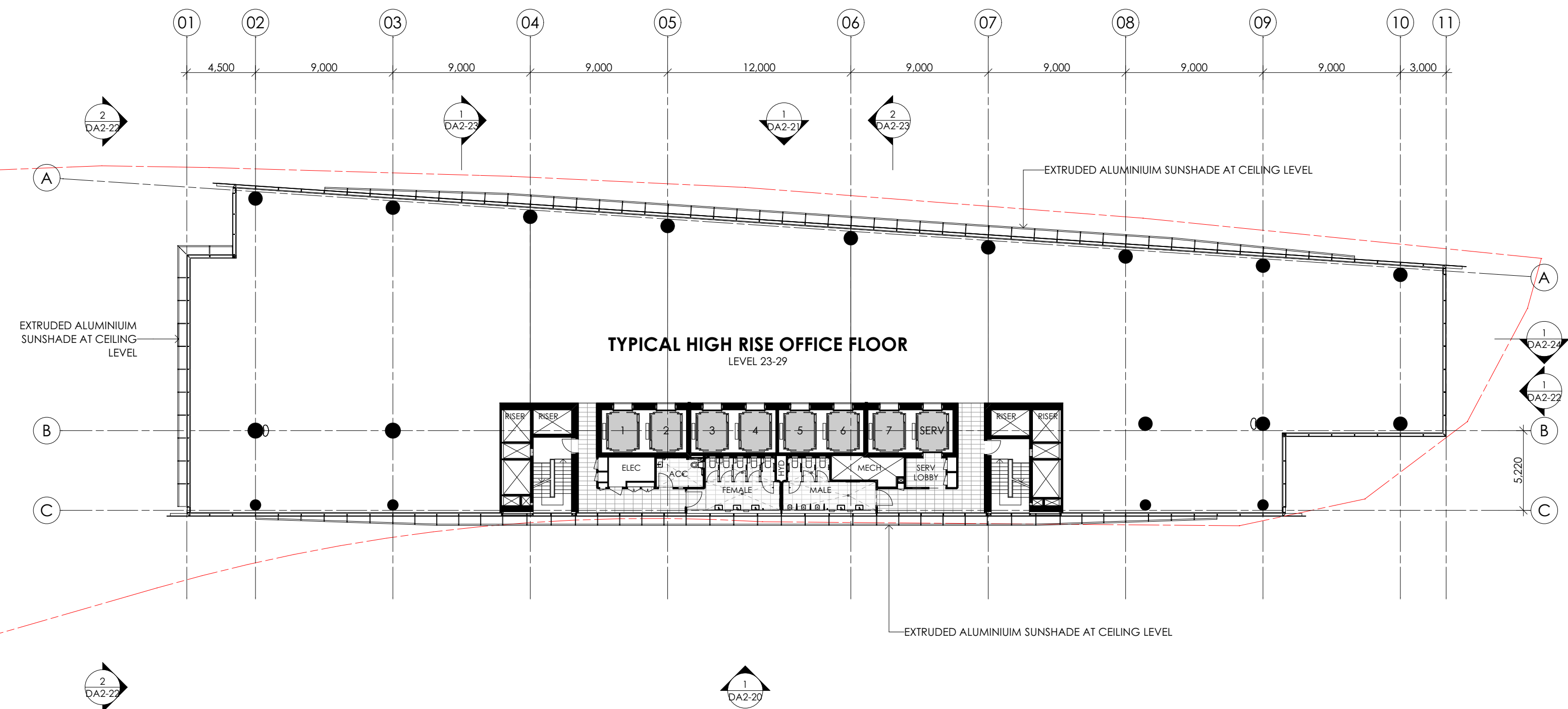
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DRAWING NO.
DA2-13

ISSUE
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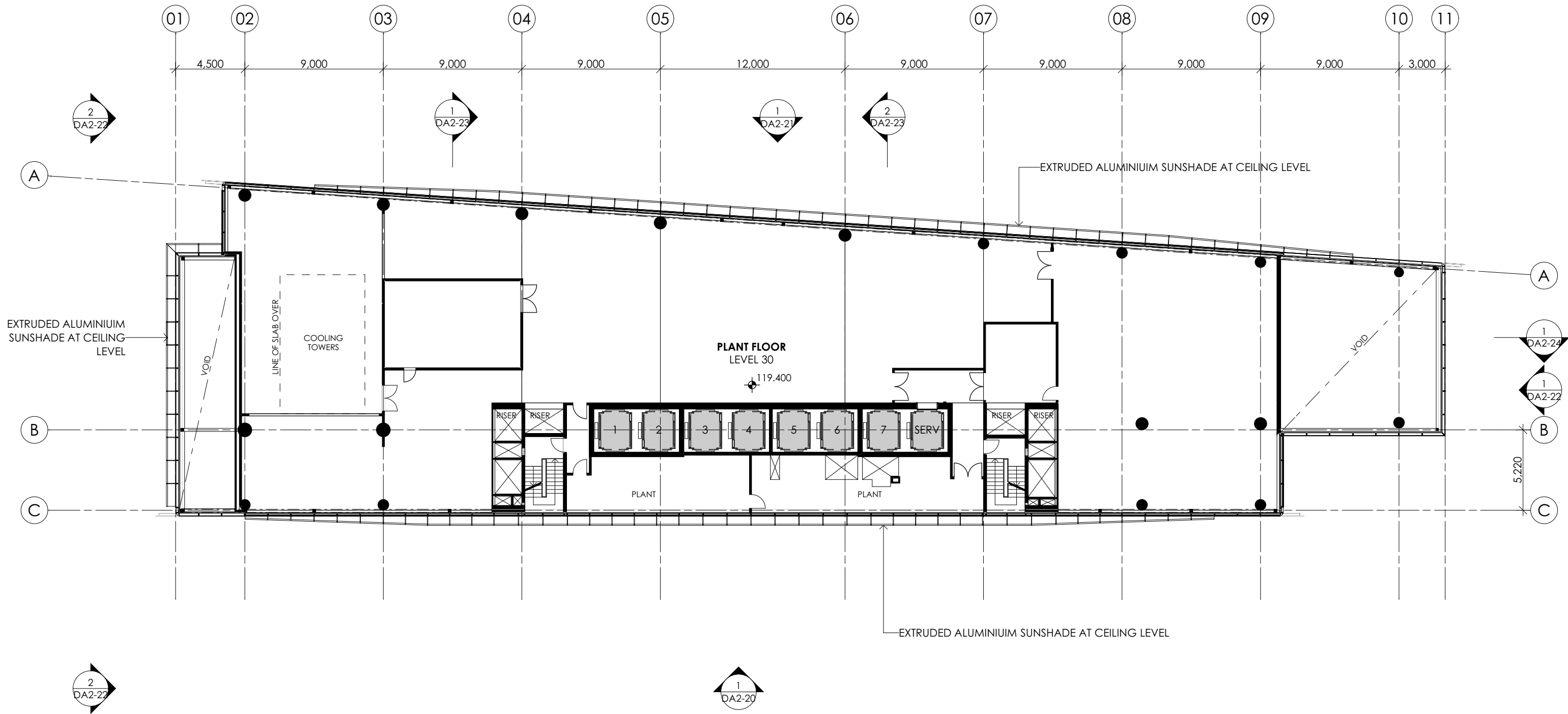
VALENTINE AVE
2-10 Valentine Ave Parramatta NSW Australia

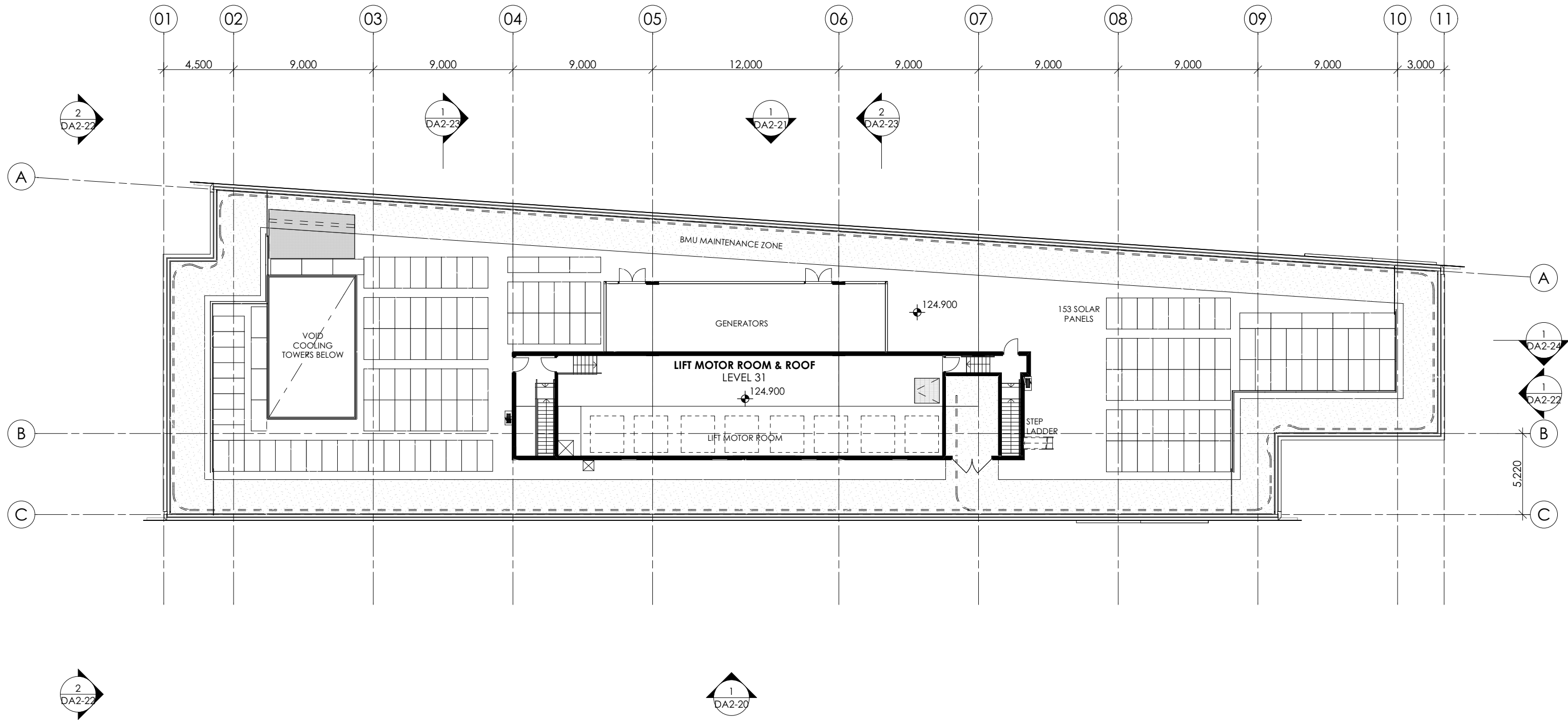
PROJECT NORTH

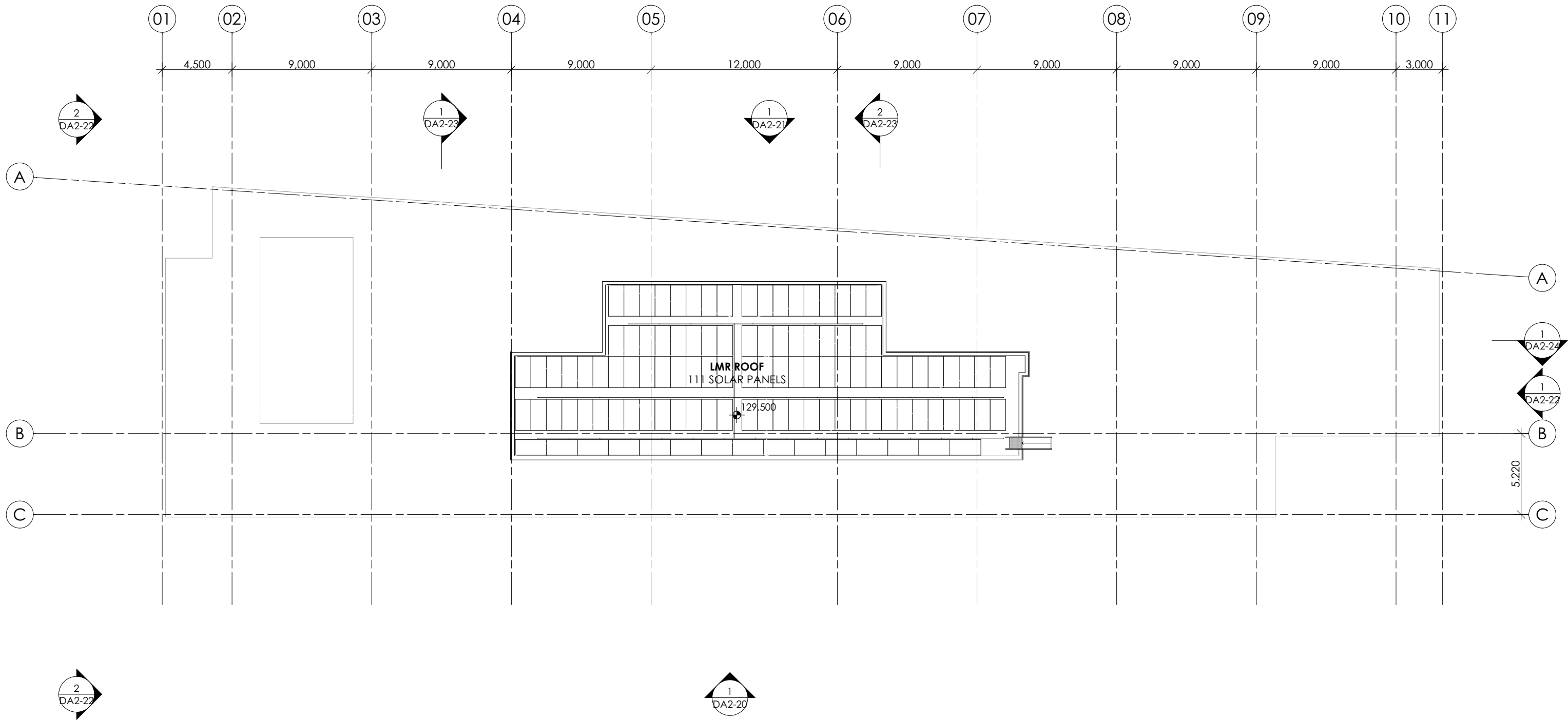


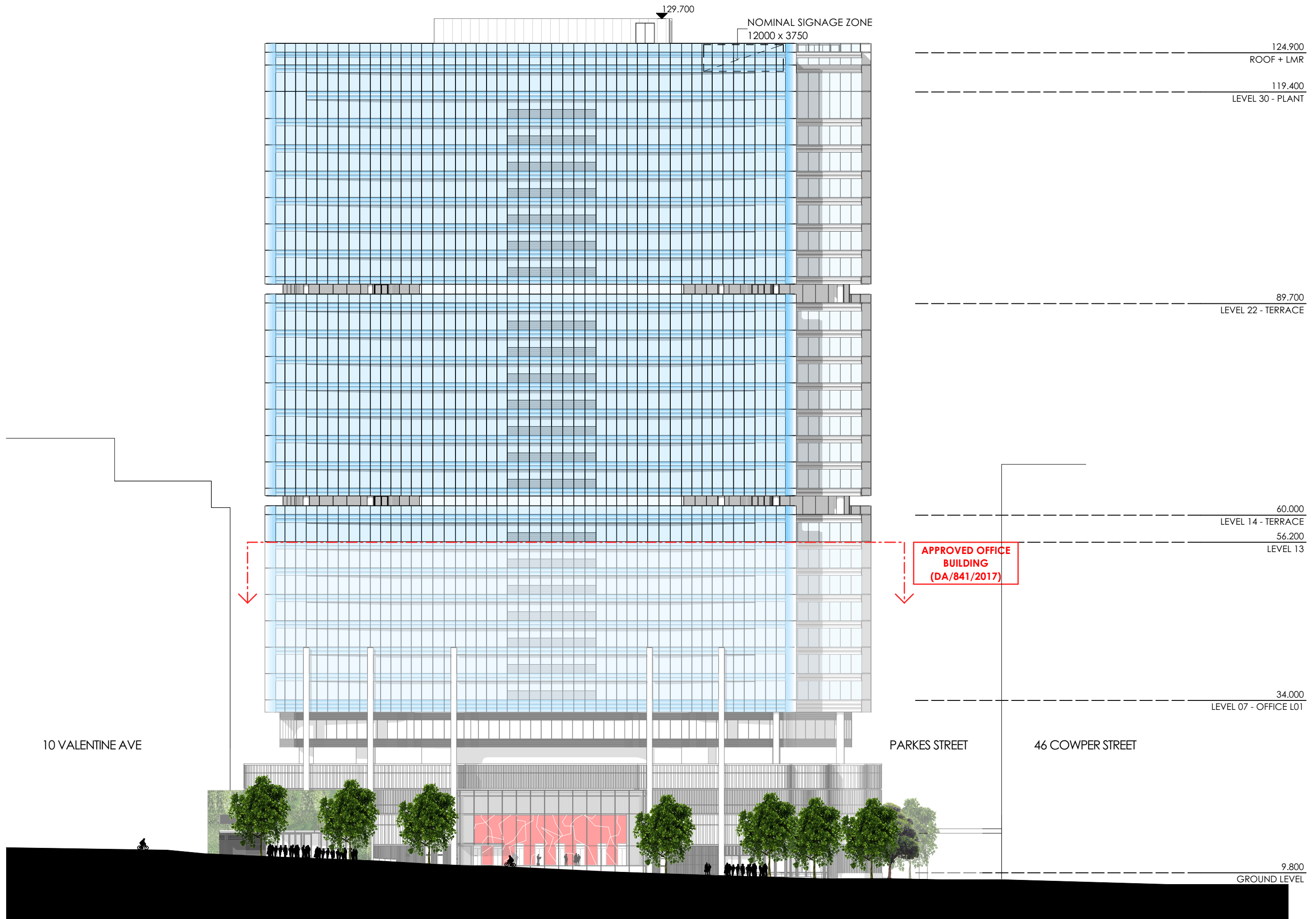
SCALE @ A3
1:250

DRAWING	PRINT DATE	PROJECT NO.	DRAWING NO.	ISSUE
TYPICAL OFFICE - LEVEL 23-29	14/08/2019	21616	DA2-14	A
STATUS PRELIMINARY				









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SCALE @ A3
1:500

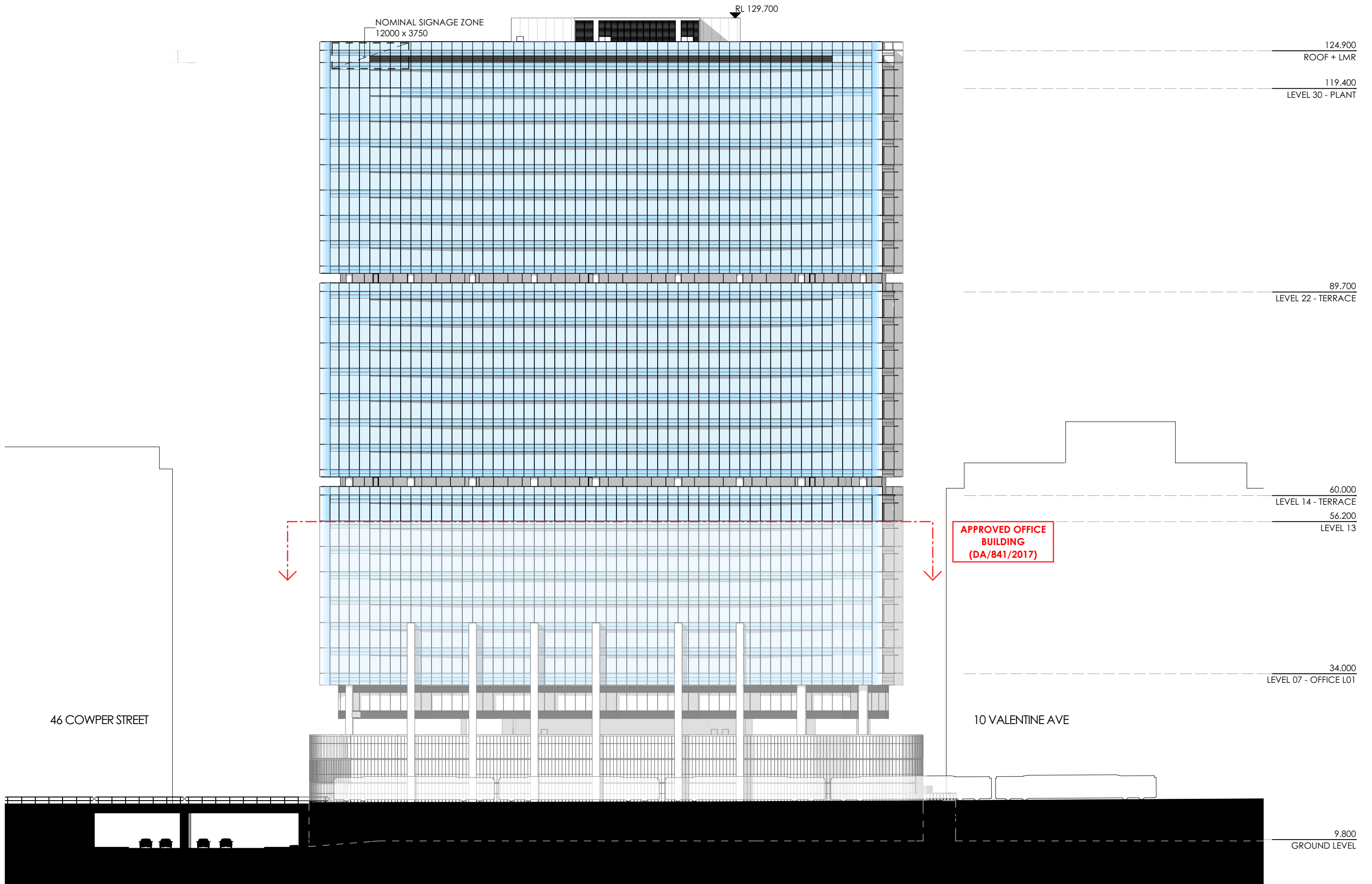
DRAWING
SOUTH-WEST ELEVATION

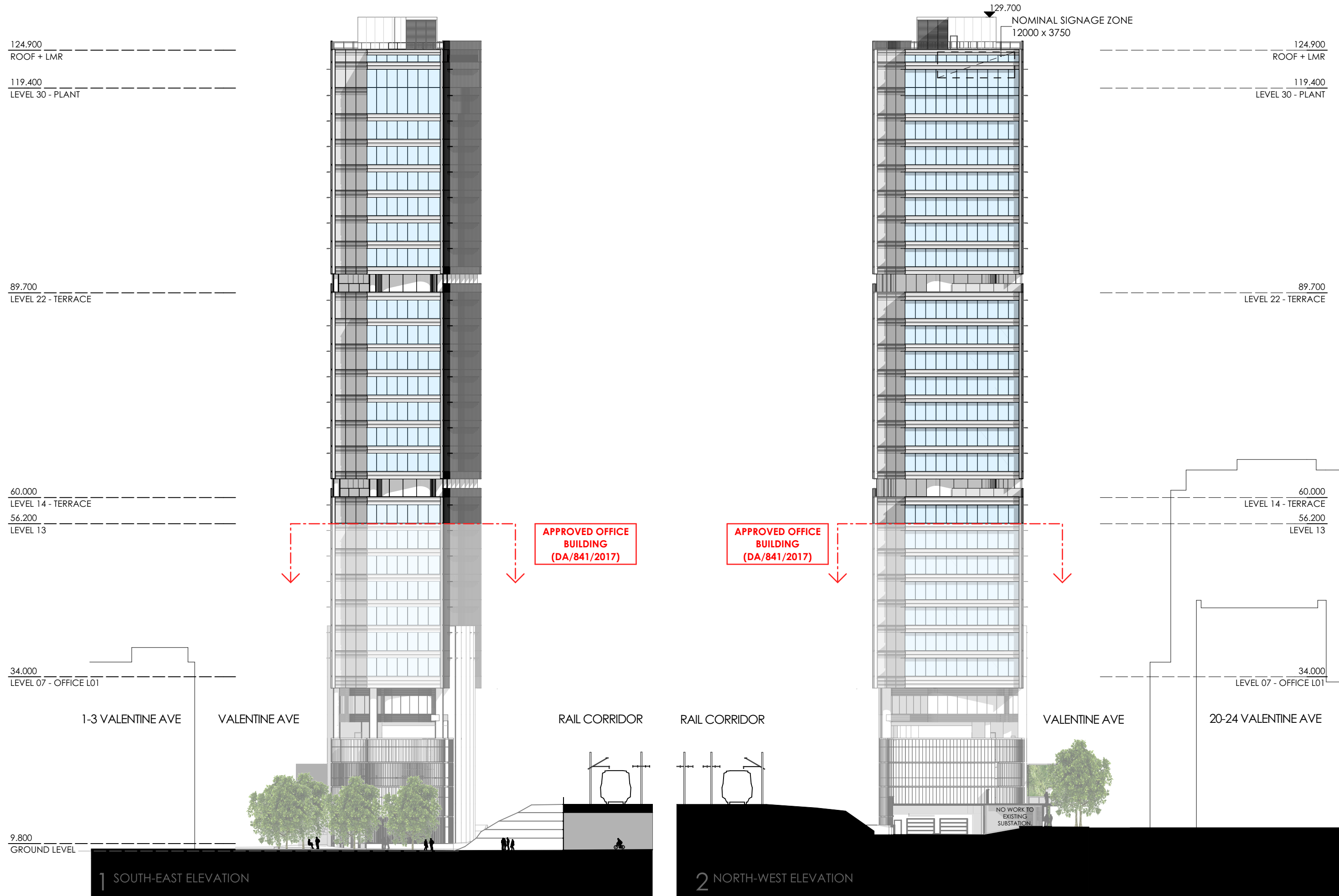
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DRAWING NO.
DA2-20

ISSUE
A





2 WEST-EAST SECTION THROUGH LOADING DOCK

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1 EAST-WEST SECTION

SCALE @ A3
1:500

DRAWING
SECTIONS A & B

PRINT DATE
14/08/2019

PROJECT NO.
21616
STATUS
PRELIMINARY

DRAWING NO.
DA2-23

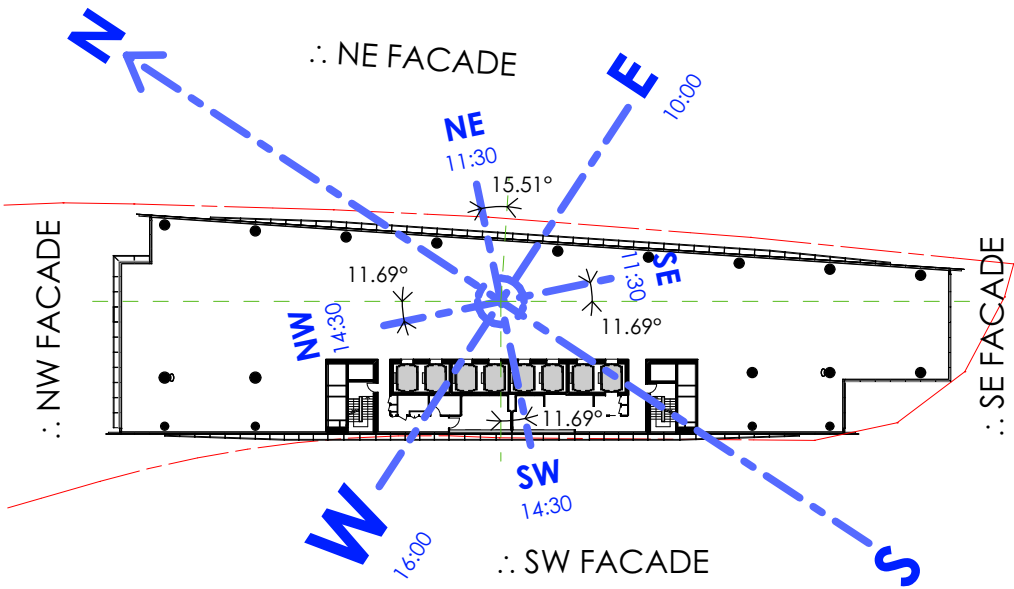
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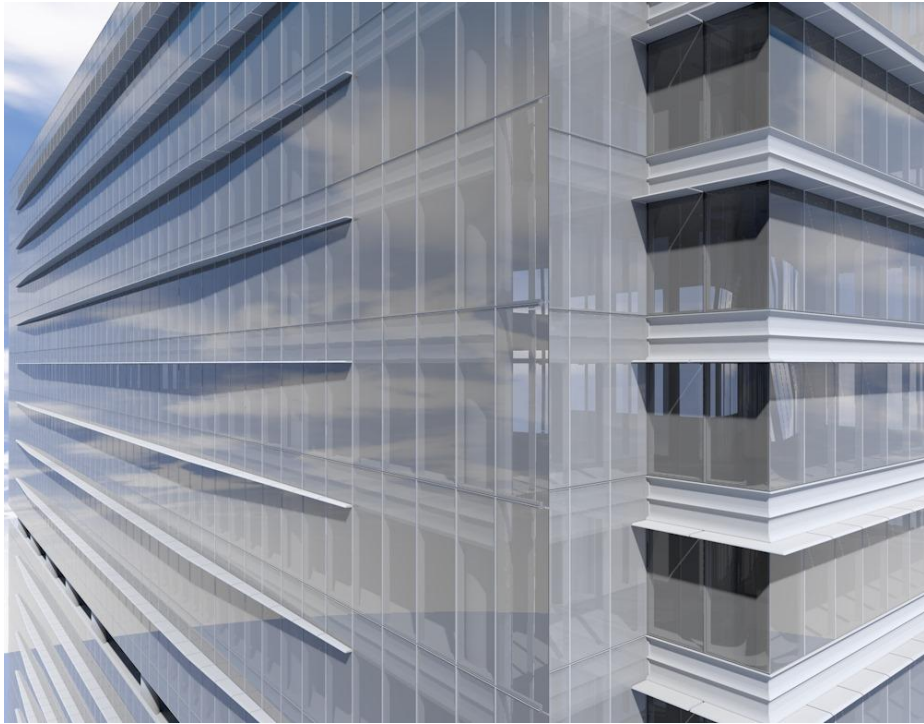
FACADE SUNSHADES

PARRAMATTA DRAFT DCP
CONTROLS FOR THE VERTICAL TOWER FACADE ABOVE PODIUM
ORIENTATIONS & TIMES **REQUIRED TO ACHIEVE ≥ 30% SHADING**
@ 21 DECEMBER (ASSUMING REFLECTIVE SURFACE RATIO ≥ 70%)

ORIENTATION	TIME
EAST	10:00
SOUTH-EAST	11:30
NORTH-EAST	11:30
NORTH	13:00
NORTH-WEST	14:30
SOUTH-WEST	14:30
WEST	16:00



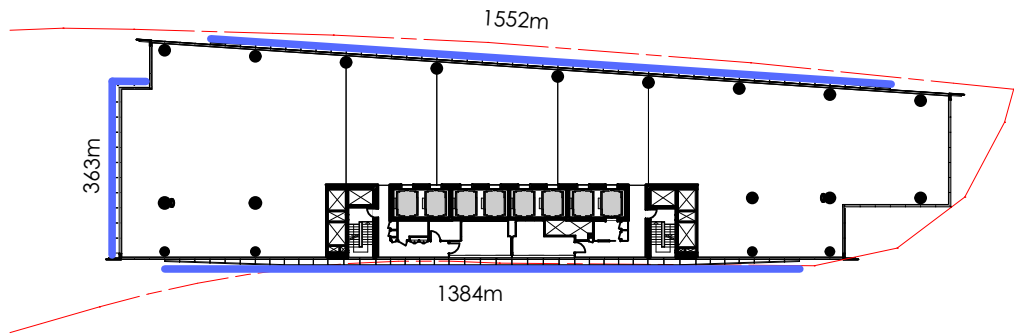
1 ORIENTATION DIAGRAM
(BASED ON DA02-06 SURVEY FROM CRAIG & RHODES SURVEYORS)



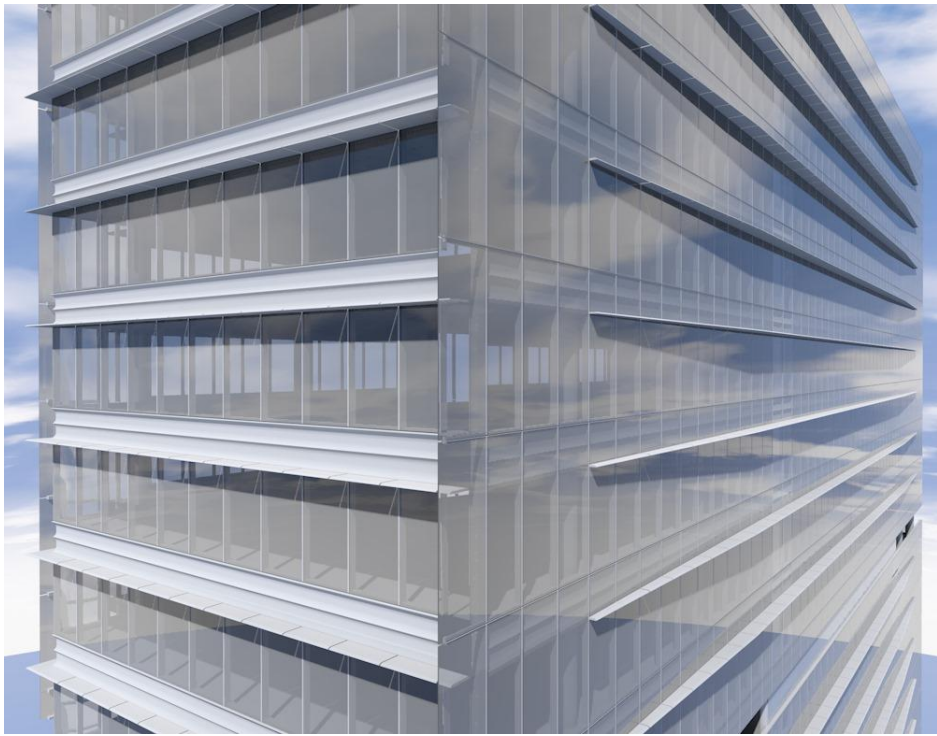
3 PROPOSED NE & NW FACADE - HORIZONTAL LOUVRES

PROPOSED SUNSHADING

- NORTH-WEST FACADE - SINGLE, HORIZONTAL SUNSHADE
- NORTH-EAST FACADE - SINGLE, HORIZONTAL SUNSHADE
- SOUTH-WEST FACADE - SINGLE, HORIZONTAL SUNSHADE
- **TOTAL LINEAR METRES OF SUNSHADES = 3299m**
- **5.5-STAR NABERS ENERGY**
- **COMPLIANCE WITH DRAFT DCP:**
 - NORTH-EAST FACADE @ 11:30 - **36% SHADED**
 - NORTH-WEST FACADE @ 14:30 - **62% SHADED**
 - SOUTH WEST FACADE @ 14:30 - **48% SHADED**

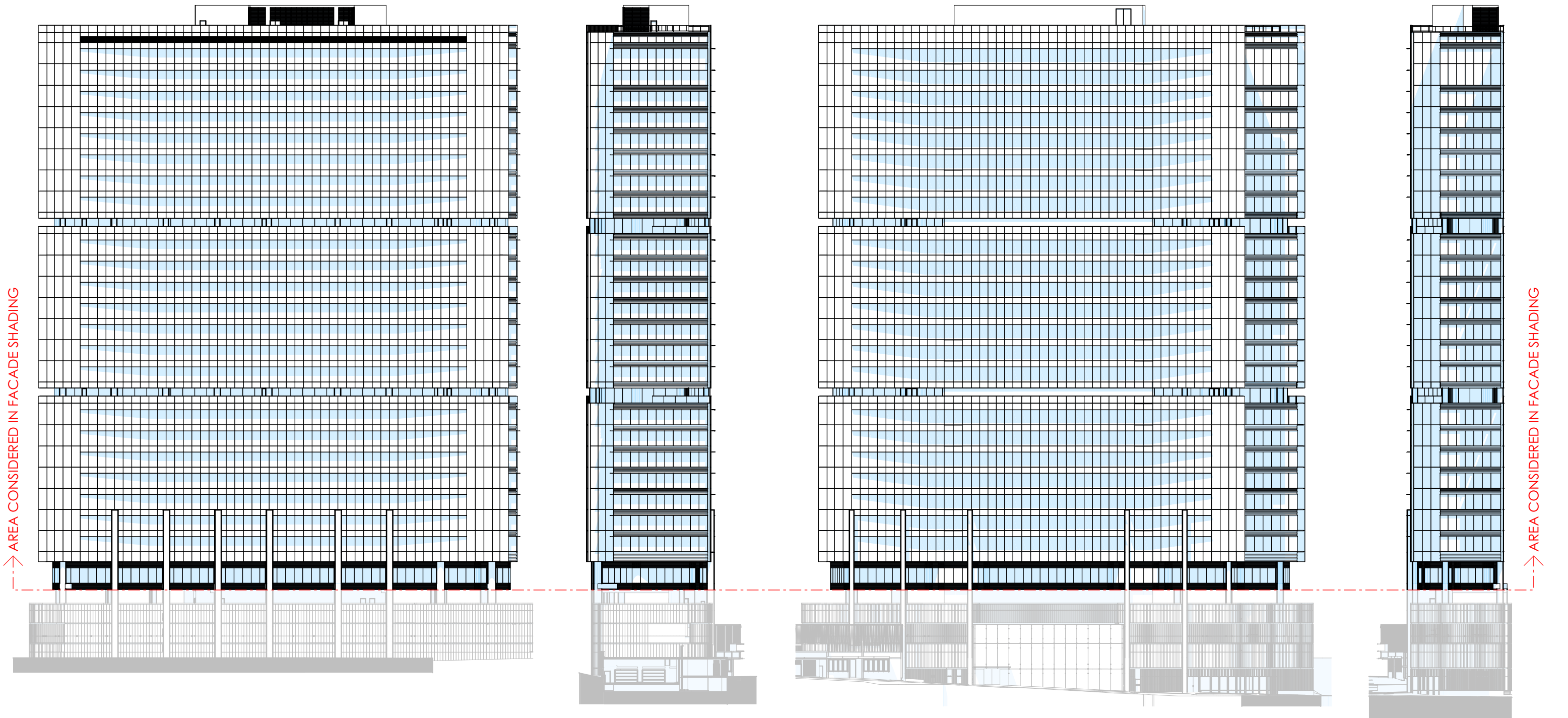


2 LINEAR METRES OF LOUVRES



4 PROPOSED NW & SW FACADE - HORIZONTAL LOUVRES

FACADE SUNSHADES



1 NE FACADE @ 21DEC1130
36% FACADE SHADED
(ABOVE PODIUM)

2 NW FACADE @ 21DEC1430
62% FACADE SHADED
(ABOVE PODIUM)

3 SW FACADE @ 21DEC1430
48% FACADE SHADED
(ABOVE PODIUM)

4 SE FACADE @ 21DEC1130
81% FACADE SHADED
(ABOVE PODIUM)

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SCALE @ A3

DRAWING
FACADE SUNSHADE -
SHADOW DIAGRAMS

PRINT DATE
14/08/2019

PROJECT NO.
21616
STATUS

PRELIMINARY

DRAWING NO.
DA2-32

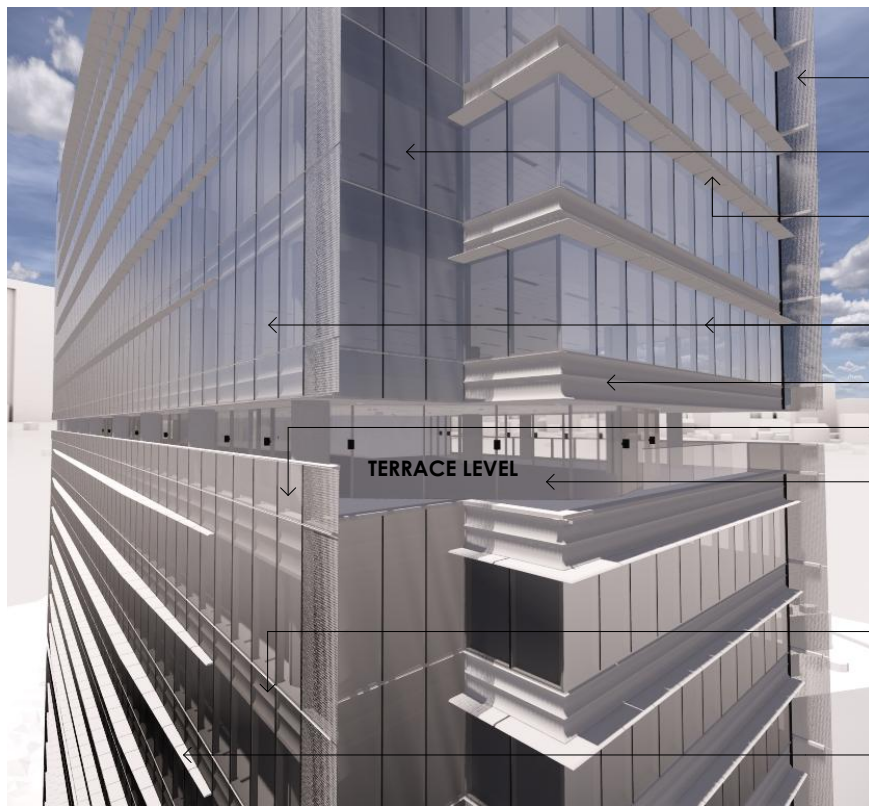
ISSUE
A



1 VIEW FROM SOUTH WEST

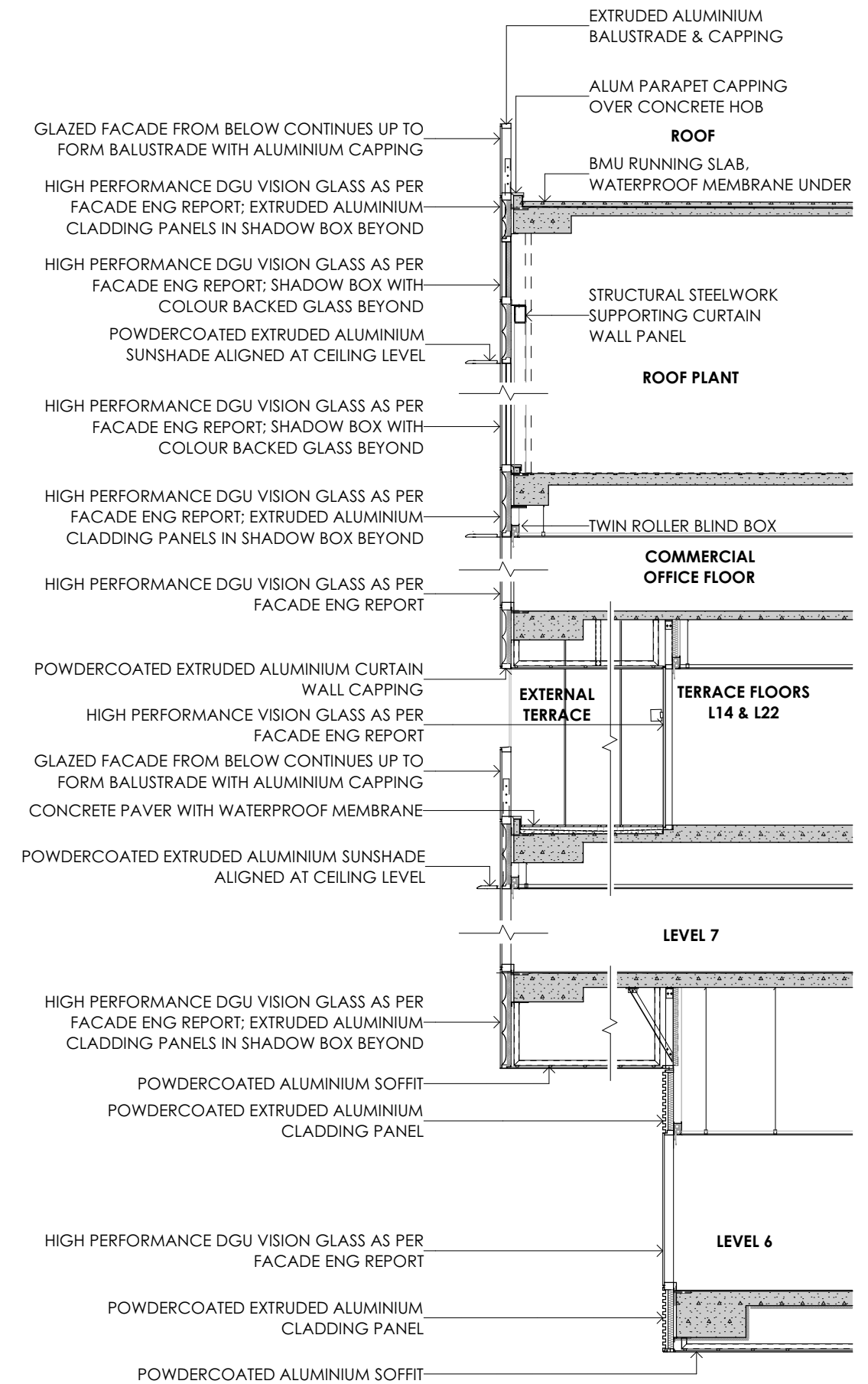


2 VIEW FROM NORTH EAST



3 FACADE DETAIL FROM NORTH EAST

- ← FRITTED GLAZED WING PANEL
- ← HIGH PERFORMANCE DGU VISION GLASS AS PER FACADE ENG REPORT. CRYSTAL GREY AT NORTH EAST & SOUTH WEST RECESS
- ← POWDERCOATED EXTRUDED ALUMINIUM SUNSHADE AT CEILING LEVEL
- ← HIGH PERFORMANCE DGU VISION GLASS AS PER FACADE ENG REPORT
- ← POWDERCOATED EXTRUDED ALUMINIUM CLADDING PANEL
- ← GLAZED FACADE FROM BELOW CONTINUES TO FORM BALUSTRADE
- ← LAMINATED SAFETY GLASS
- ← HIGH PERFORMANCE DGU VISION GLASS AS PER FACADE ENG REPORT; EXTRUDED ALUMINIUM CLADDING PANELS IN SHADOW BOX BEYOND
- ← POWDERCOATED EXTRUDED ALUMINIUM SUNSHADE AT CEILING LEVEL



4 TYPICAL SECTIONAL FACADE DETAIL (NE & SW FACADE)

Issue: A
Date: 14.08.19
Scheme 2 Schedule of Areas

Level	Use	RL Height to Next	Floor to Floor	Proposed GBA	Proposed GFA	Proposed NLA	GBA/NLA	GFA/NLA	Proposed Car Spaces	Existing Car Spaces
Roof	LMR parapet	129.70								
	LMR roof	129.50								
	Parapet level	126.25								
Level 31	Lift Motor Room / roof	124.90	4.600	313m²						
Level 30	Roof top Plant	119.4	5.500	1514m²	0m²	0m²	N/A	N/A		
Level 29	Commercial Office	115.60	3.800	1514m²	1327m²	1235m²	82%	93%		
Level 28	Commercial Office	111.90	3.700	1514m²	1327m²	1235m²	82%	93%		
Level 27	Commercial Office	108.20	3.700	1514m²	1327m²	1235m²	82%	93%		
Level 26	Commercial Office	104.50	3.700	1514m²	1327m²	1235m²	82%	93%		
Level 25	Commercial Office	100.80	3.700	1514m²	1327m²	1235m²	82%	93%		
Level 24	Commercial Office	97.10	3.700	1514m²	1327m²	1235m²	82%	93%		
Level 23	Commercial Office	93.40	3.700	1514m²	1327m²	1235m²	82%	93%		
Level 22	Commercial Office and terrace	89.70	3.700	1514m²	912m²	821m²	54%	90%		
Level 21	Commercial Office	85.90	3.800	1514m²	1327m²	1235m²	82%	93%		
Level 20	Commercial Office	82.20	3.700	1514m²	1327m²	1235m²	82%	93%		
Level 19	Commercial Office	78.50	3.700	1514m²	1327m²	1235m²	82%	93%		
Level 18	Commercial Office	74.80	3.700	1514m²	1327m²	1235m²	82%	93%		
Level 17	Commercial Office	71.10	3.700	1514m²	1327m²	1235m²	82%	93%		
Level 16	Commercial Office	67.40	3.700	1514m²	1327m²	1235m²	82%	93%		
Level 15	Commercial Office	63.70	3.700	1514m²	1327m²	1235m²	82%	93%		
Level 14	Commercial Office and terrace	60.00	3.700	1514m²	912m²	821m²	54%	90%		
Level 13	Commercial Office	56.20	3.800	1514m²	1327m²	1235m²	82%	93%		
Level 12	Commercial Office	52.50	3.700	1514m²	1327m²	1235m²	82%	93%		
Level 11	Commercial Office	48.80	3.700	1514m²	1327m²	1235m²	82%	93%		
Level 10	Commercial Office	45.10	3.700	1514m²	1325m²	1234m²	82%	93%		
Level 9	Commercial Office	41.40	3.700	1514m²	1325m²	1234m²	82%	93%		
Level 8	Commercial Office	37.70	3.700	1514m²	1325m²	1234m²	82%	93%		
Level 7	Commercial Office	34.00	3.700	1514m²	1325m²	1234m²	82%	93%		
Level 6	Plant, EOT and co-working space	28.50	5.500	1153m²	660m²	367m²	32%	56%		
Level 5	Car park	23.80	4.700	1452m²	0m²	0m²			34 cars	46 cars
Level 4	Car park	21.05	2.750	1452m²	0m²	0m²			28 cars	48 cars
Level 3	Car park	18.30	2.750	1558m²	0m²	0m²			28 cars	48 cars
Level 2	Car Parking and café terrace (95sqm)	15.55	2.750	1658m²	0m²	0m²			26 cars	48 cars
Level 1	Carpark Ramp	12.80	2.750	1555m²	0m²	0m²			0 cars	48 cars
Ground	Cafe on street	12.00	4.500	66m²	37m²	37m²				
	Lobby	10.80	14.000		110m²	0m²				
	Loading, Services and Building Mgr	9.800	3.000	1484m²	119m²	119m²			0 cars	47 cars
Basement Mezzanine		7.800	2.000	280m²						
Basement		4.000	3.800	280m²						
lowest street level surrounding the site		8.700								

		47587m²	30609m²	28096m²	59%	92%	116 cars	285 cars
site area			3935m²	total incl 10 val				143 cars
existing lower GFA			17600m²	total GFA sqm / car				337m²/car
new commercial building GFA			30609m²	small cars				44 cars
new GFA across the whole site			48209m²	Motorcycle parking				12 mb
new FSR across the whole site			12.25:1	Accessible parking				3
				Bike parking				
				EOT on ground				153
				visitors (eot)				18
				visitors (public domain)				12
				total proposed				183
				existing 10 valentine				10
total area			48209m²					
(Current LEP)	Allowable cars		272 cars					
Car spaces less than current			169 cars					

Notes:

- *All areas are approximate only and should be read in conjunction with drawing issue
- *All areas are subject to detailed design development
- *GFA as stipulated in PLEP means the sum of the floor area of each storey of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
 - (a) the area of a mezzanine within the storey, and
 - (b) habitable rooms in a basement, and
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (f) storage, and
- (f) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

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

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

- a) window mullions and window frames and
- b) structural columns and
- c) engaged perimeter columns or piers and
- d) fire hose reels attached to walls and
- e) additional facilities specially constructed for or used by individual tenants that are not covered in each section

but excludes:

- f) any area for common vertical circulation, such as lifts, stairs, escalators and
- g) plant/motor rooms and
- h) accessways and
- i) cupboards - telecommunications cupboards and fire hose reel cupboards and
- j) toilets, tea rooms and other service areas
- k) recessed doorways
- l) lift lobbies, foyers and any areas dedicated to public thoroughfare

*GBA has been calculated as:
The total enclosed and unenclosed area of the building
at all building floor levels measured between the
normal outside face of any enclosing walls, balustrades
and supports



STREET LEVEL VIEW FROM PARKES STREET



AERIAL VIEW FROM PARKES STREET

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PROJECT

VALENTINE AVE
2-10 Valentine Ave Parramatta NSW Australia

SCALE @ A3

DRAWING
PERSPECTIVES

PRINT DATE
14/08/2019

PROJECT NO.
21616
STATUS

DRAWING NO.
DA2-40

PRELIMINARY

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VIEW FROM PARKES STREET

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PROJECT

VALENTINE AVE
2-10 Valentine Ave Parramatta NSW Australia

SCALE @ A3

DRAWING
PERSPECTIVES

PRINT DATE
14/08/2019

PROJECT NO.
21616
STATUS
PRELIMINARY

DRAWING NO.
DA2-41

ISSUE
A



VIEW FROM SMITH STREET

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Australian
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DEVELOPMENT MANAGER

INVESTA

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DRAWING NO.
DA2-42

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