Hassell

AMRF - FIRST BUILDING

015842
AMRF - First Building

Prepared for
SDRP - 02

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December, 2021

AGENDA

Response to feedback

Connecting with Country and Landscape Design

1. Water Story
2. Empowering & Enterprise of the Aboriginal Community
3. Planting Strategy

Block Structure

4. Block Wide Parameters
5. Coordination across the Precinct

Architecture

6. Building Address into the Future
7. Facade
8. Access & Security
9. Amenity
10. LG Plant
11. CLT & Green Roof

Procurement

12. LG Plant
11. CLT & Green Roof

Staging

14. Staging Strategy

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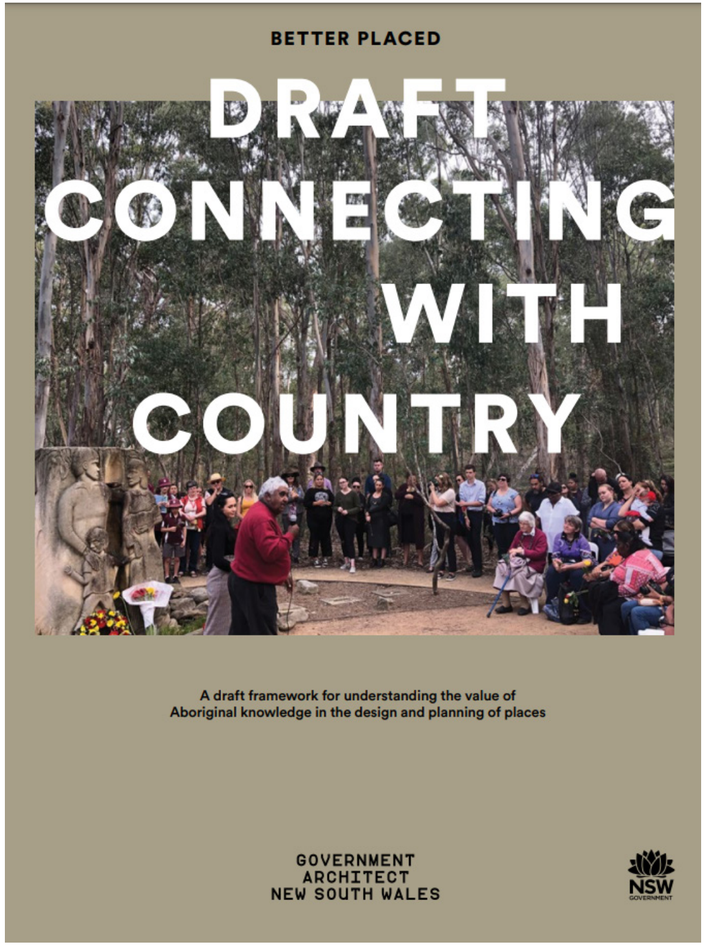
COUNTRY & LANDSCAPE

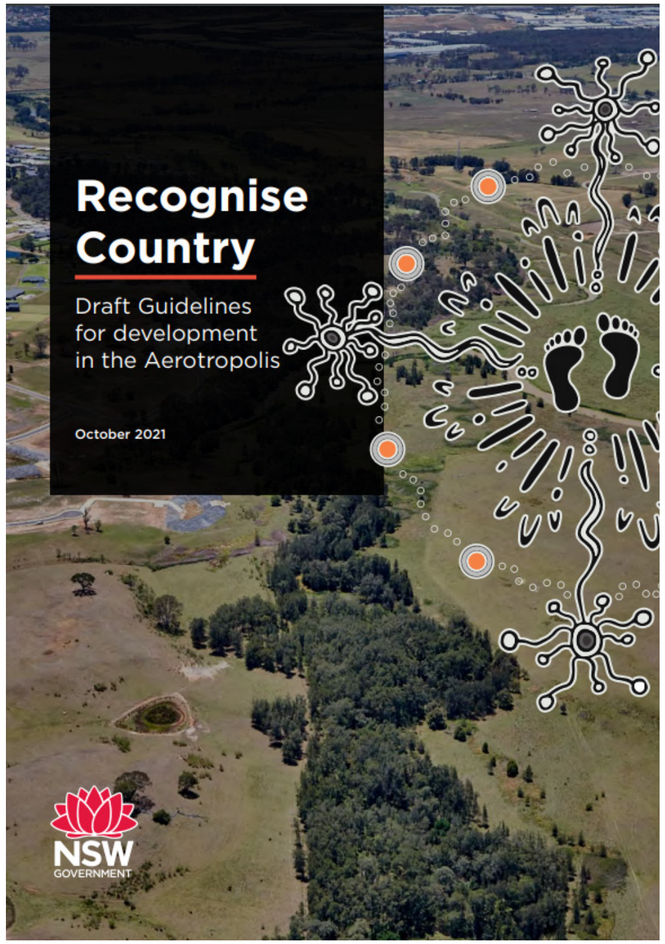
RECOGNITION OF COUNTRY

This country is nattai gurad (freshwater country). for millennia, streams of freshwater have run from the mountains and sprung from underground aquifers, coursing across the earth and sculpting country into many of the landforms we can still see today including barrabirra (ephemeral ponds) and nadunga (a hill,rise or ridgeline).

As the waters run they nourish vast fields of bamuru (grass) and bundago (native daisy yam/ murnong) feeding local people as well as those on the journey to yandel'ora (a place of peace between peoples now known as mt annan). the flowing freshwater nurtures and heals, providing a safe place for birth,
medicines and ceremony.

For thousands of generations, this country has been carefully managed and protected in a reciprocal relationship with local custodians





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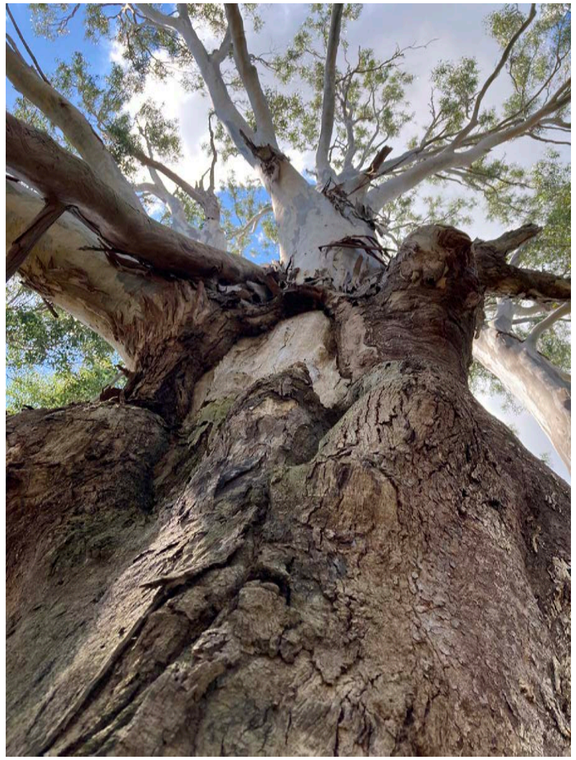
GRANDMOTHER TREE

Maintaining the balance



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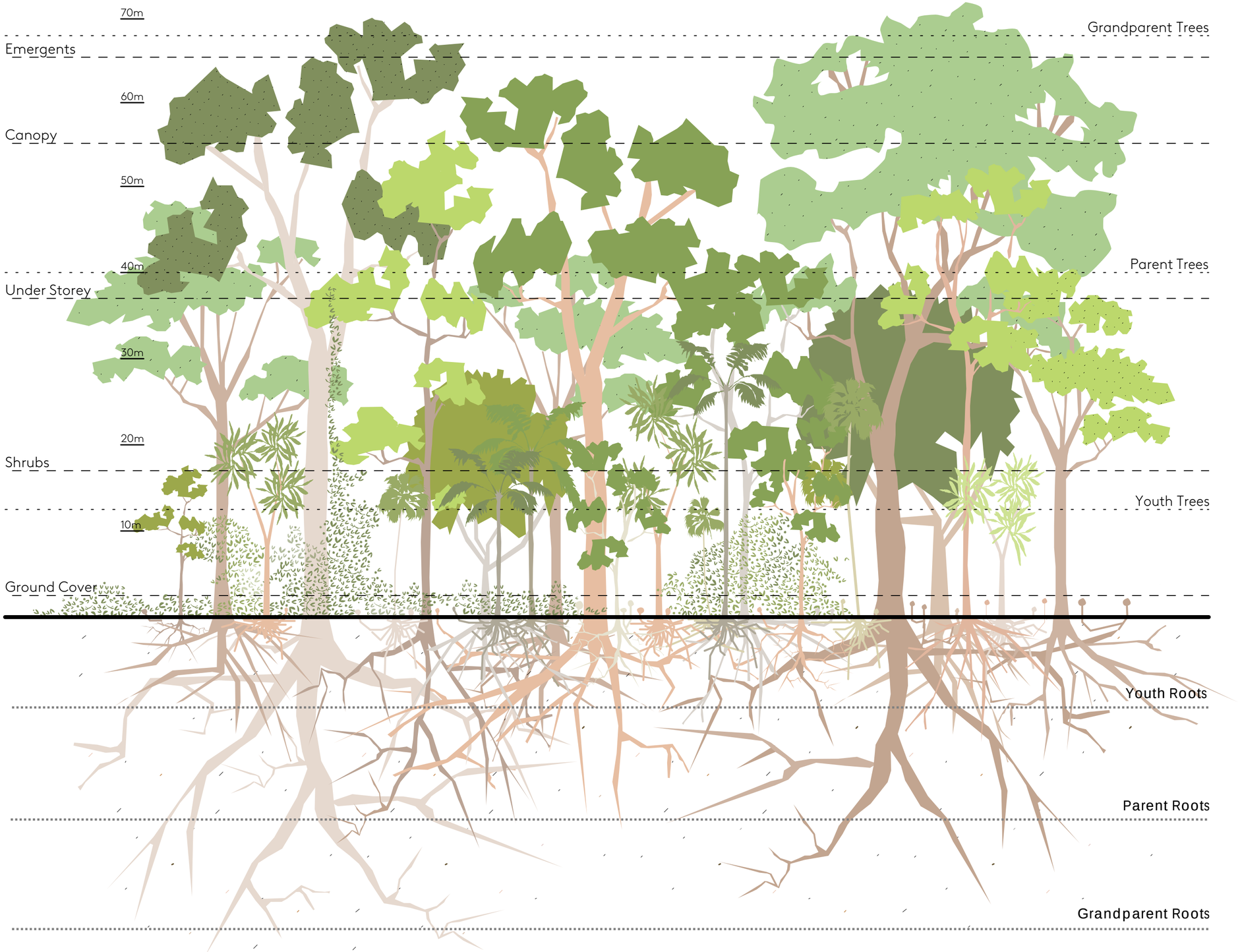

70m
Grandparent Trees
Emergents
60m
Canopy
50m
40m
Parent Trees
Under Storey
30m
20m
Shrubs
Youth Trees
10m
Ground Cover
Youth Roots
Parent Roots
Grandparent Roots

1. WATER STORY

*Strengthen how the water story is reflected in the landscape design. Consider extending the water element into the building.

Amongst the seven narratives that Djinjama have identified, the importance of the Water Story and Healing Country to the development of this project. These will guide the form, materiality and movement of the landscape of AMRF - First Building

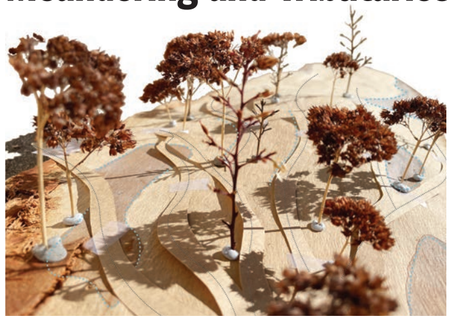
Djinjama have suggested the following principles and design opportunities in relation to Water -

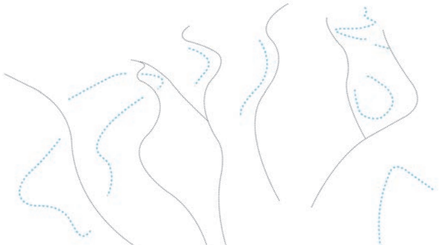
→ The waters of Wianamatta are sacred
→ The movement and fluidity of water
→ Sweetwater Country
→ Layers of mountains from which the waters come
→ Learn to move with the flow of waters and Country
→ Water gives life and connects us all
→ Women's business
→ Fluid lines, no sharp edges, meander, layering, designing for water change

Djinjama have suggested the following principles and design opportunities in relation to Healing Country -

→ Biodiversity
→ Creating a place that welcomes emu
→ Fatherhood – supporting women to do their business and stepping up to look after the offspring (emu)
→ Sustainability
→ Contribute to keeping waters clean
→ Returning Cumberland Plain
→ Addressing climate change and urban heat island effect
→ Cleaning water, cleaning land
→ Re-use waste (water and other)

Meandering and Tributaries





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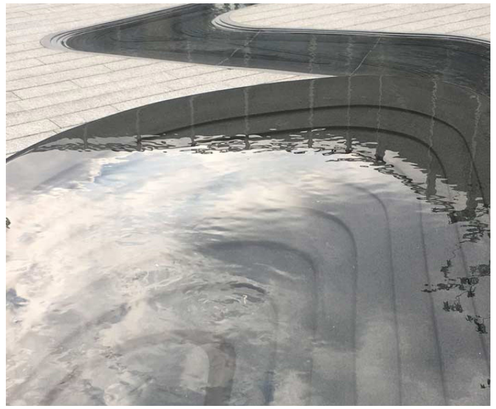
1. WATER STORY

*Strengthen how the water story is reflected in the landscape design. Consider extending the water element into the building.

Collect, retain and filter

Celebrate & Reveal Water ephemeral and permanent



Permeability of surfaces

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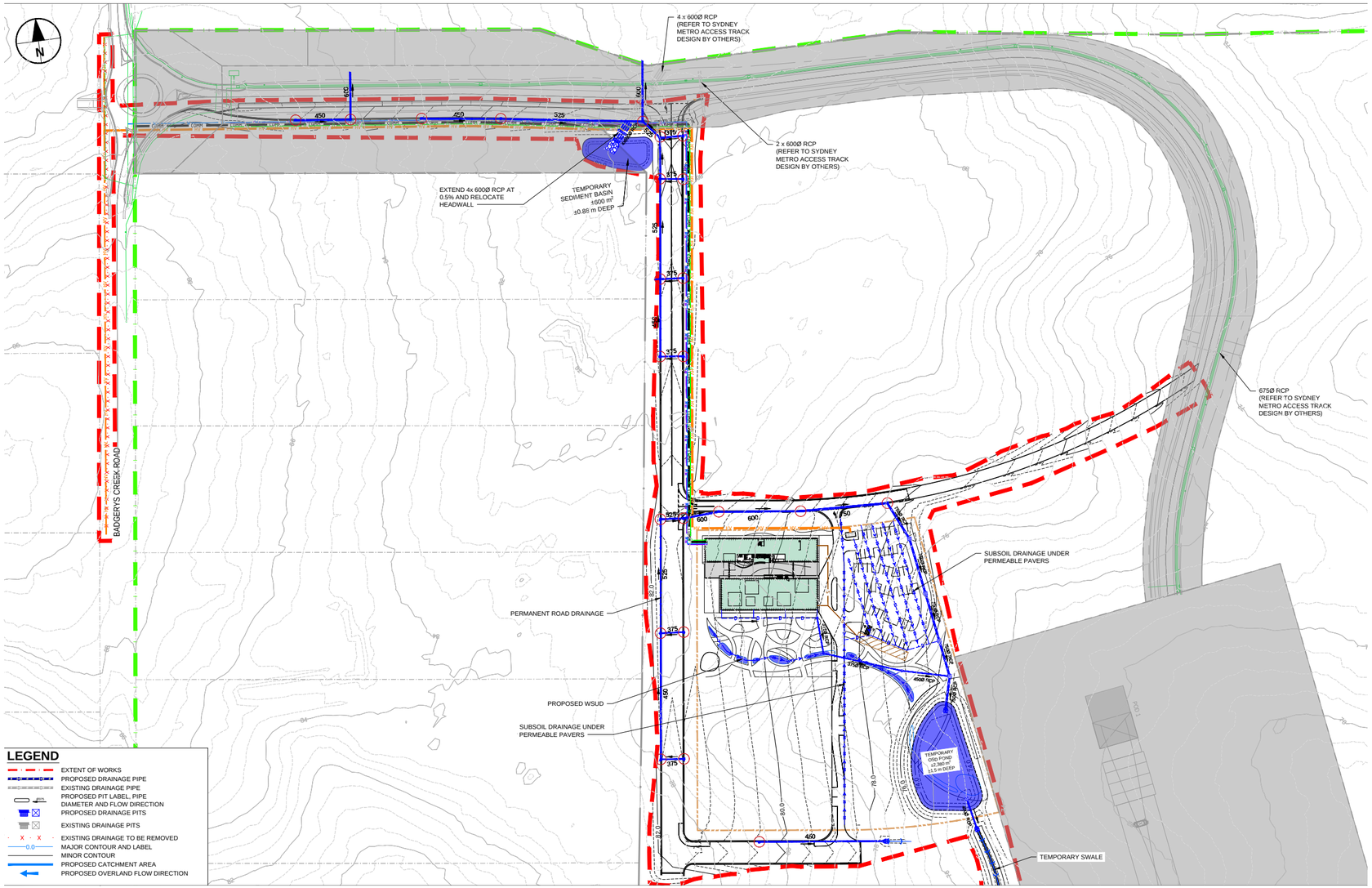
1. WATER STORY

*Strengthen how the water story is reflected in the landscape design. Consider extending the water element into the building.

Pragmatic - Civil Engineering Plan

The Civil engineering plan illustrates:

_Proposed WSUD
_Permanent Road Drainage
_Subsoil drainage under permeable paver's
_Temporary OSD Pond



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1. WATER STORY

*Strengthen how the water story is reflected in the landscape design. Consider extending the water element into the building.

Rather than bury the collection and movement of water, these systems will be expressed and celebrated in the landscape through a series of small wetland, dry/wet basins, artistic treatments and swales.

The following five strategies have been implemented to strengthen the water story:

1. **Collection and retention of water**
2. **Treatment and natural filtration**
3. **Celebrate and reveal water in the landscape**
4. **Reduction of hard impervious surfaces**
5. **Fluid expression of the public spaces that evoke a sense of water and movement.**

These conceptual approaches will be developed and tested in future project stages. Technical requirements and details will refined in collaboration with Hydraulic and Civil Engineers.

Image source: Rod Simpson

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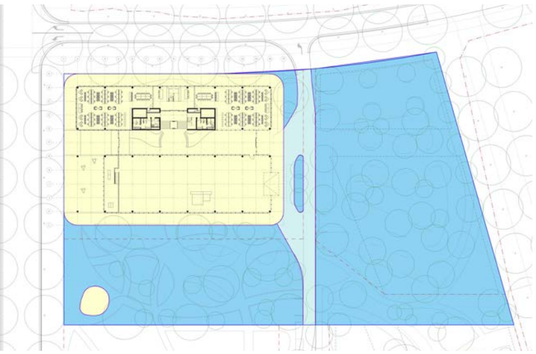
1. WATER STORY

*Strengthen how the water story is reflected in the landscape design. Consider extending the water element into the building.

Water is experienced and celebrated at key moments in the landscape through permanent naturalised basins and sculptural interpretive fluid lines and forms informing the paving and planters.



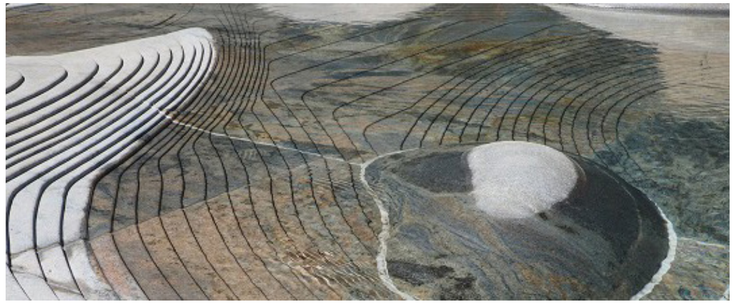
63% Permeable Surface

Opportunity to increase with permeable road surface

Legend:

- _Permeable Surface
- _Potential for Permeable Surface
- _Building enclosure

Permanent naturalised basins



Sculptural and interpretive water elements

Raingardens, swales and passive irrigation

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2. EMPOWERING & ENTERPRISE

*Develop concrete initiatives for the empowering and enterprise of the aboriginal community. Explore initiatives beyond construction traineeships and supply chain, for example in the ongoing management of the landscape.

- WPCA are working on developing a relationship of trust and respect with the Gandangara Local Aboriginal Land Council.
- The Authority is working to develop a formal partnership agreement with the LALC aligned to their Community Land and Business Plan. The LALC have indicated interest in a formal partnership arrangement like the Deed of Agreement they have with Liverpool City Council for the upgrade of Apex and Phillips parks.
- The agreement also ensures there will be traineeships, apprenticeships and an Indigenous garden.
- Empowering the LALC to achieve the goals and objectives for their community set out in their Community Land and Business Plan through the development of a formal partnership arrangement for Bradfield City Centre is supporting Aboriginal community self-determination.
- The partnership will ensure Aboriginal people are socially, economically and culturally included in the future of Bradfield City Centre with Aboriginal Culture and History part of the landscape and Aboriginal people involved in the ongoing management of the landscape.
- These are tangible opportunities for change that can be achieved through a partnership arrangement for Bradfield City Centre.

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3. PLANTING STRATEGY

*Develop a robust planting strategy demonstrating contribution to tree canopy targets and strategies to foster native fauna (e.g. butterflies, reptiles).

Strengthening the Site's Ecological Identity and Function

The project aims to celebrate the Cumberland Plain through immersing users and activities within a richly planted, permeable ground plane of locally, underused species. This will play an important role in re-establishing an ecological identity for the site and set an important precedent for future development of Bradfield

100% indigenous plant palette

The site will be planted with species from the Cumberland Plain community, contributing (in a small way) to broader restoration efforts of this important ecological community.

Planting with Purpose

Planting will not be designed to simply 'furnish' the space. The planting must be proven to function in many ways, with 1m² of planting having a multitude of uses, including:

- → Biodiverse, with many species / m²
- → WSUD
- → Urban cooling
- → Seasonal and floral
- → Improving well-being

Maximise site permeability

The regeneration of the site will enable us to re-plan the existing approach to ground plane finishes and materiality. The site planning will aim to:

- → simplify & minimise extents of hardscape finishes;
- → reduce the extent of impermeable surfaces;
- → maximise the sites permeability and porosity and
- → maximise areas of deep soil and planting.

Vanilla Lily
(Arthropodium milleflorum)

Concept illustration - Re-establishing an ecological identity and function

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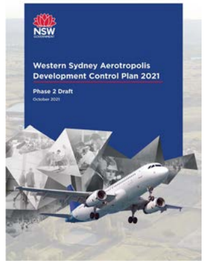
3. PLANTING STRATEGY

*Develop a robust planting strategy demonstrating contribution to tree canopy targets and strategies to foster native fauna (e.g. butterflies, reptiles).

The planting strategy for the AMRF First Building will utilise advanced horticultural techniques to create a highly diverse, highly floral native landscape. A combination of planting and seeding strategies for permanent and temporary landscape areas will be used.

These conceptual approaches will be developed and tested in future project stages. Technical requirements and details will refined in collaboration with Horticultural and Re-vegetation specialists.

Cumberland Plain Wildflower Meadow Seeding



AMRF - First Building will follow the principles laid out in the Western Sydney Aerotropolis Development Control Plan 2021. and Appendix 2

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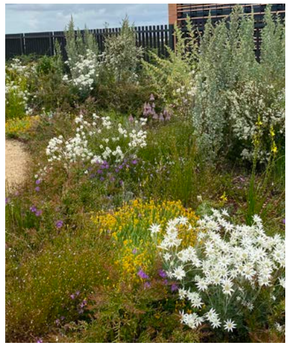
PLANT SPECIES

The AMRF First Building landscape will re-establish endemic species of the Cumberland Plain into new communities. This will ensure a landscape that is low water use and supports a diverse range of local fauna.

The approaches to planting will demonstrate and will set precedent for how planting can be approached across Bradfield at different scales. From the manicured "garden' style, to low maintenance and temporary landscapes. All utilising Cumberland Plain species.

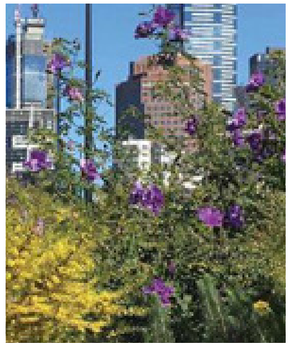
Naturalistic, native garden planting style

Example - Jiwah Rooftop Garden, Redfern, Sydney



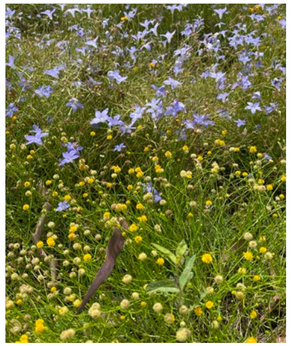
Low maintenance naturalistic, native planting

Example - Woody Meadow planting by Uni of Melbourne, Melbourne



Permanent and Temporary Cumberland Plain wild-flower and grass land seeding

Example - Cumberland Plain seeding by Paul Gibson Roy, Camden



Arthropodium milleflorum

Bulbine bulbosa

Chrysocephalum apiculatum

Craspedia variabilis (or similar Billy Buttons)

Dianella caerulea

Dichelachne micrantha

Themeda australis

Goodenia paniculata

Indigofera australis

Ozothamnus diosmifolius

Wahlenbergia stricta

Bursaria spinosa

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Artistic Impression - Landscape Concept Garden

BLOCK STRUCTURE

THE BRADFIELD CITY MASTERPLAN

A master plan for Bradfield City will be prepared in accordance with the following planning framework documents:

- The Aerotropolis Plan
- State Environmental Planning Policy (Western Sydney Aerotropolis) 2020
- Recognise Country - Draft Guidelines for development in the Aerotropolis
- Precinct Plan – (Final Due December 2021)
- Master Plan Guideline – (Final Due December 2021)
- Development Control Plan – (Final Due Early 2022)

The Master Plan process requires:

- A co-design process
- A design review panel
- A Technical Assurance Panel

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TECHNICAL ASSURANCE OF THE MASTERPLAN

A Technical Assurance Panel which will include:

- Western Parkland City Authority
- Government Architect NSW
- Department of Planning, Industry and Environment representative
- Transport for NSW representatives, including:
- Transport for NSW
- Sydney Metro
- Relevant Council/s representative
- An accredited urban designer selected from the NSW State Design Review Panel

Other representatives invited to attend the TAP, as required to provide technical input, include:

- Local Aboriginal Community representative
- Department representatives in the areas of:
- Environment, Energy and Science
- Industry and Resources
- Environmental Protection Authority
- Sydney Water representative
- Jemena representative
- Endeavour Energy representative
- Local Health District representative
- Heritage NSW representative
- Western Sydney Airport representative
- TransGrid representative
- Department of Education representative
- NSW Health representative
- Additional technical specialists, if deemed appropriate by the Panel Chair.

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PLACE PILLARS

BOOLGAH (GREEN)

A PARKLAND CITY EXPERIENCE

- Design with Country
- Landscape Led - Green & Blue City
- Uniquely Western Sydney

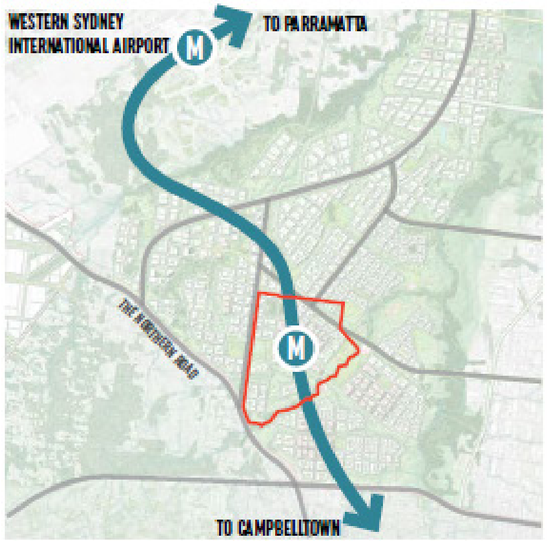
YARNMAH (TRAVEL)

A GLOBAL DESTINATION

- Advanced, Liveable & Sustainable
- Place of choice to do Business, Visit and Live

BAYABA (CONNECT)

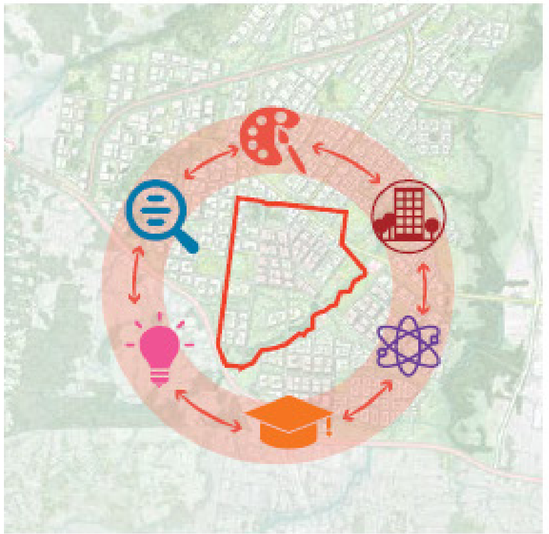
CONNECTED GLOBAL & LOCAL



- People, Culture & Trade
- Physical & Digital

MANGAMAI (DREAM)

INNOVATION & GROWTH



- Collaboration, Discover & Implement
- Education & Accelerate

DESIGN MOVES

BOOLGAH (GREEN)

A PARKLAND CITY EXPERIENCE

ENHANCING AND CONNECTING TO WATERWAYS

Caring for and connecting with Country

YARNMAH (TRAVEL)

A GLOBAL DESTINATION

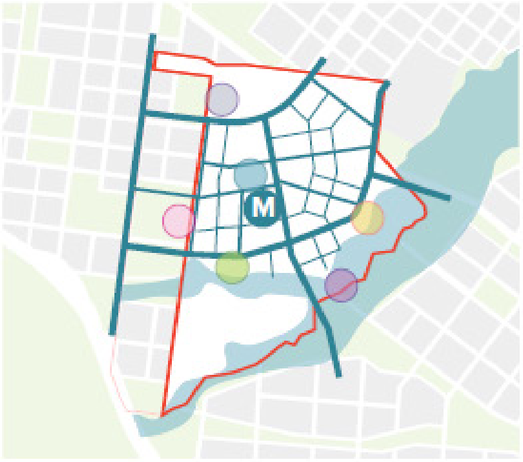
A VARIETY OF DISTINCT CIVIC PLACES

Prioritising Country in the design of unique spaces with global appeal

BAYABA (CONNECT)

CONNECTED GLOBAL & LOCAL

A LEGIBLE CONNECTED CITY FOR ALL

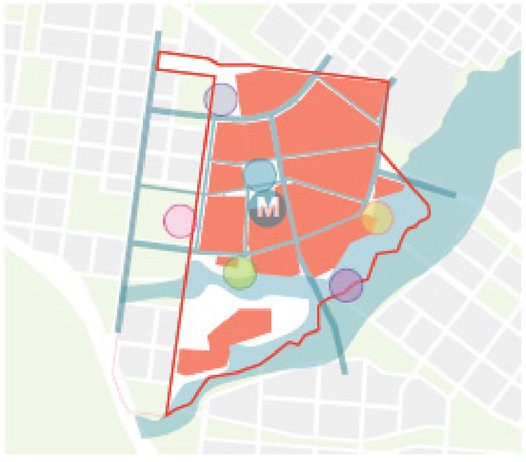


Caring for Country is to honour the connections between all things

MANGAMAI (DREAM)

INNOVATION & GROWTH

A PLACE OF INNOVATION AND EMPLOYMENT



Honouring Country through a balance of many diverse elements

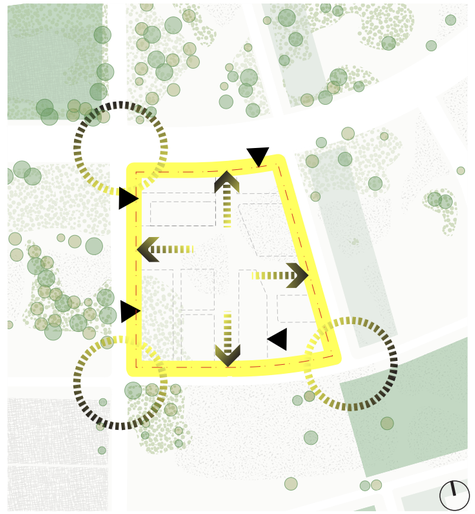
4A. BLOCK WIDE PARAMETERS

*Develop block wide parameters and delivery strategy for:

Building footprints/site coverage and site permeability. This is to enable a block with building footprints that are viable, a site coverage that supports the vision of a cool and green parkland city, and a block structure that will support walk-ability.

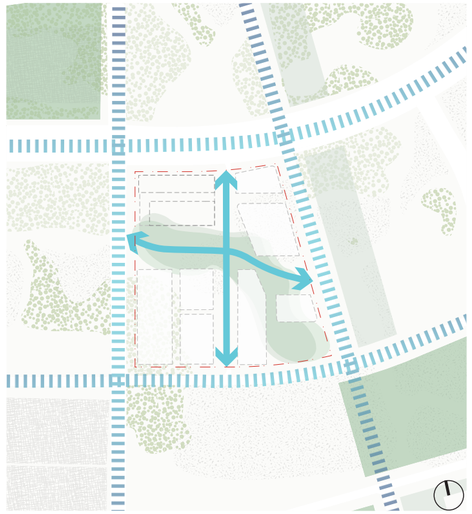
Explore how to best balance the circulation through the building and the site without detracting from the expected activation of adjacent streets and public spaces.

The following block strategy has been developed to guide future development:



Engage with the street edge

- Buildings pushed to the site boundaries to create opportunity for highly activated streets. Ensuring moments of interest and engagement with the buildings and their programs.

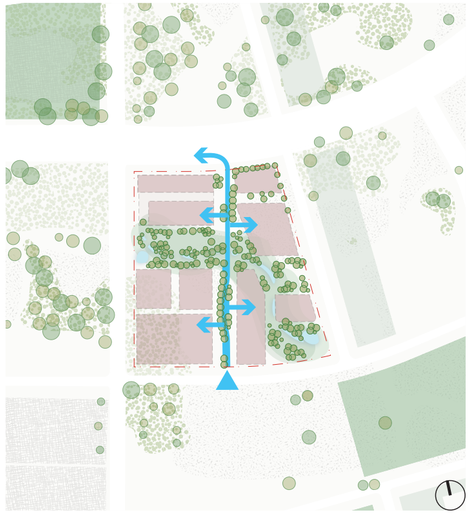


Provide a permeable pedestrian network

- This block connects innovation square, metro and 15th Avenue. It is important that there are strong legible Cross block connections, a proposed network of public connections through the block orientate themselves diagonally through the site to assist on connectivity.
- This support a walk-able urban environment

Promote scalable passive design

- Understanding and utilising the environmental conditions. The first building is orientated with the long facade facing North to reduce solar heat gain from the West. This also provides the best natural light.



Consolidating services

- Minimising vehicle entry and exit points into the block as a priority, enhancing the pedestrian experience. One entry and one exit for the whole block.
- Each development linking into the mid-block servicing road.

Create a diversity of public spaces

- The block has a variety of different type of public space, adding to the interest of the urban condition. To the South East corner facing innovation square an urban forecourt invites you into the site. In the centre of the block is a moment of relief with more landscaped urban realm. Intertwined with a series of active laneway's connecting the block.
- Cool and green

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4A. BLOCK WIDE PARAMETERS

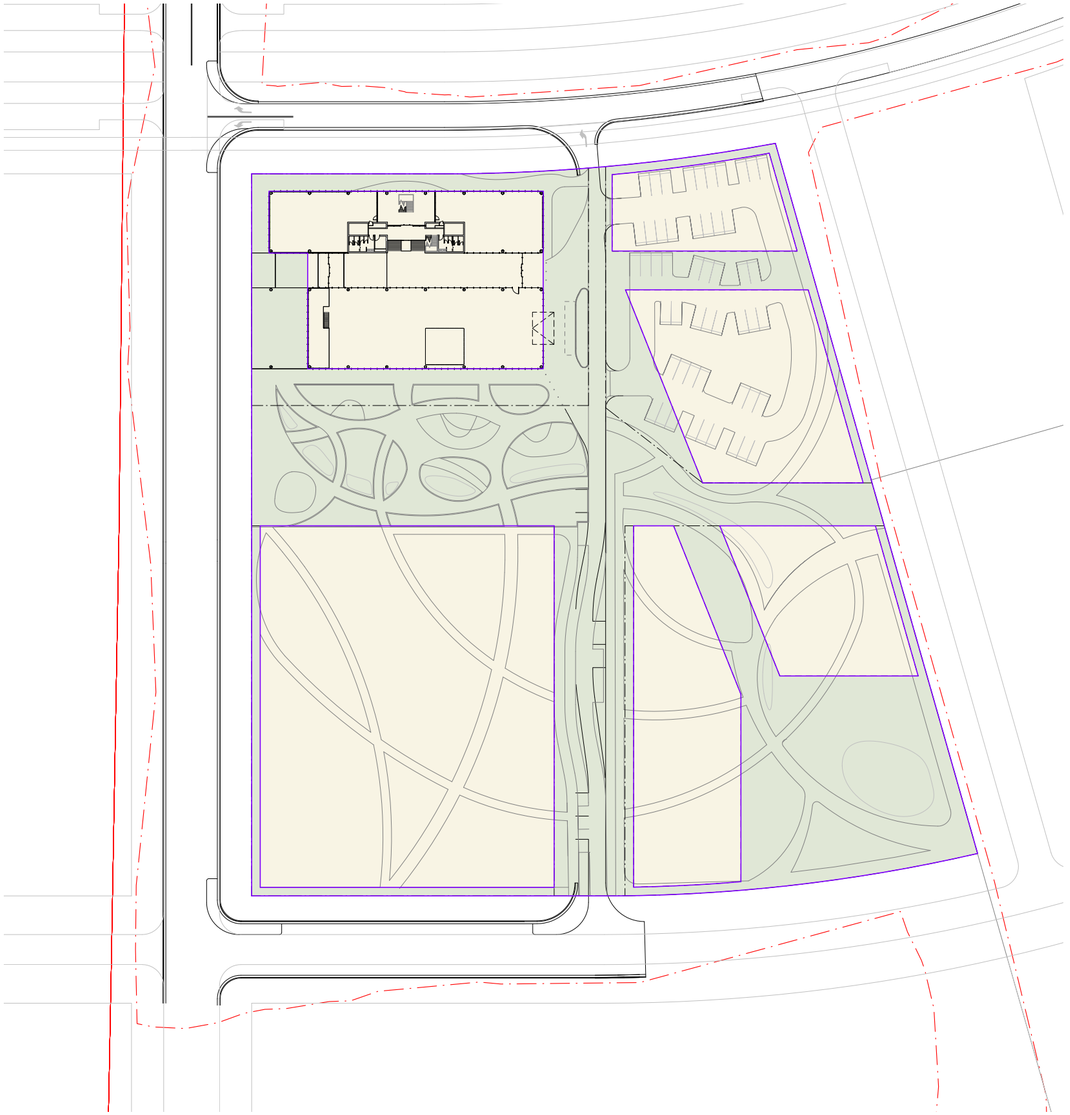
*Develop block wide parameters and delivery strategy for:

Building footprints/site coverage and site permeability. This is to enable a block with building footprints that are viable, a site coverage that supports the vision of a cool and green parkland city, and a block structure that will support walkability.

Explore how to best balance the circulation through the building and the site without detracting from the expected activation of adjacent streets and public spaces.

The built to open area ratio of the future urban block in the early concept stages indicates a positive balance. This strategy will develop as the block evolves in alignment with the DCP and relevant controls.

Area Schedule (BUILT TO OPEN AREA)		
Name	Area	%
BUILT AREA	13764 m²	55%
OPEN AREA	11039 m²	45%
	24803 m²	



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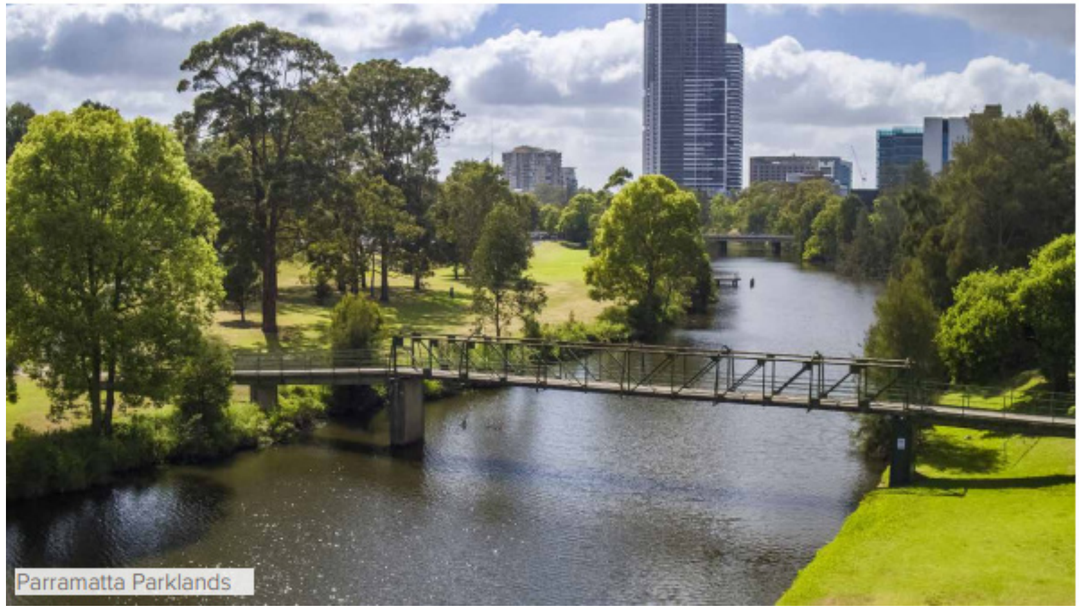
BUILDING 4+5 LANEWAY - VIEW FROM FROM NORTH

CENTRAL COURTYARD- VIEW FROM WEST

A PARKLAND CITY EXPERIENCE

Connecting to Open Space & Water

Sydney Park, Alexandria


Parramatta Parklands

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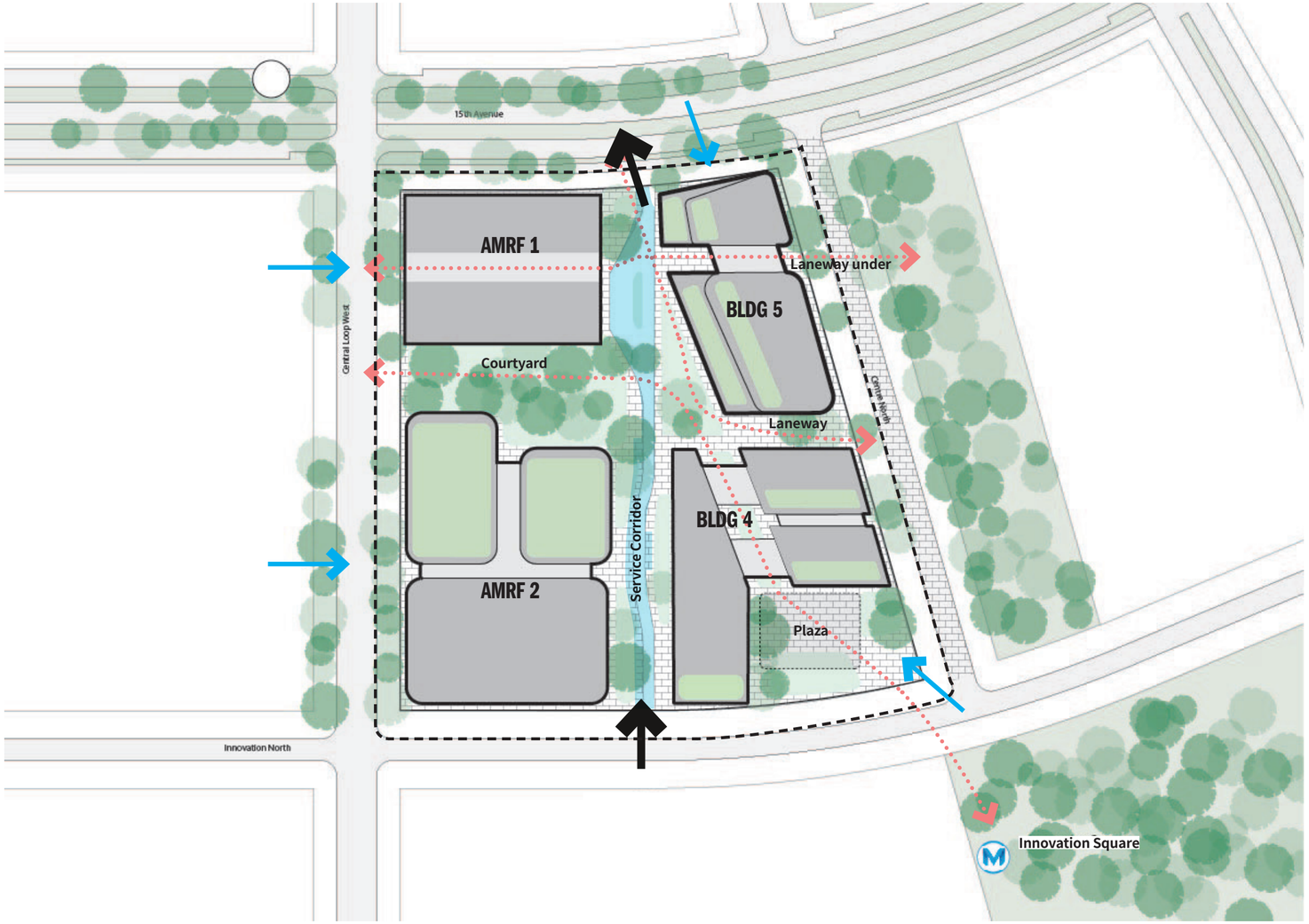
4B. SITE SERVICES STRATEGY

*Develop block wide parameters and delivery strategy for:

The location of entries (main and service entries) to ensure buildings will have a recognisable building address, commensurate with the role of each building

Servicing the block:

_Central, shared mid block service road
_Loading docks accessed from service rd
_Potential for underground basement parking below buildings 4 & 5, with the potential to serve the block in the future.
_Pedestrian experience maintained



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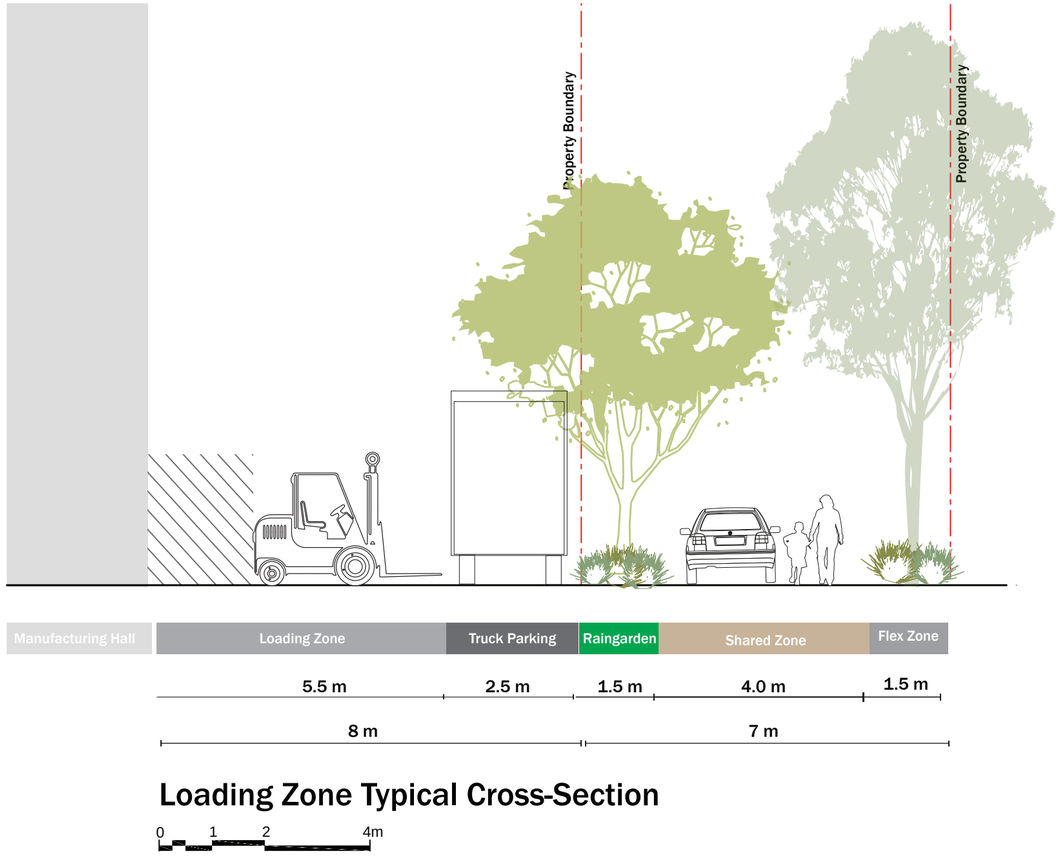
4G. DEVELOPMENT CONTROLS

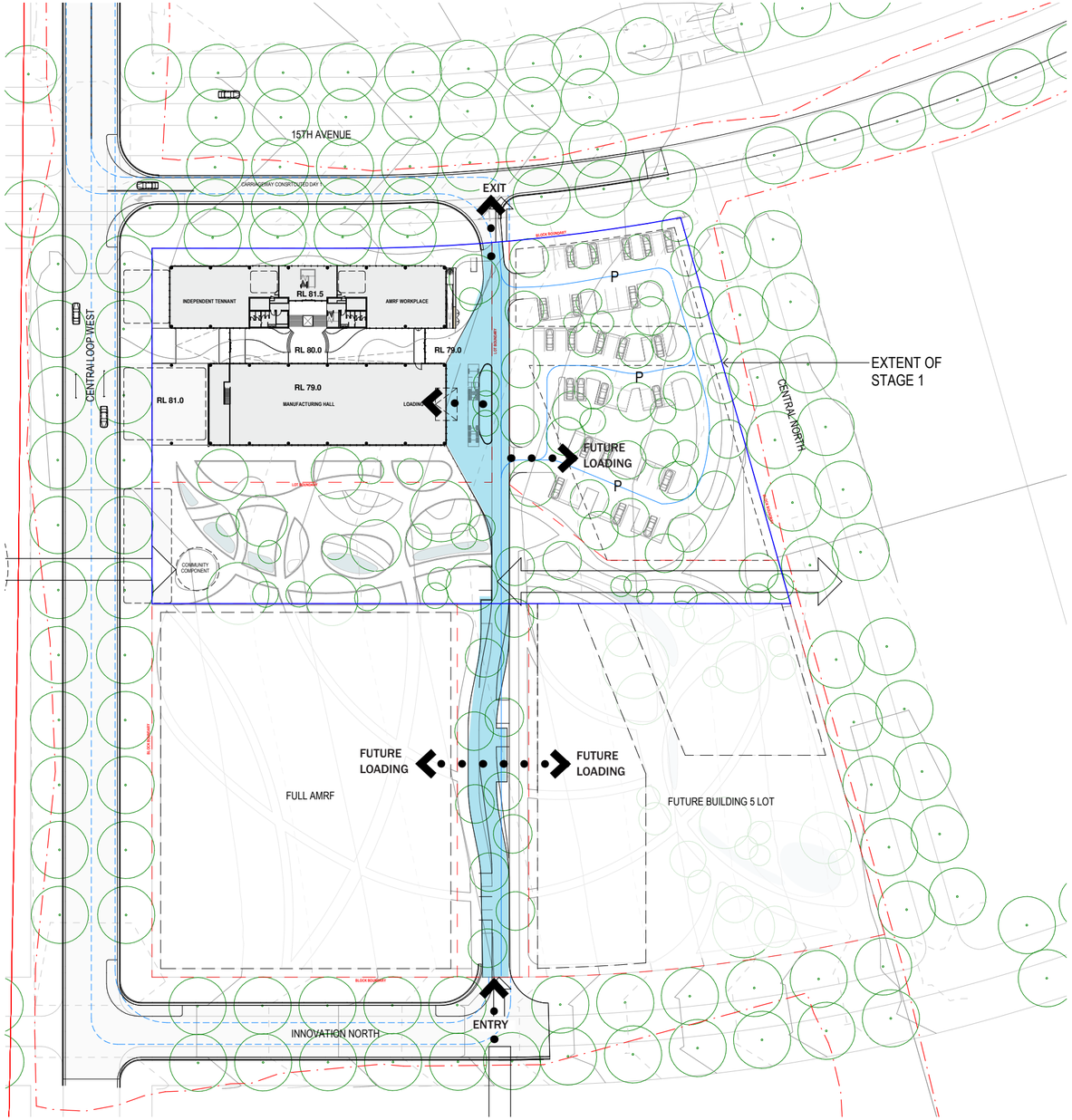
*Develop block wide parameters and delivery strategy for:

Loading, delivery and waste management strategies (short and long-term) to minimise impact on the public domain

Servicing of the The First Building:



Loading Zone Typical Cross-Section



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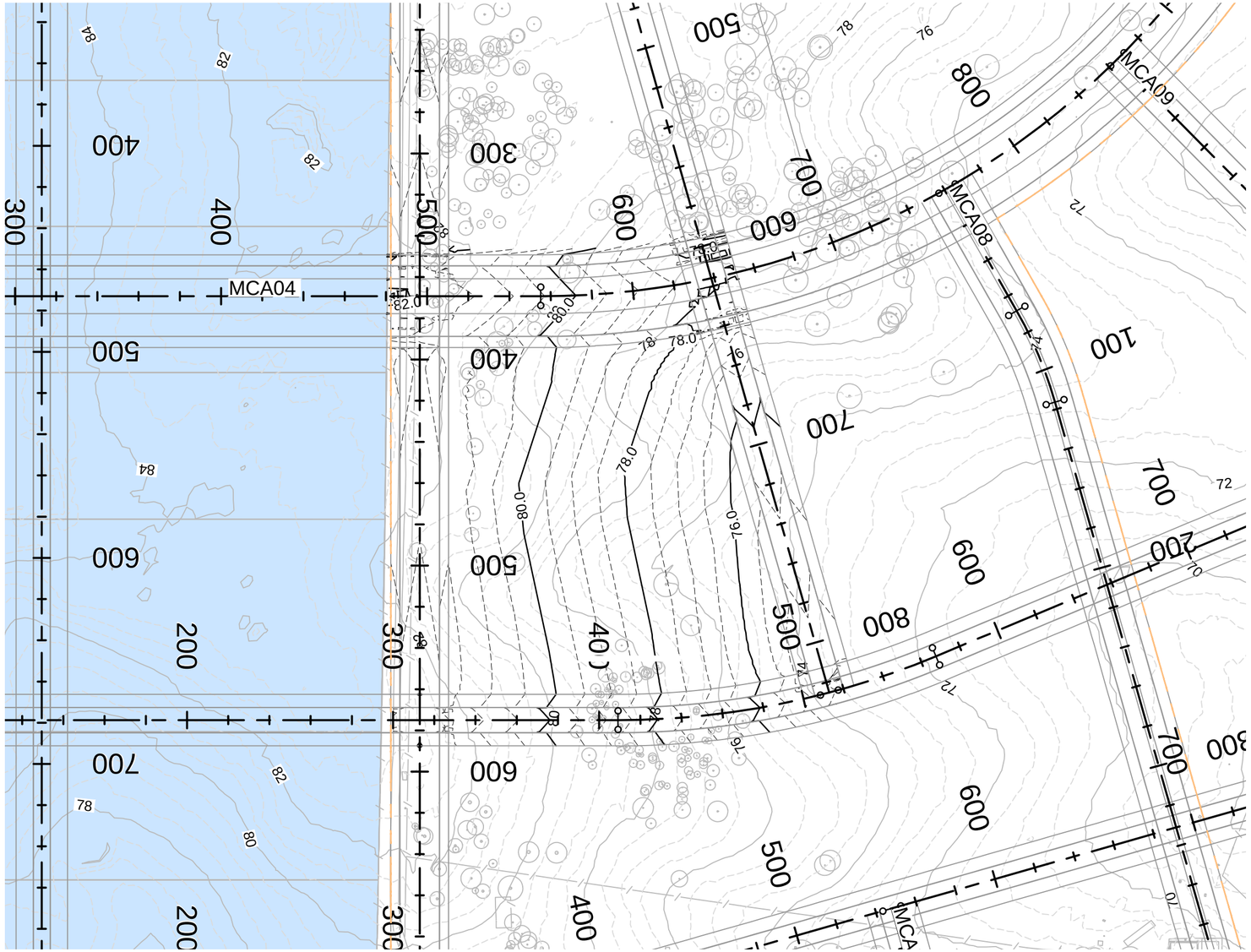
4C. LEVELS & TOPOGRAPHY

*Develop block wide parameters and delivery strategy for:

The treatment of levels and topography

Precint Wide Approach

Topography is addressed in a similar fashion to car parking – ie. Referenced back to the Development Control Plan provisions and development of the masterplan. There are a number of objectives and benchmark solutions guiding the street grid layout, the Precinct Plan, connecting with country, landscaping and building siting and design.



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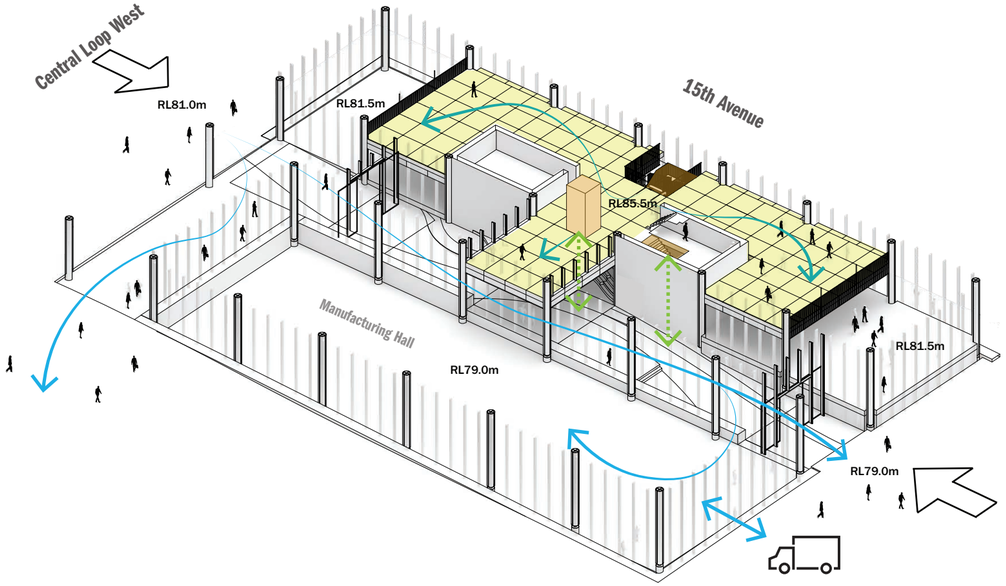
4C. LEVELS & TOPOGRAPHY

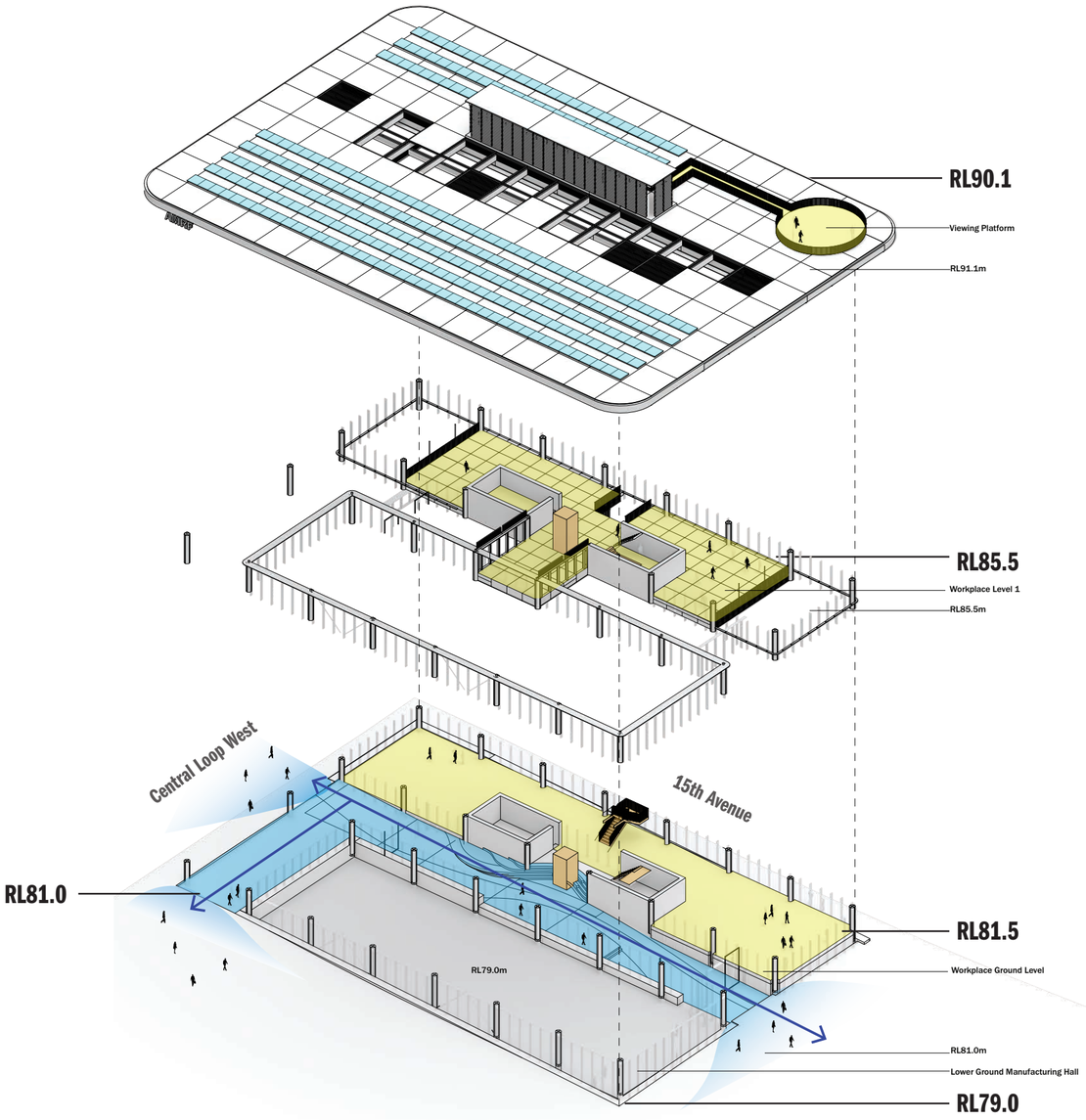
*Develop block wide parameters and delivery strategy for:

The treatment of levels and topography

Following the Topography

The First Building touches the ground lightly, responding to the natural fall of the topography falling away to the East & South. The building responds by using the levels as an opportunity to add a dynamic and theatrical experience whilst maintaining equitable access and connectivity between spaces.





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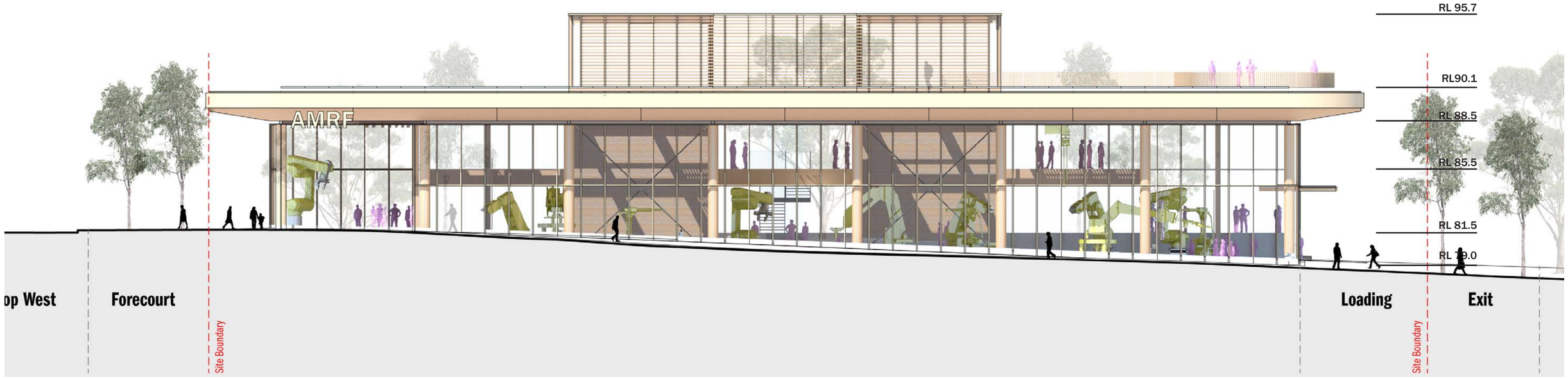
4C. LEVELS & TOPOGRAPHY

*Develop block wide parameters and delivery strategy for:

The treatment of levels and topography

The first building responds to the site topography at both entry locations remaining level with the topography on both the East and West. Equitable access has been addressed with a series of 1:20 slow ramps connecting the West to East.



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4C. LEVELS & TOPOGRAPHY

*Develop block wide parameters and delivery strategy for:

The treatment of levels and topography

The first building language respond to the topography through the facade and columns following the ground line, touching the ground lightly.

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4D. PARKING STRATEGY

*Develop block wide parameters and delivery strategy for:

Carparking provision, for the interim and the long term. Include consideration of:

- The conditions or initiatives required for the long-term view of consolidated parking (not block by block / project by project) to come to fruition (e.g. procurement, divestment)

- How the strategy will positively contribute to the quality of the public realm.

The Parking Strategy will be in line with the Development Control Plan

7.2.4 Car Parking

On-site car parking for residential and non-residential developments, including visitor parking, is to be provided between the minimum and maximum rates stated in Table 44. On-site car parking provision significantly below the maximum rates specified in Table 44 will generally only be considered if the proposed development has good access to public transport. Unmet demand for on-site parking may have an impact on surrounding residential streets if viable alternative transport modes are not available

Reduction in parking rates will also be considered throughout detailed design phases.

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4E. TREE CANOPY & PUBLIC OPEN SPACE

*Develop block wide parameters and delivery strategy for:
The tree canopy and public open space target and vision

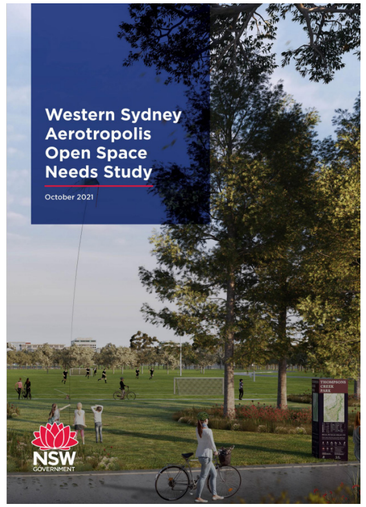
Precinct wide strategy

The Tree Canopy targets are included in the Development Control Plan:

5.0 Native Vegetation and Biodiversity

5.1 Deep Soil and Tree Canopy

The Public Open Space and vision will be in accordance with the SEPP open space needs study



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4E. TREE CANOPY & PUBLIC OPEN SPACE

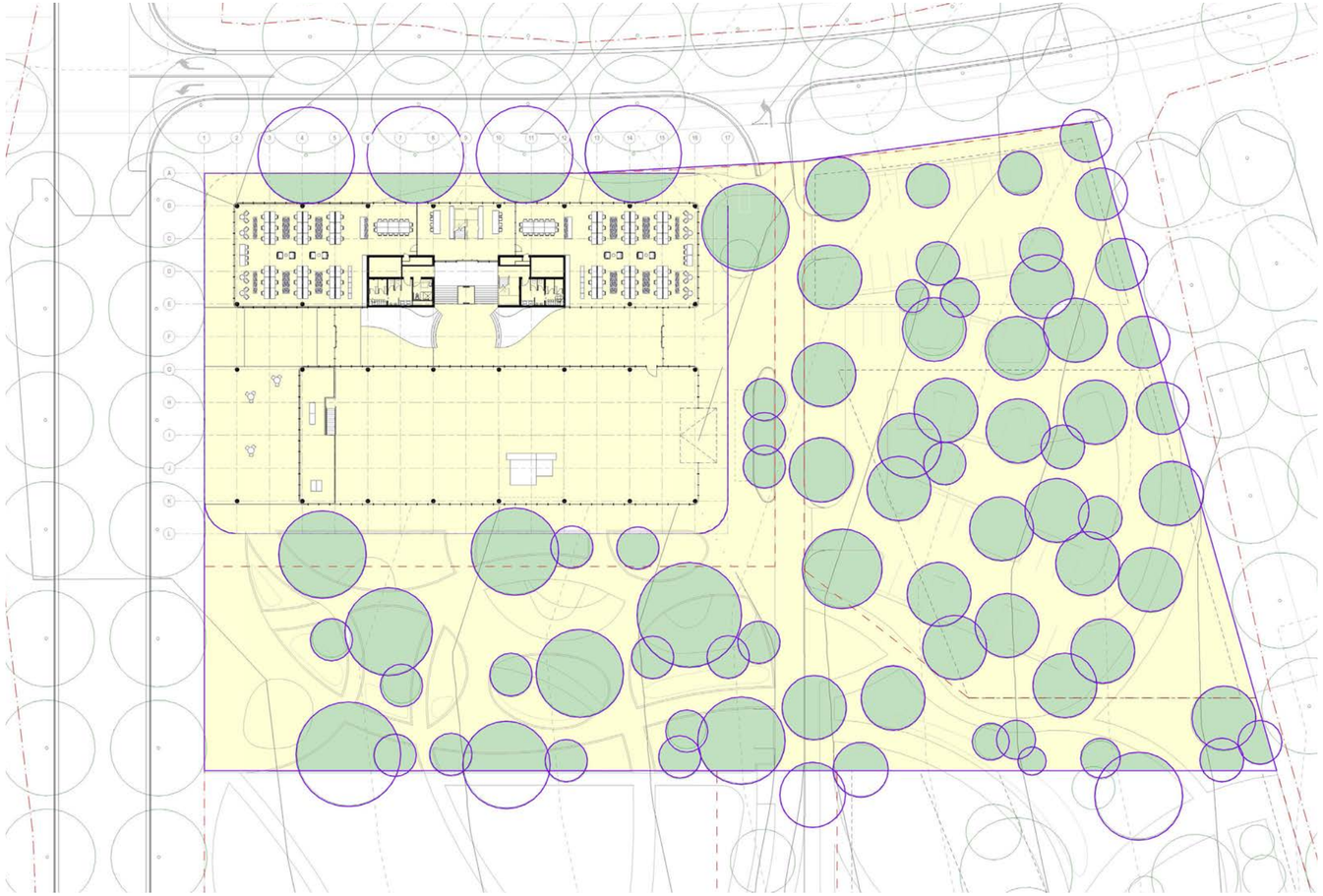
*Develop block wide parameters and delivery strategy for:
The tree canopy and public open space target and vision

The First Building Canopy Cover

32% Canopy Cover

Opportunity to increase to 40%+

Constrained by Airport Landscape Guidlines



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4F. PUBLIC REALM

*Develop block wide parameters and delivery strategy for:

The public realm. Include consideration of:
who will be responsible for building what elements and when, including adjacent streetscapes and public spaces. Method of procurement - materials and furniture pallet

Note the Western Sydney Street Guidelines is the guiding document for streetscape design in the area. The Precinct Plans work developed specific interpretations of the guidelines suitable for the Aerotropolis context.

The master plan is being coordinated with the Western Sydney Street Guideline.

_A materials palette will be prepared to promote a cohesive character and sense of identity for the City's streets.

_The initial design principles of the City palette are:

To provide, durable, manageable and consistent palette that is appropriate to the different street types;

To consider sustainability objectives in material selections including embodied energy, life cycle costing

To ensure a streetscape environment that unifies street types, while allowing local variations in some elements to reflect and celebrate the diversity of the city.

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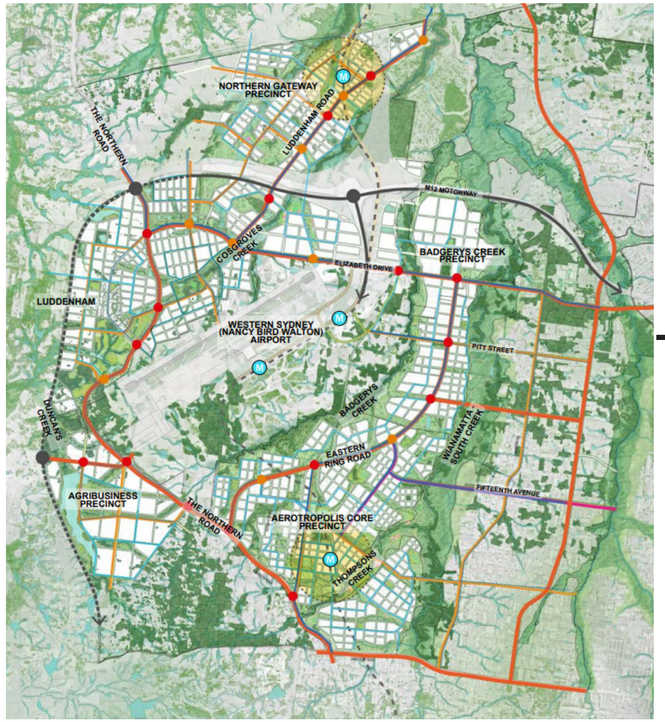
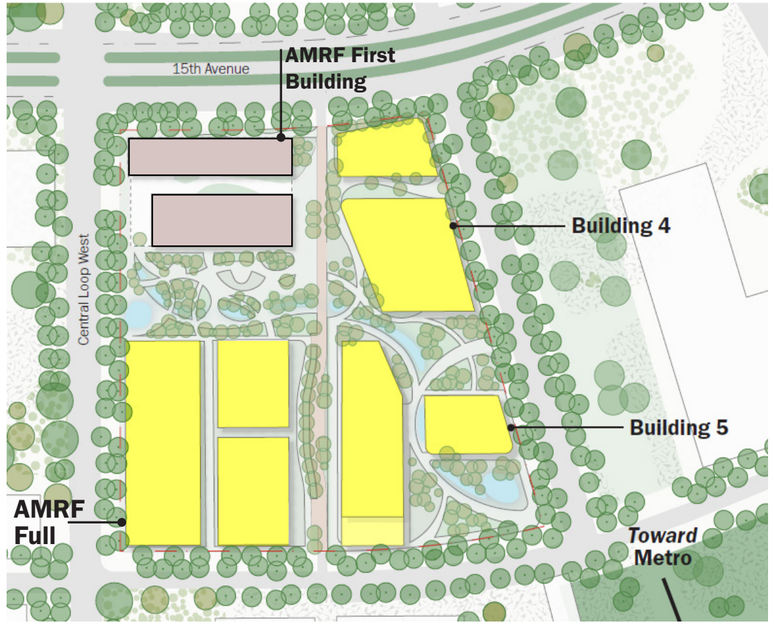
5. PRECINCT DESIGN COORDINATION

*Demonstrate coordination and integration of any other design work being undertaken within the block and the immediate context.



_Draft Aerotropolis Precinct Plan

_Draft Bradfield Structure Plan



_AMRF Precinct

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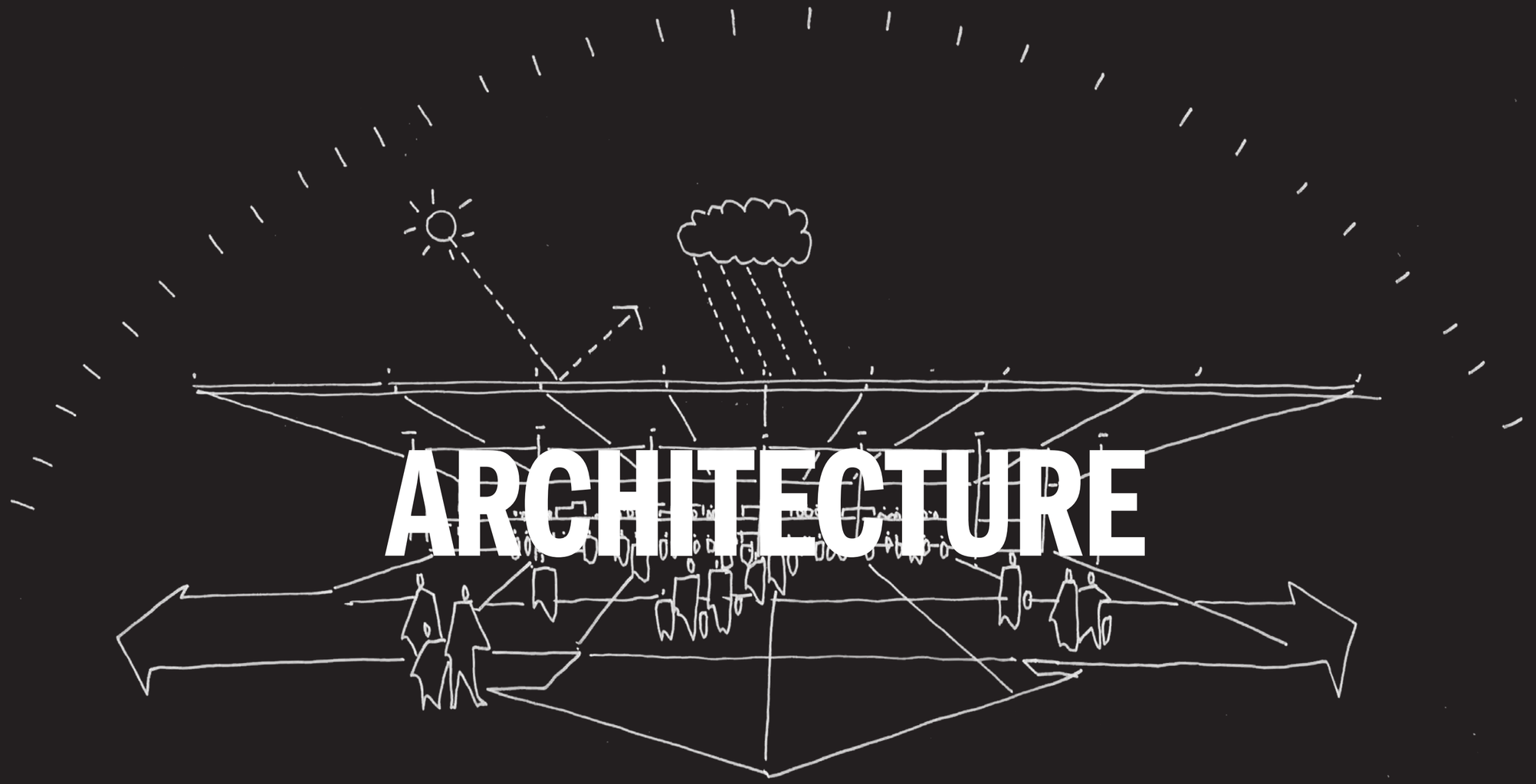
ARCHITECTURE



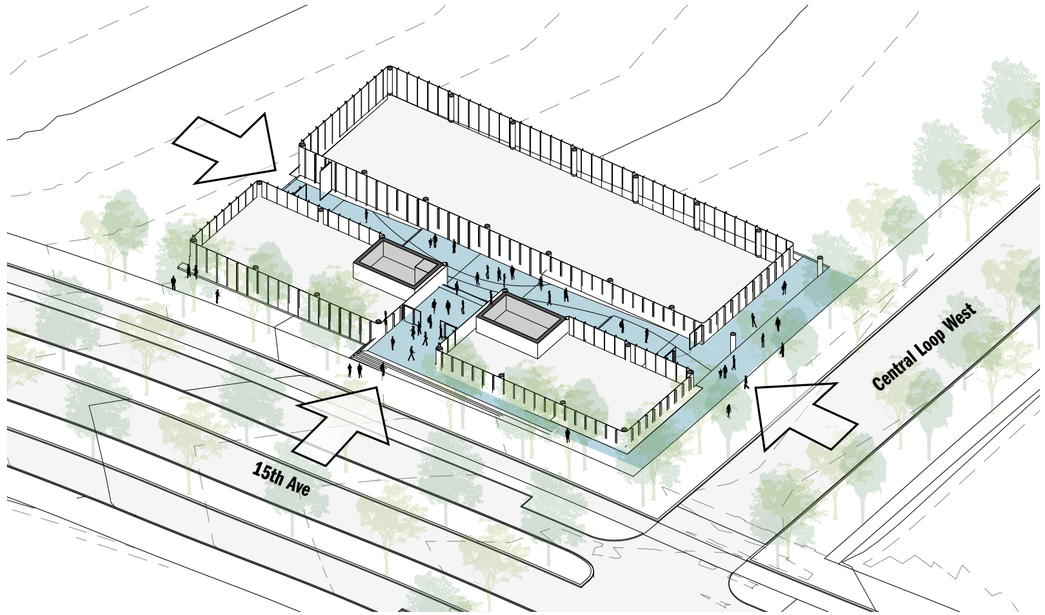
FIRST BUILDING - VIEW FROM SOUTH-WEST

6. BUILDING ADDRESS

*Consider the location of the building address, at present and in the future. As the precinct develops, 15th Avenue will gain prominence as building address. Explore options for future access to the building from 15th Avenue.

Northern Entry - Flexibility into the Future

As the city evolves into the future we have considered strategies for additional entry points. The flexibility of the design future allows for the building program to adapt and respond to the changing context.



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7. BUILDING PERFORMANCE

*While the lightness of the built form and visibility of the central open space through the building is supported, the performance of the glass façade in relation to solar exposure/heat (including radiant heat) is of concern.

a. Further develop the building systems (e.g. cooling and natural ventilation) to demonstrate the building will meet appropriate environmental comfort and sustainability standards.

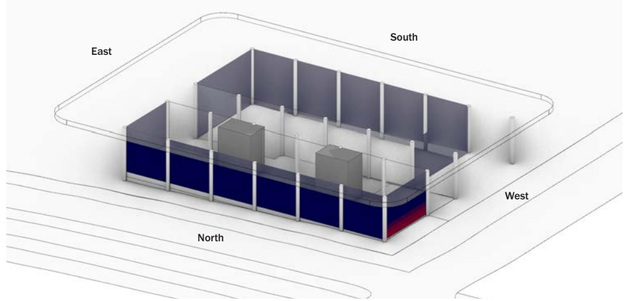
b. Noting it will be some time before there are large mature trees in the surrounds, consider the use of shading devices (e.g. loggia, canopy) for thermal comfort.

c. Ensure systems support the use of highly transparent glass to provide views through the building to internal uses and landscape spaces beyond, consistent with the drawings provided.

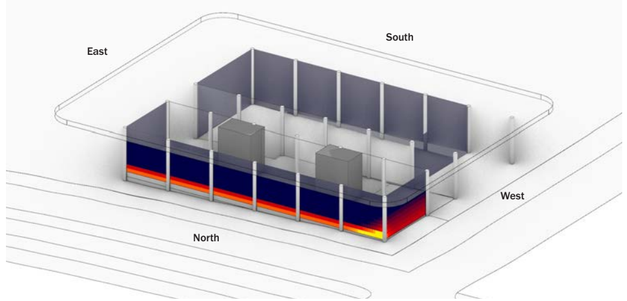
Legend:
(Average Hours of Sun between 11 - 3)

- 0#
- 0 to 1
- 1 to 2
- 2 to 3
- 3 to 4
- 4#

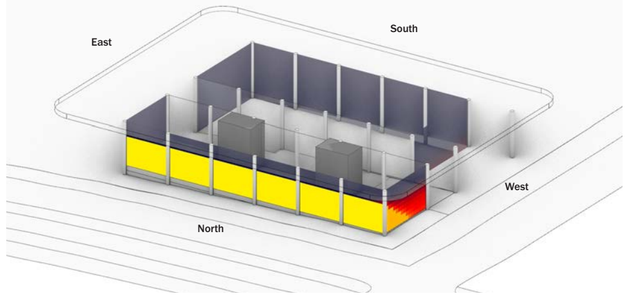
Summer Solstice 21st December (11am - 3pm)
0% of facade 2-4 hrs of direct sun



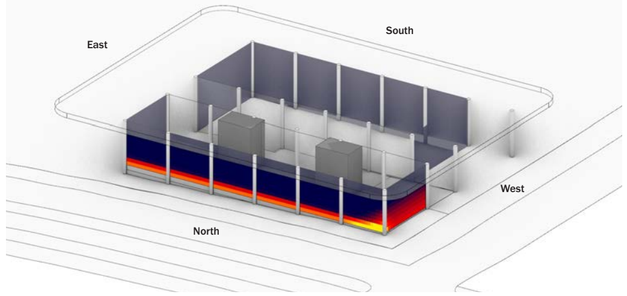
Equinox - 21st March (11am - 3pm)
3% of facade 2-4 hrs of direct sun

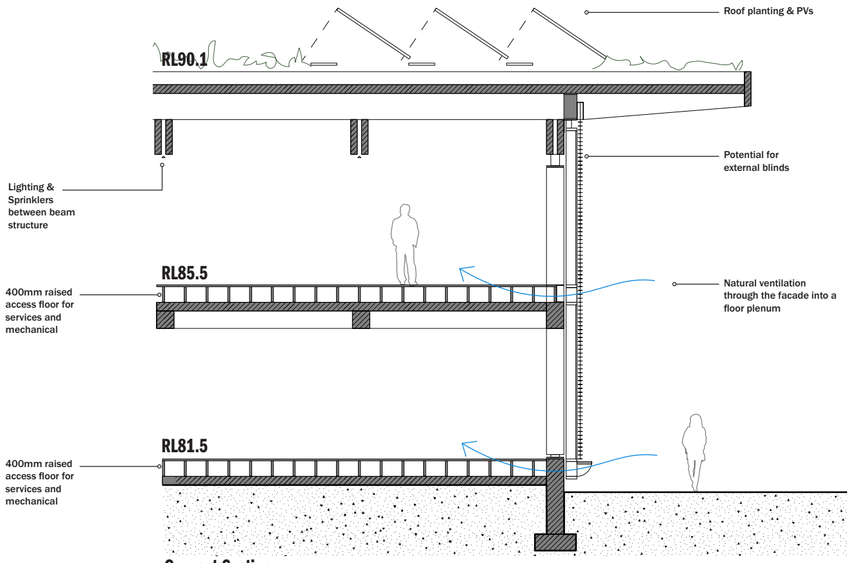


Winter Solstice 21st December (11am - 3pm)
23% of facade 2-4 hrs of direct sun

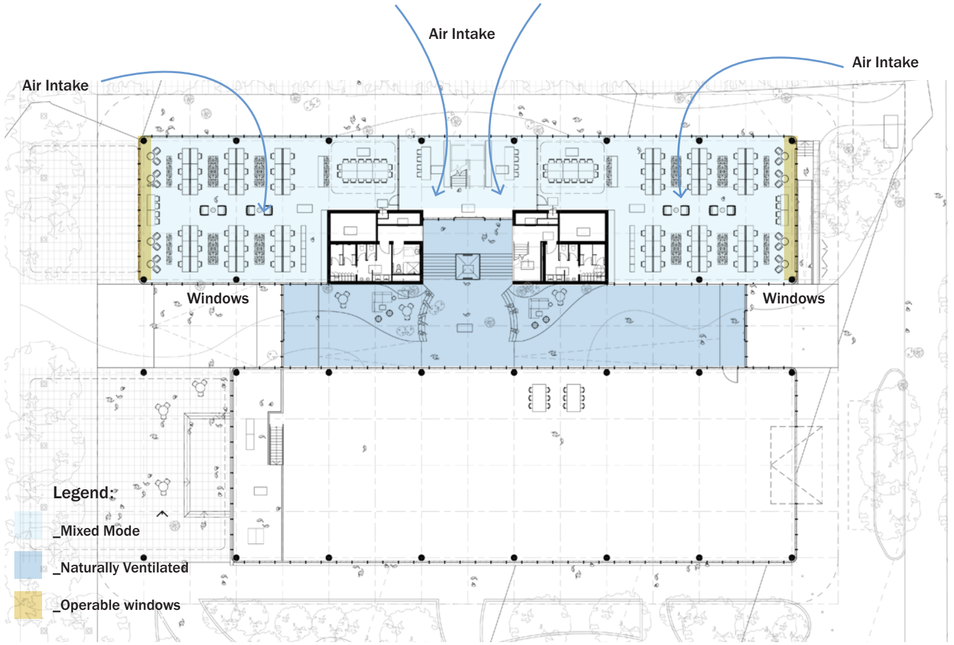


Equinox - 21st September (11am - 3pm)
3% of facade 2-4 hrs of direct sun





Concept Section



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c. Ensure systems support the use of highly transparent glass to provide views through the building to internal uses and landscape spaces beyond, consistent with the drawings provided.

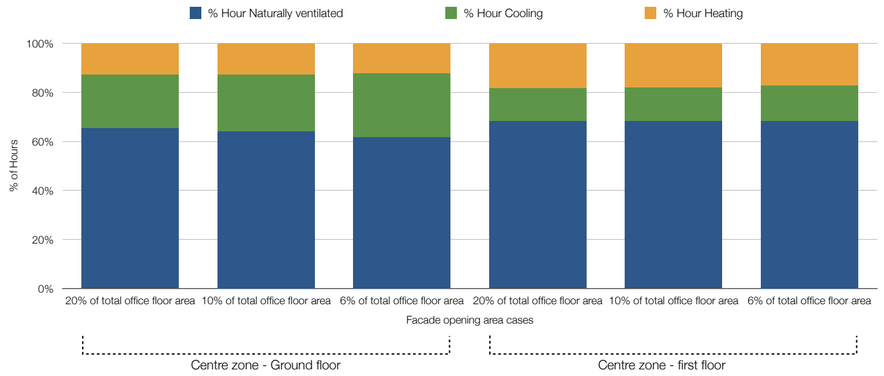
Optimal opening area of the facade

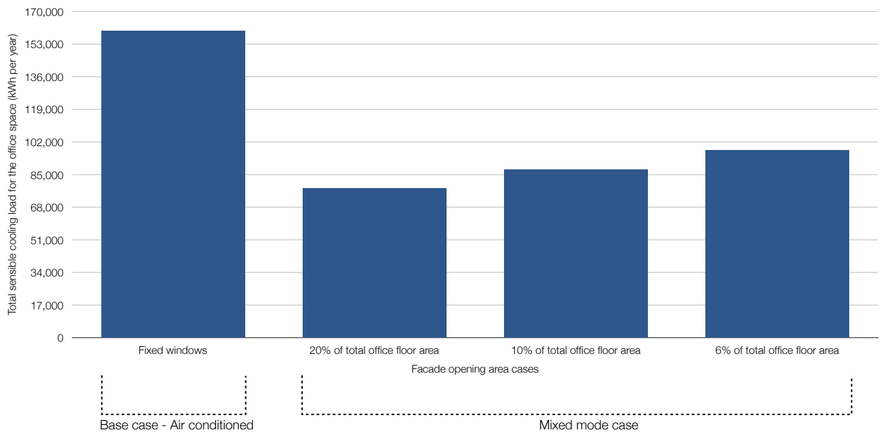
Observations:

- The difference between hours of natural ventilation for the facade opening area equal to 20% of total office floor area and 10% of total office floor area is insignificant.
- The case with 6% of the floor area opening area has lower hours of natural ventilation comparing to the other cases.
- Mixed mode ventilation has a significant impact on reducing the cooling load.
- The case with 20% of total office floor area opening area offers the highest cooling energy saving opportunity.

Recommendations:

- As the building's main objective is to create a comfortable and low energy space, it is recommended to have an opening area equal to 20% of the office's total floor area. This equates to having the east and west facades fully open with louvre windows.





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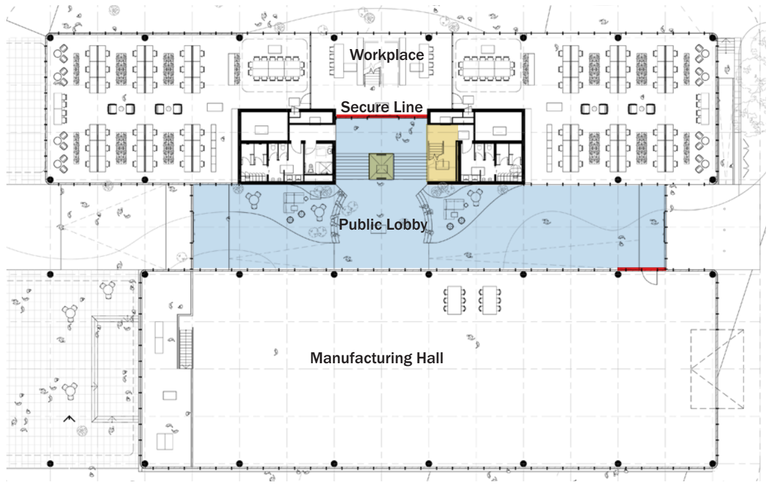
8. ACCESS & SECURITY

*a. Further illustrate how the buildings' central circulation spine and the roof observatory will balance the intent to provide public access with any security and access requirements.

b. Noting that the design intent is for a building in the landscape, provide further detail of how this intent will be balanced with any security requirements (i.e. in order to ensure no retrofitting of fences)

The central public spine and roof top sit within the secure lines of the workplace to the north and manufacturing hall to the south. Operation independently whilst monitored by a front of house concierge.



Legend:

_Naturally Ventilated

_Vertical Transportation (to roof)

_Secure Line

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8. ACCESS & SECURITY

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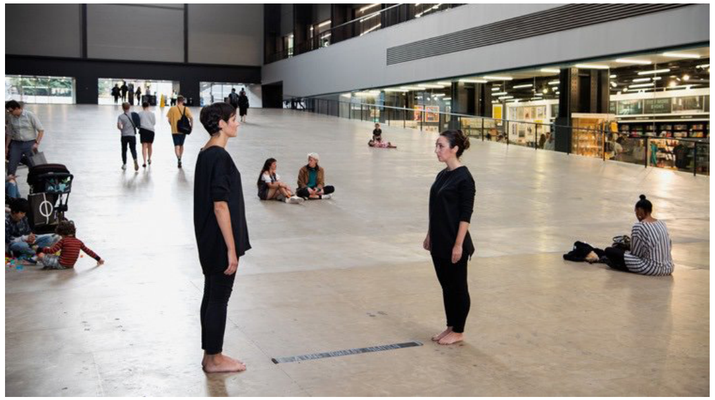
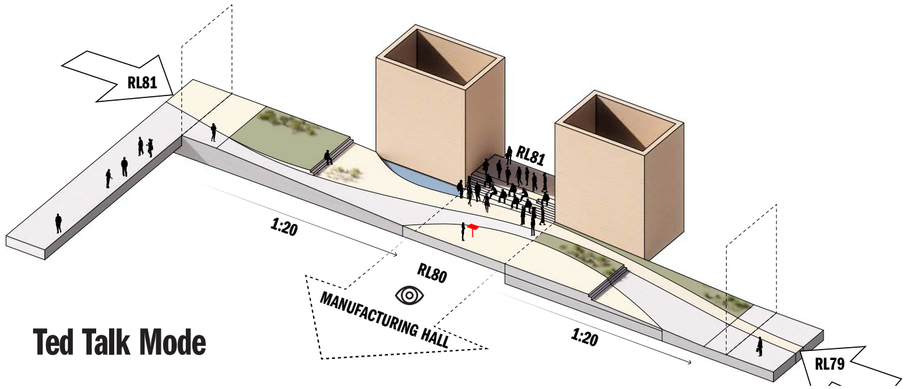
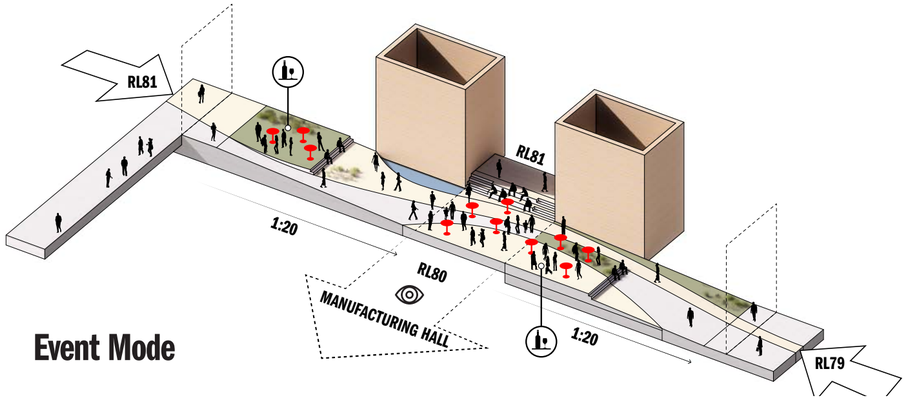
b. Noting that the design intent is for a building in the landscape, provide further detail of how this intent will be balanced with any security requirements (i.e. in order to ensure no retrofitting of fences)

A welcoming public, flexible space, with the potential to celebrate water. With an engaging backdrop of the Manufacturing Hall.

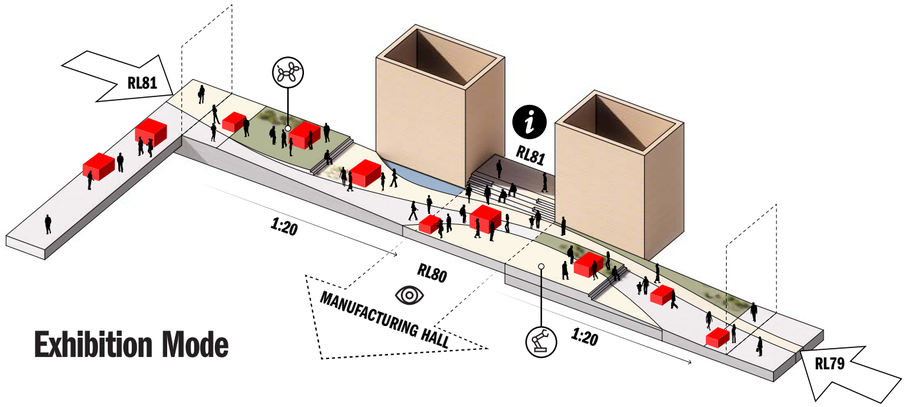




Ted Talk Mode



Event Mode



Exhibition Mode

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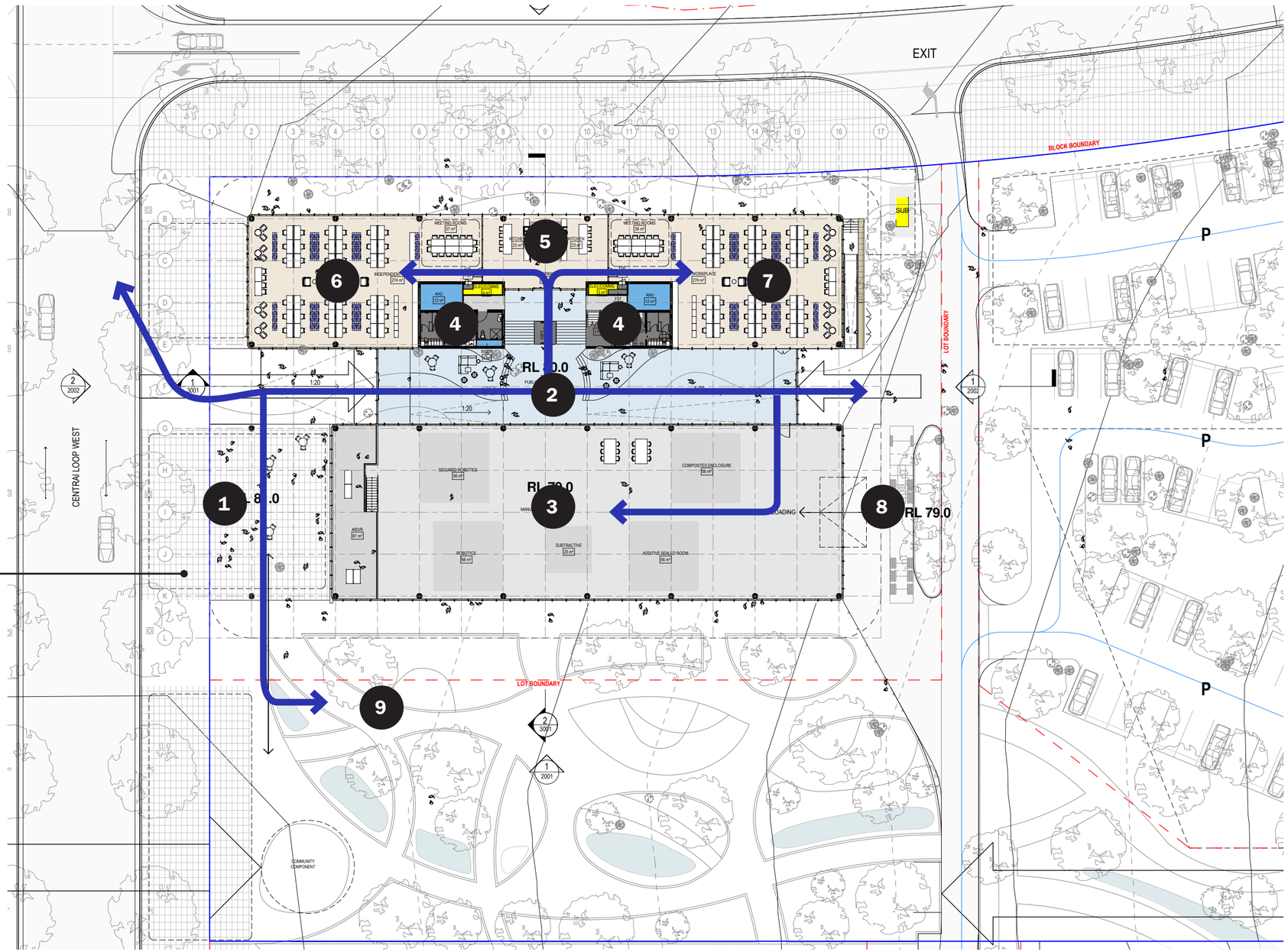
9. AMENITY

*Being the first building in Bradfield, the building occupants and visitors will have limited access or choice for standard urban amenities.

a. Provide suitable building amenities from day one, including end of trip facilities (i.e. bicycle parking, lockers, showers), lunch time/cafe facilities, meeting spaces, etc.

b. Ensure facilities are appropriate to serve on site workers, visitors to the facility and the local community.

EOT facilities provided at ground level, with secure bike parking at lower ground. Centralised shared kitchen space to heat and store food. Tenant meeting spaces, shared meeting spaces and informal meeting spaces. Potential for coffee truck to pull up under the Western Forecourt for on site workers, visitors and the local community.



Coffee truck can pull up under the Western Forecourt

1. External Events
2. Public Spine
3. Manufacturing Hall
4. EOT, VT & Plant
5. Food prep / Tea Point
6. Independent Tenant
7. AMRF Workplace
8. Loading
9. Community Space
10. Boardroom
11. WPCA Workspace

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a. Provide suitable building amenities from day one, including end of trip facilities (i.e. bicycle parking, lockers, showers), lunch time/cafe facilities, meeting spaces, etc.

b. Ensure facilities are appropriate to serve on site workers, visitors to the facility and the local community.

_Tenant meeting spaces
_Shared boardroom
_Shared meeting spaces
_Informal meeting spaces

1. External Events
2. Public Spine
3. Manufacturing Hall
4. EOT, VT & Plant
5. Food prep / Tea Point
6. Independent Tenant
7. AMRF Workplace
8. Loading
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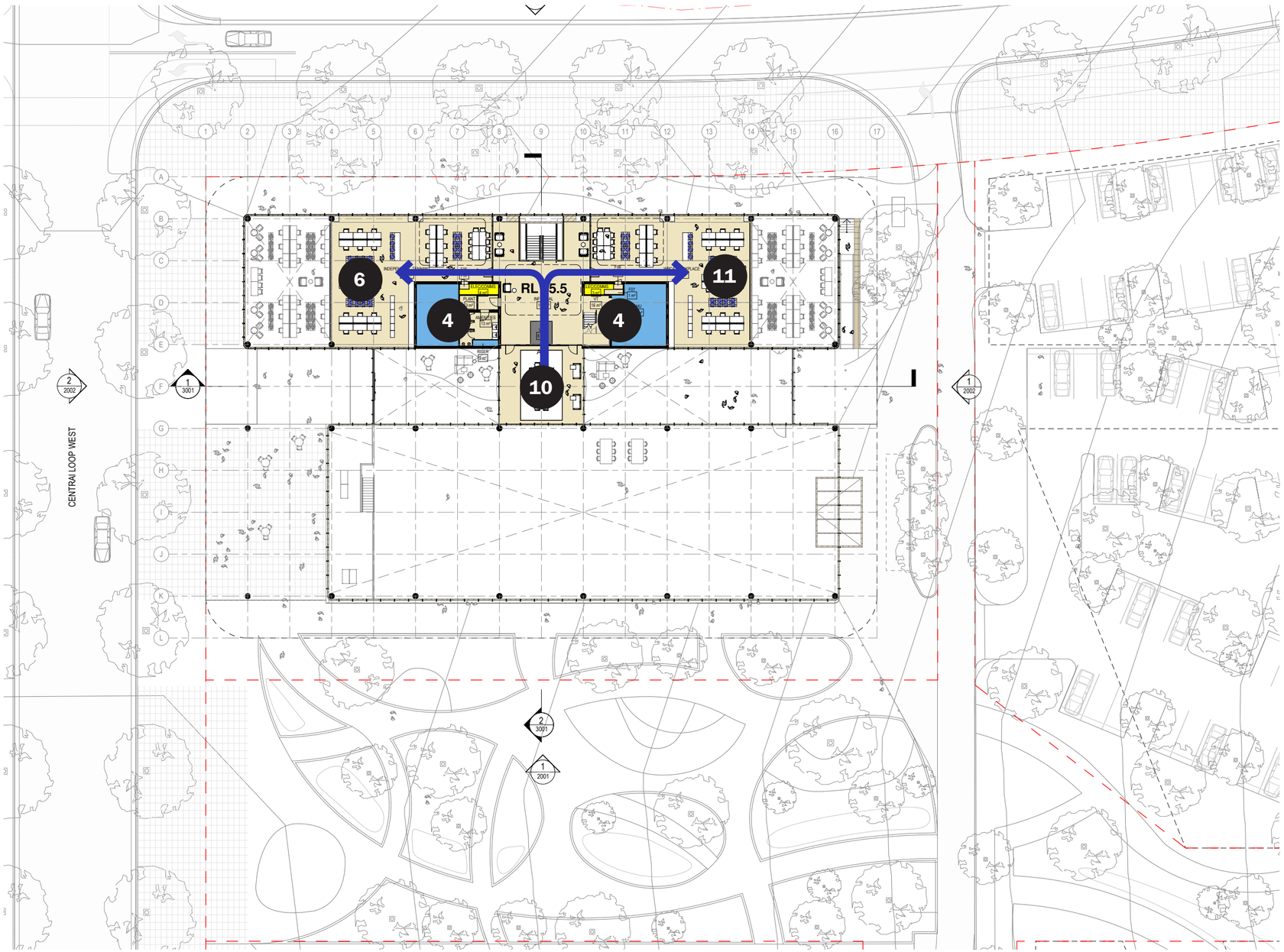

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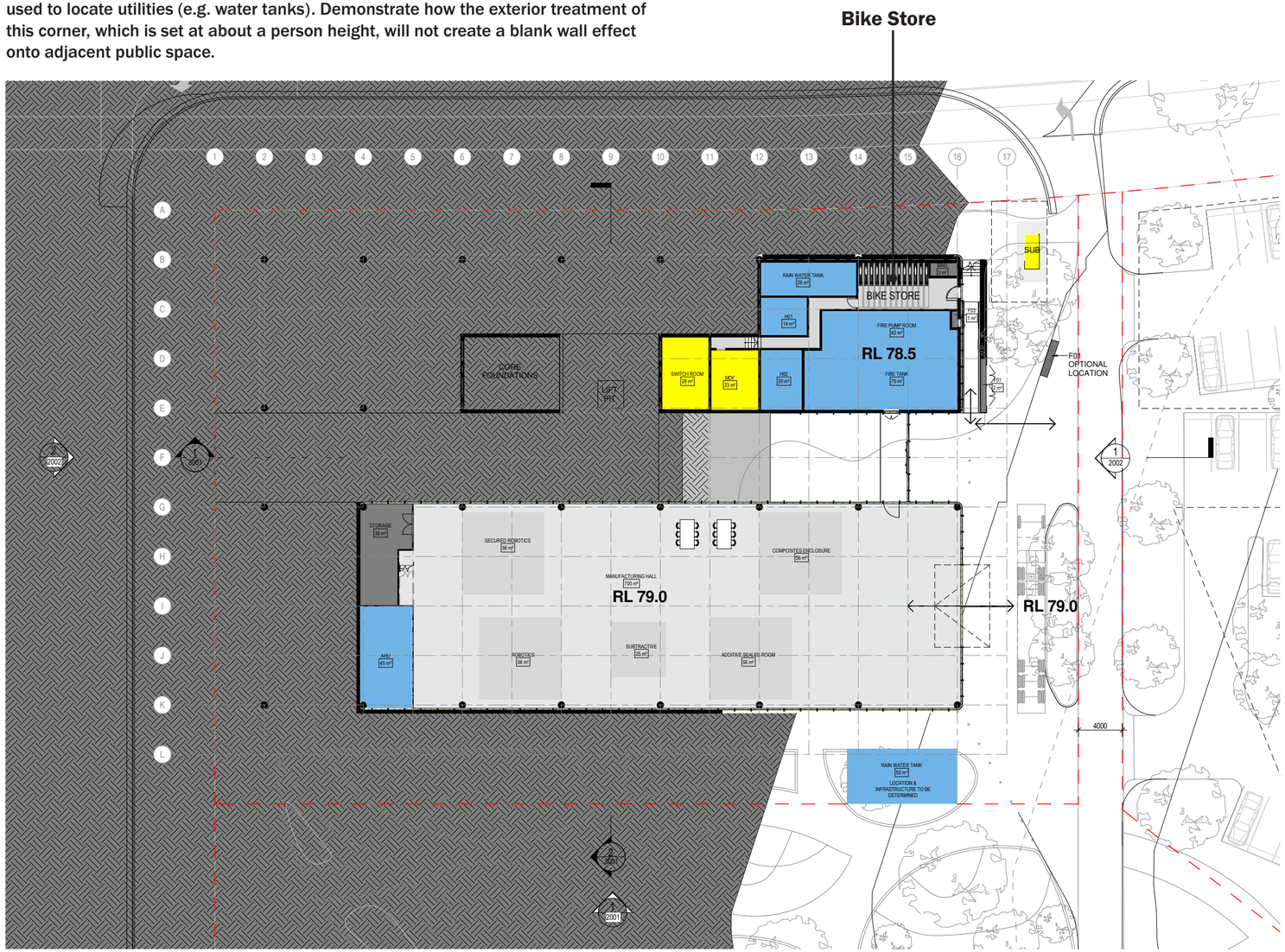
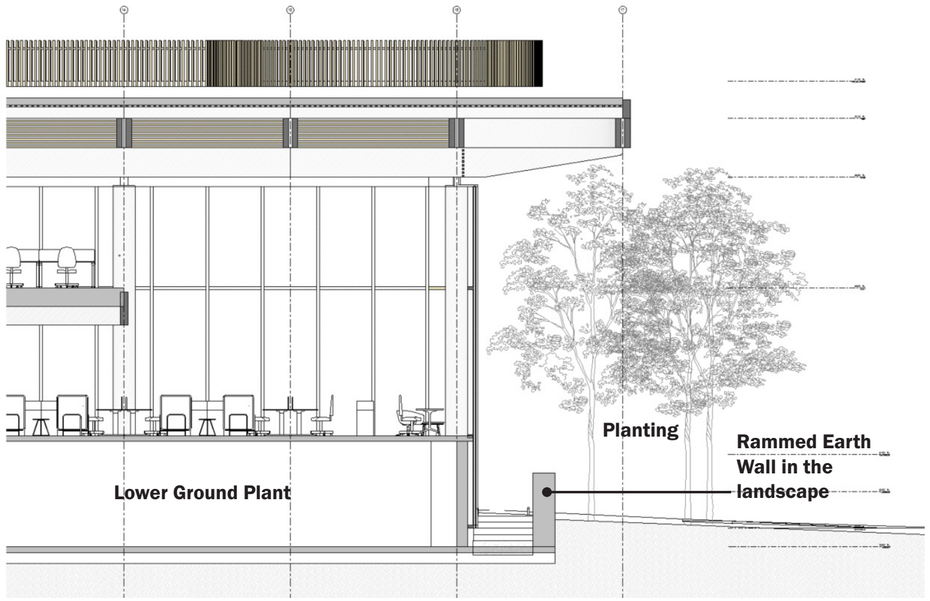
10. LG PLANT

*It was noted the level difference on the north-east corner of the building is being used to locate utilities (e.g. water tanks). Demonstrate how the exterior treatment of this corner, which is set at about a person height, will not create a blank wall effect onto adjacent public space.





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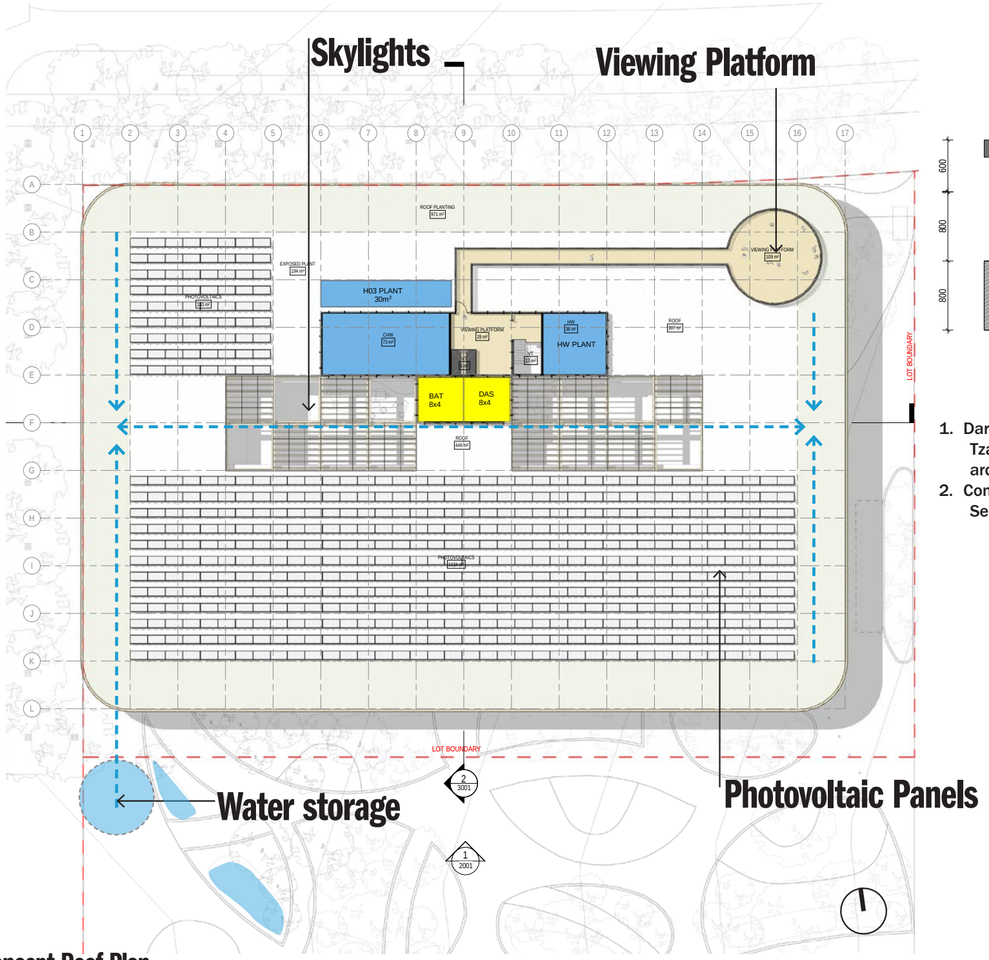
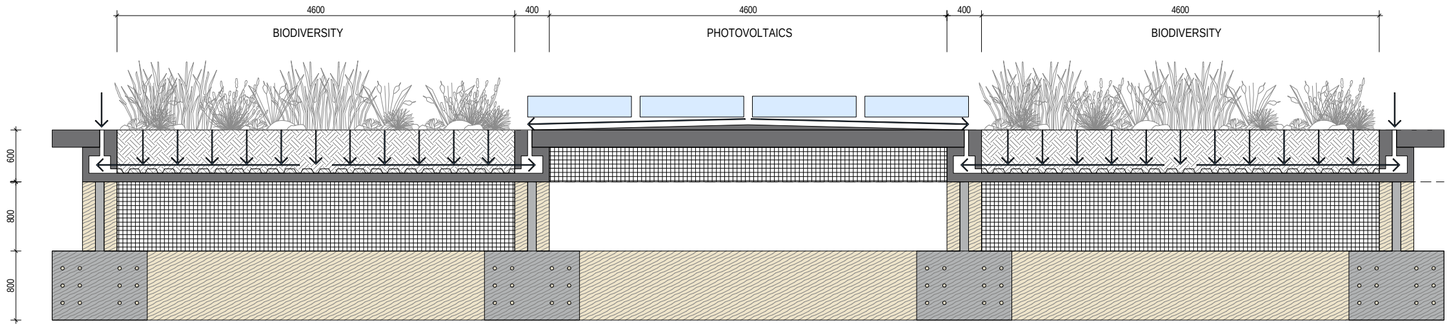
FIRST BUILDING - VIEW FROM EAST

11. CLT & GREEN ROOF

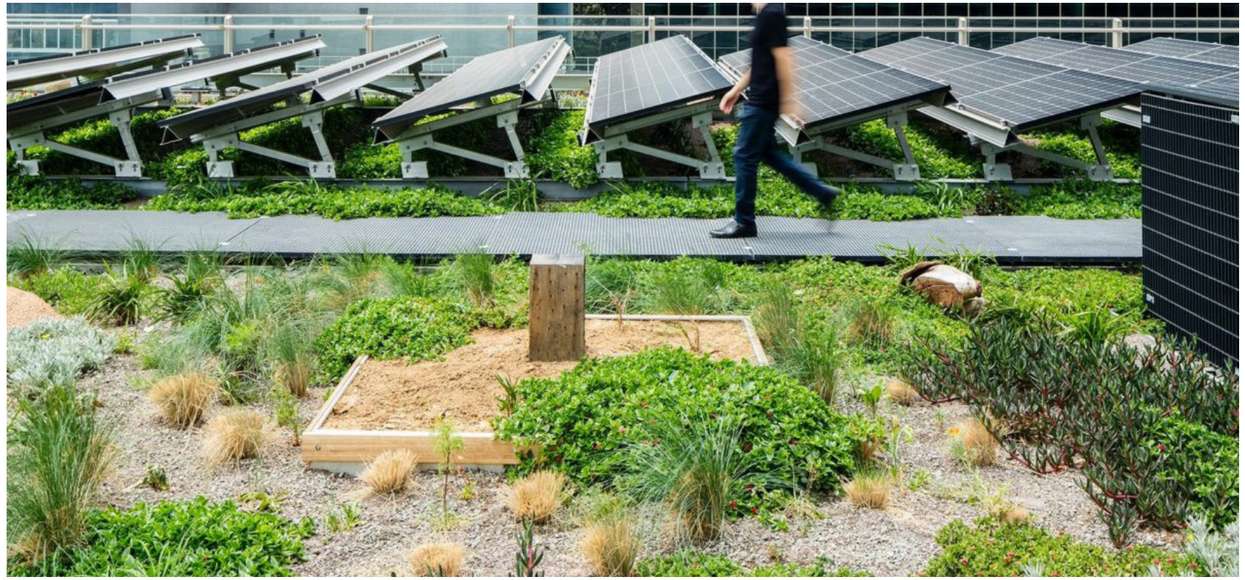
*Provide further detail of how the proposed structure and material (cross laminated timber - CLT) for the building canopy will integrate and support the green roof.



Concept Roof Plan



1. Daramu House by Tzannes: https://architizer.com/
2. Concept modular Roof Section



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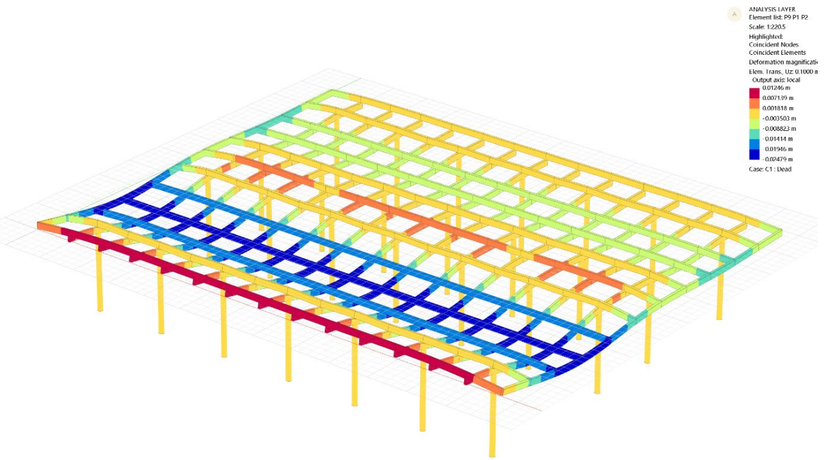
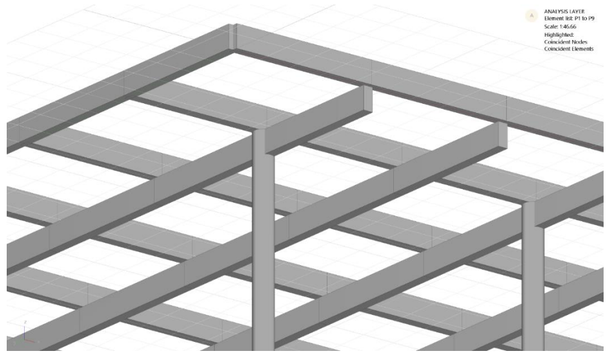
11. CLT & GREEN ROOF

*Provide further detail of how the proposed structure and material (cross laminated timber - CLT) for the building canopy will integrate and support the green roof.

The roof structure design is underway, with detailed analysis and loading modelling taking place. Testing different loads and green roof build ups.

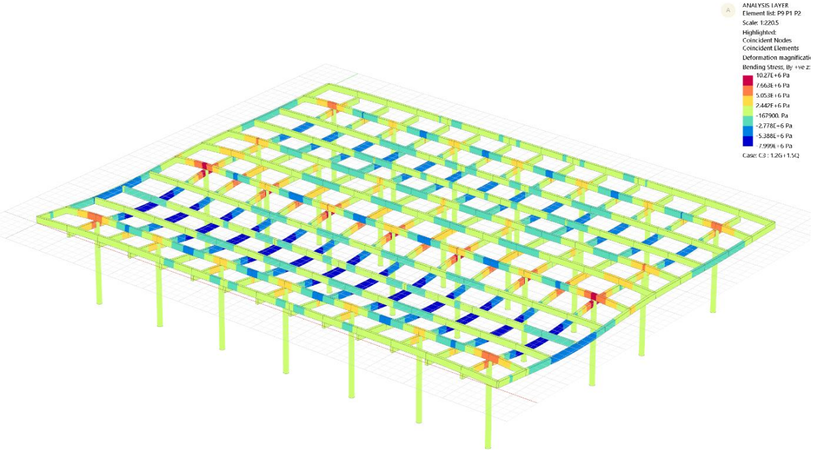


Bending deflection due to dead load, initial deflection 25mm approx. in middle of 18m span, expected to increase to approx. 50mm long term due to timber creep.



Detail of analysis model showing vertical offsets between N/S and E/W members

Bending moment patterns looking east, and north. These can inform the location of splices within members, at positions of low stress.



Beam stresses due to ultimate downward load, 10MPa max, concentrated over columns

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PROCUREMENT

12. TIMBER SPECIALISTS

*Provide evidence of a procurement strategy that will support the level of quality and innovation being developed for the design. Consider: Early contractor engagement for the construction materials (CLT/roof structure)

Initiating Conversations Early To Help Inform The Design

ASH®

_Australian Owned
_6 on-site manufacturing lines across Australia
_Established 30 years ago
_Utilise Automaton and economy of scale in their production line

Wood Solutions

_WoodSolutions is an industry initiative designed to provide independent, non-proprietary information about timber and wood products to professionals and companies involved in building design and construction.

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13. PRECINCT DESIGN

*Provide evidence of a procurement strategy that will support the level of quality and innovation being developed for the design. Consider:

Establishing an ongoing role for a designer to be responsible for coordinating overall precinct strategies and interfaces between projects, including matters such as public realm, carparking, tree canopy, water quality, etc

Master Plan

Roberts Day / Turner / Turf

The master plan process is being led by the Roberts Day / Turner / Turf Team. They will oversee the coordination and interfaces of all projects across the precinct

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STAGING

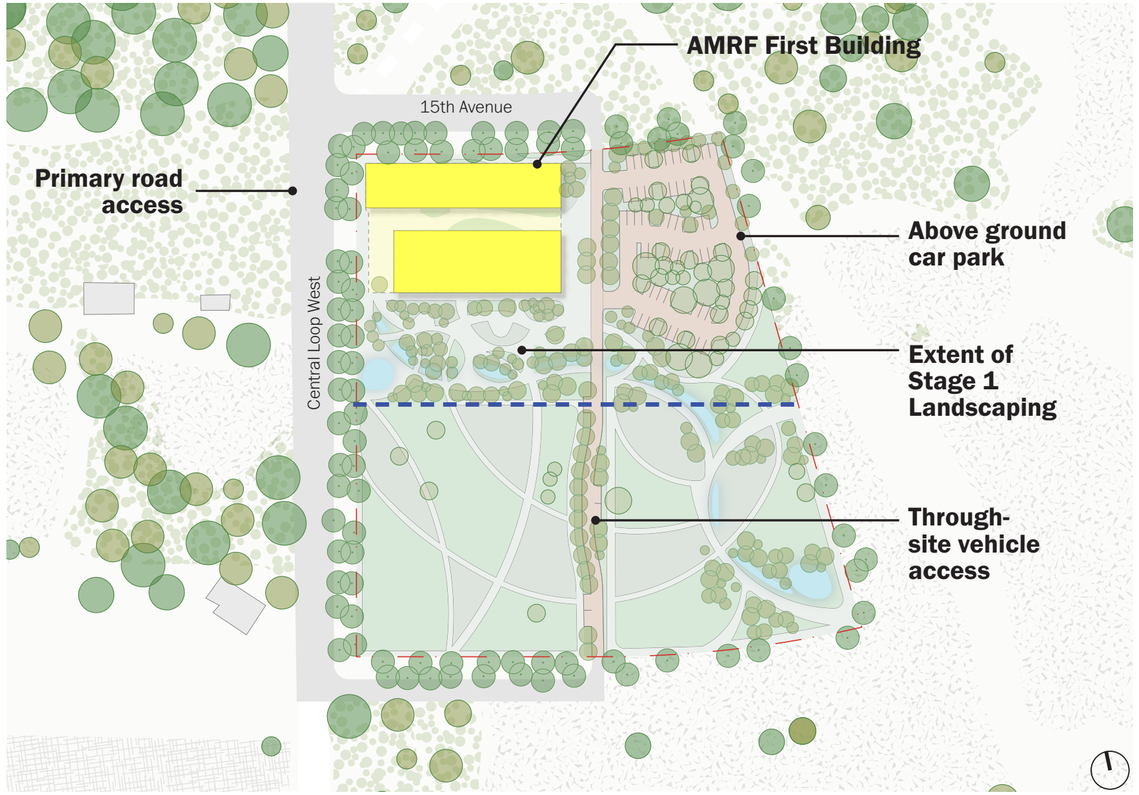
14. BLOCK STAGING

*At the Panel debrief it was recommended that the proponent provides a staging strategy illustrating:

- The development application boundary
- What is temporary and what is permanent
- What will be delivered as part of stage 1 (including amenities, public spaces, streetscapes, etc)

Existing site

- Predominated by wide stretches of grass species
- Clusters of Eucalyptus



SSDA, 2023

- Completion of AMRF, First Building
- Above ground car park (temporary)
- Landscape to the South & East
- Through-site vehicle access
- Completion of primary roadway access

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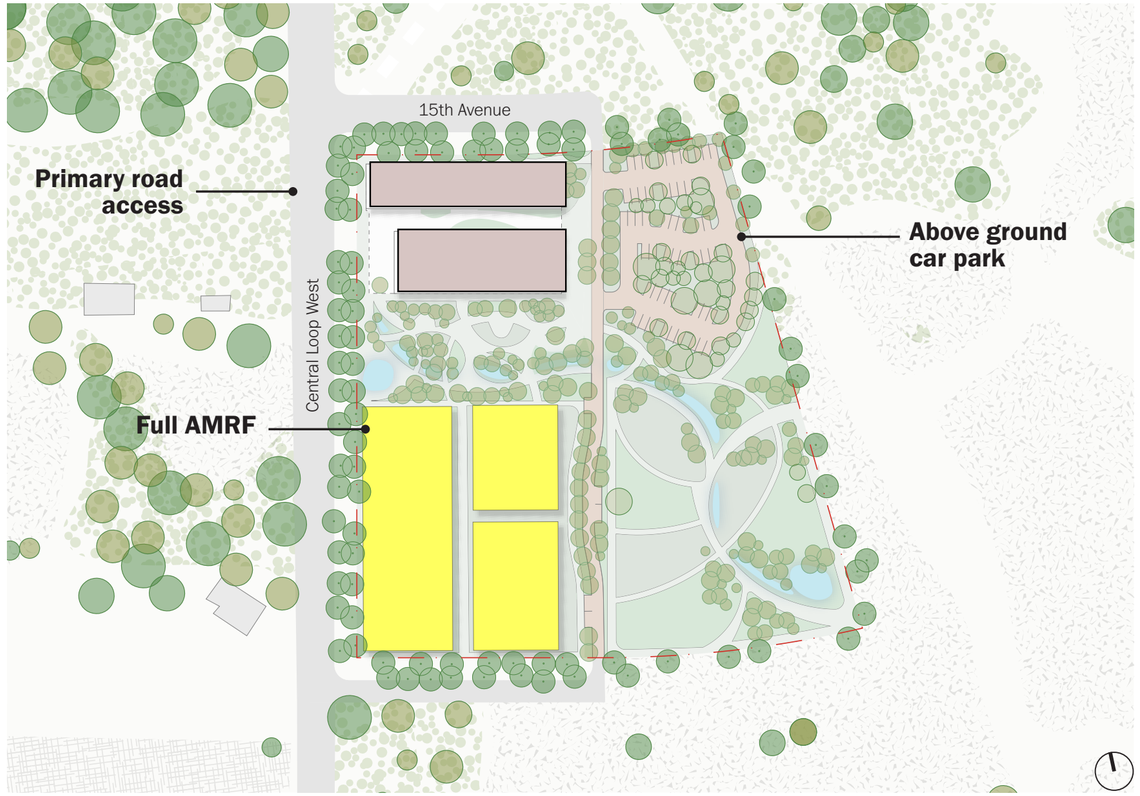
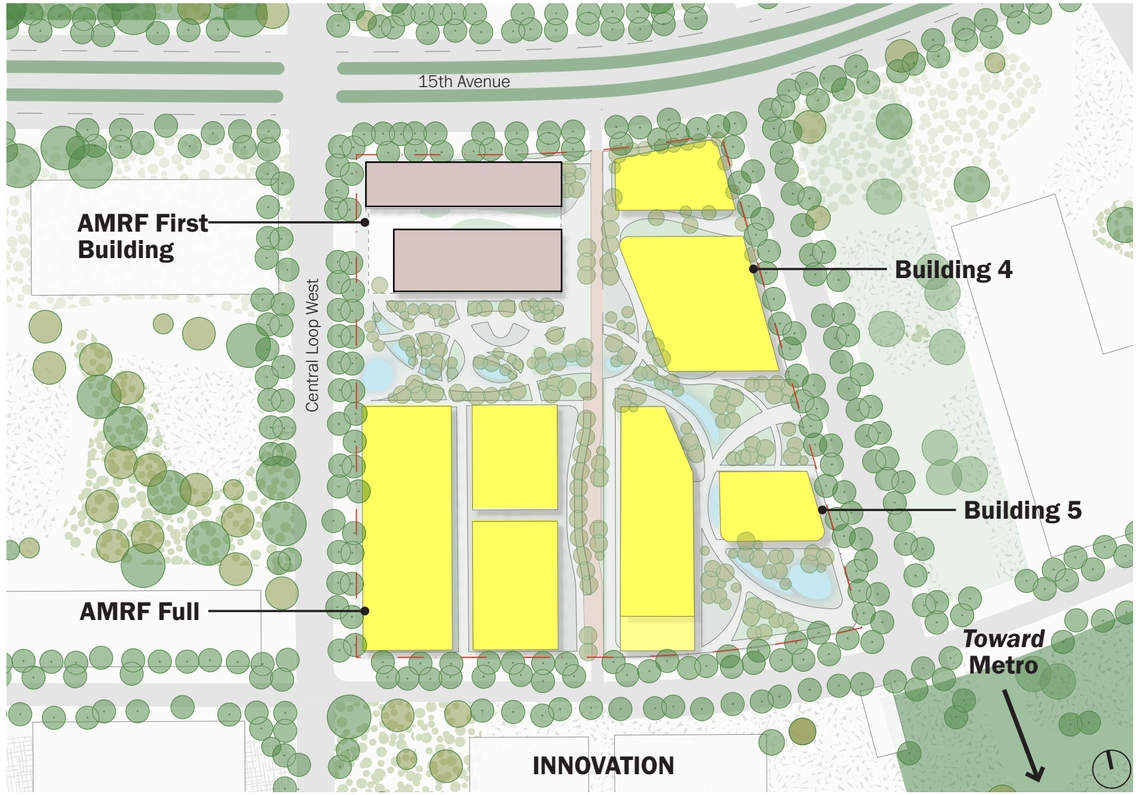
- What is temporary and what is permanent
- What will be delivered as part of stage 1 (including amenities, public spaces, streetscapes, etc)

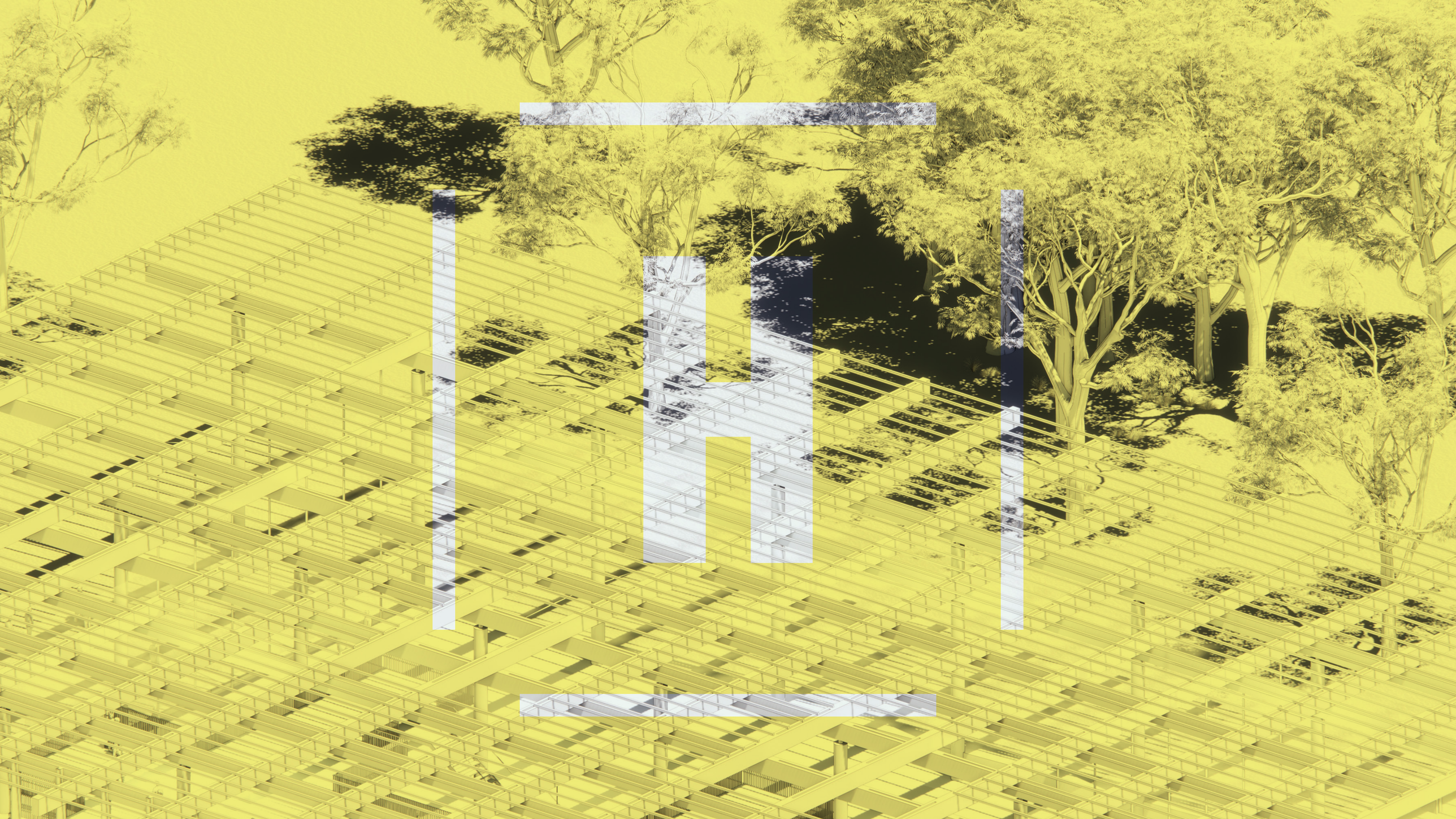


AMRF expansion, 2026

- Completion of Full AMRF
- Retained above ground car park (temporary)



Evolved master plan, 2026+

- Completion of Building 4 and 5
- Potential underground parking to the East under future developments building 4 & 5.

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