

The VEIL

context:
CITY

context:
BACKDROP

context:
PERTH HOUSE

The proposal for 89 George Street, Parramatta, seeks to both address its immediate context and respond to the city scale and skyline.

The immediate context includes Perth House, a State Heritage item, neighbouring the site to the west and large buildings (greater than 8 storeys) opposite and neighbouring to the east and rear of Perth House. The context distinguishes itself with a very varied mix of scales and building typologies.

The design proposal consists of a three tiered solution which addresses the broad context of the city, the immediate backdrop vicinity and the adjacent inclusion of Perth House. The building design includes a facade treatment as a “veil”; a device to control the design complexities of the site and to maintain an appropriate focus on Perth House and the immediate surrounds and courtyard.

Context: **PERTH HOUSE**

Ground to Level 1 responds directly to the siting and scale of Perth House making the House the focus. The response to the context of Perth House consists of a colonnade generous in height and width with a Lobby/ Cafeteria area to reinforce a visual link from George Street to Perth House, to activate the eastern edge of the courtyard and to visually link the courtyard with the proposal.

Context: **BACKDROP**

Level 2- Level 6 responds to Perth House and the George Street precinct. The essence of the backdrop consists of balconies and winter gardens to activate the facade and visually connect the proposal to George Street. The “veil” presents a consistent spaced facade treatment to provide a subtle visual backdrop within the urban context with a focus centred upon Perth House

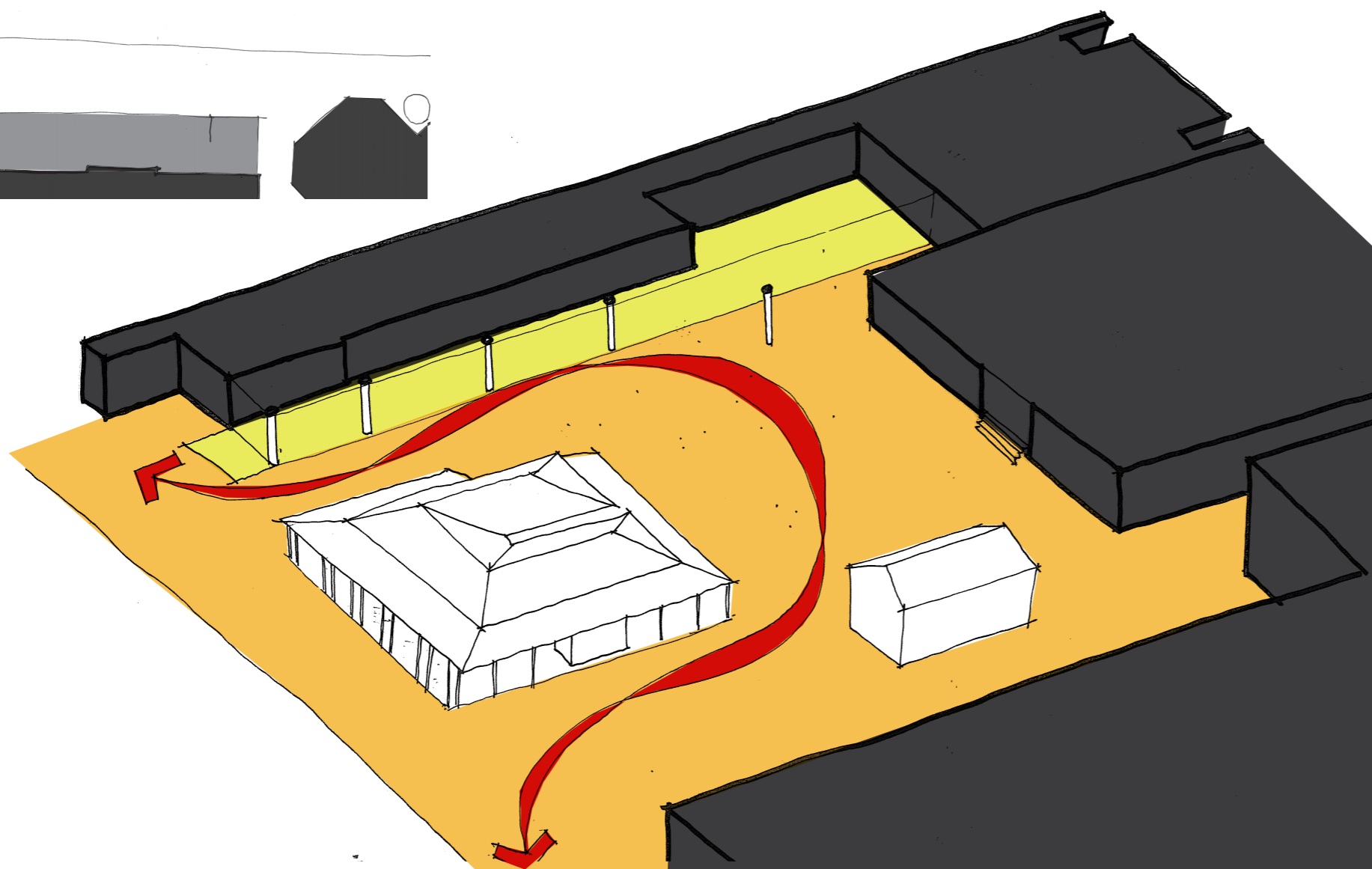
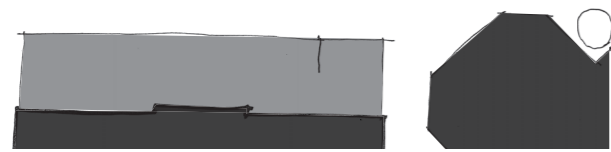
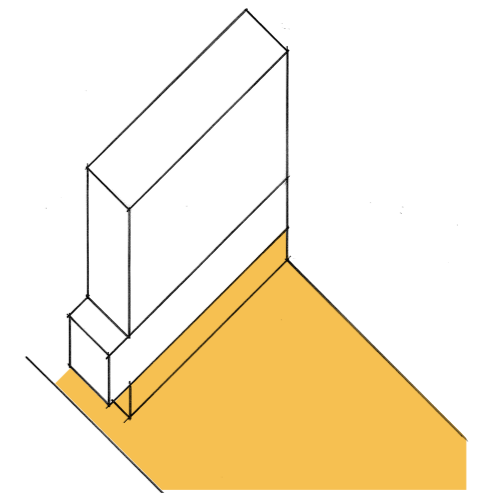
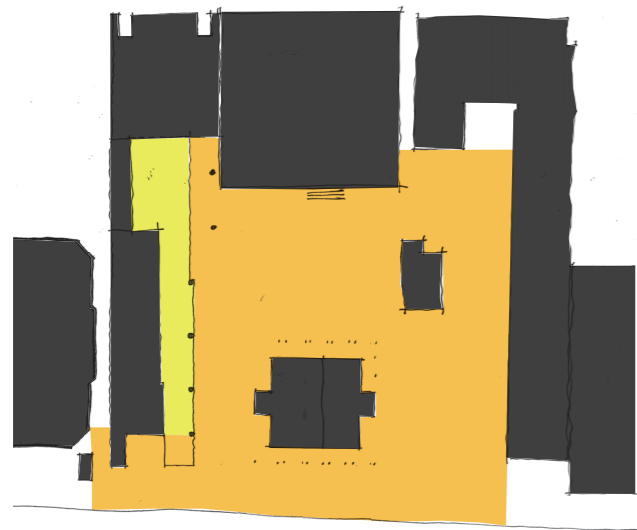
Context: **CITY**

Level 6- Level 12 responds to the super scale- the city and the city skyline. The response to the broad scale of the city consists of an articulated roof form to provide a “roof feature” that is varied in height and includes vegetation to animate the city skyline.

The “VEIL”

The “veil” is a facade louvre system to providing subtle control of scale and a visually consistent backdrop that protects the facades from solar heat gain, forming an important contribution to the sustainable design of the project.

CONTEXT: PERTH HOUSE

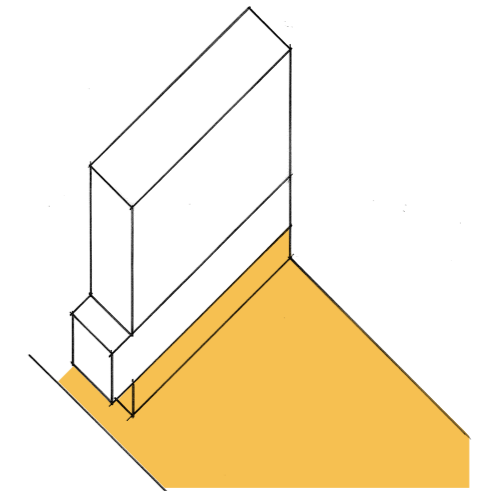
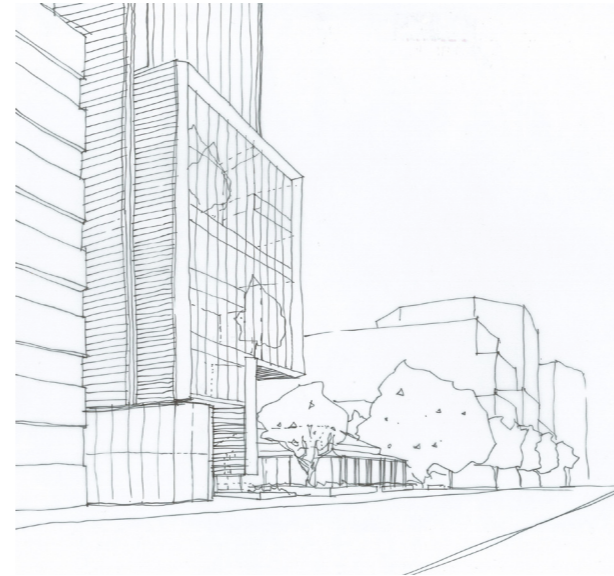
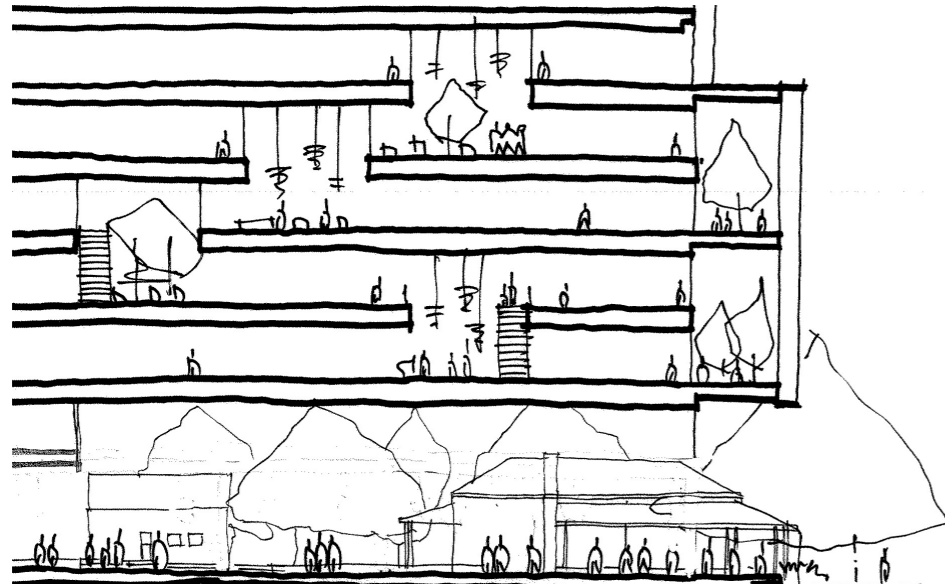


The Ground Plane and the associated colonnade allows pedestrians access adjacent to Perth House and so appreciate Perth House “in the round”.

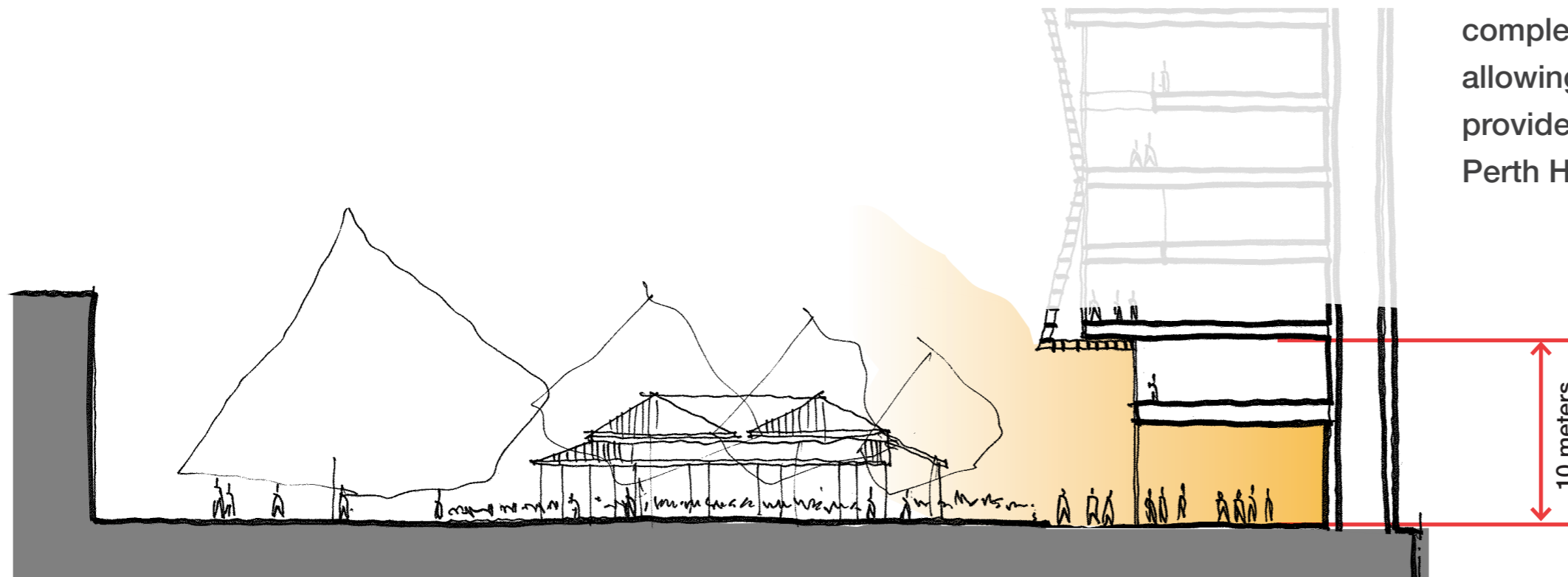
The Ground Plane to 89 George Street will visually link and integrate with the adjacent courtyard. The colonnade will define the east edge of the courtyard around Perth House.

The Ground Floor Lobby and Cafeteria will provide an active edge to the open space surrounding Perth House.

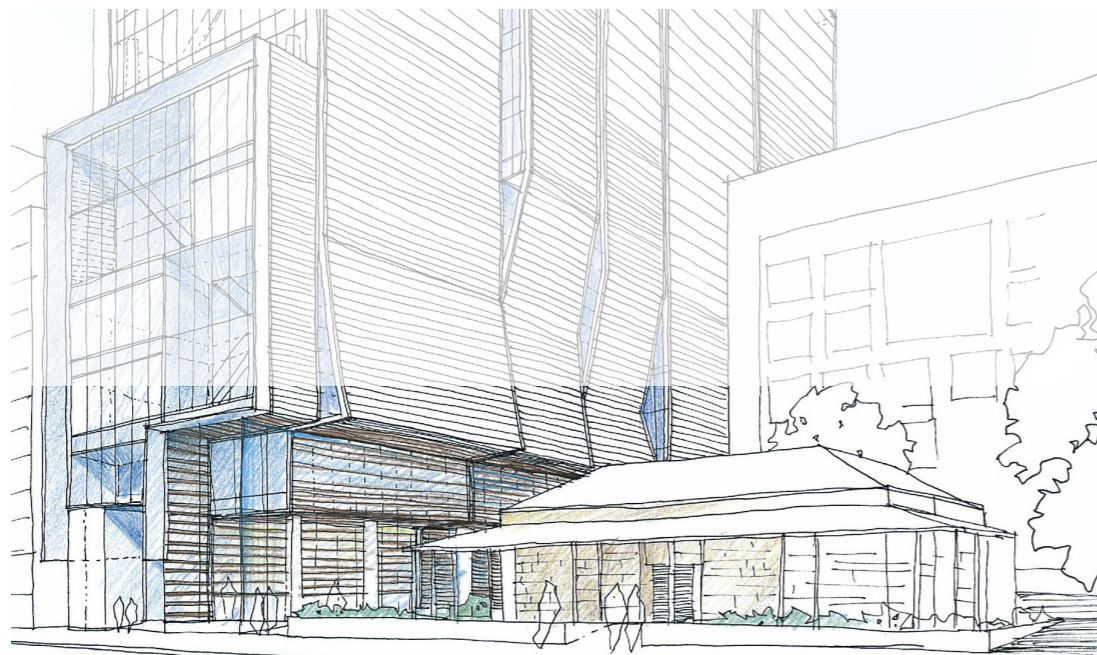
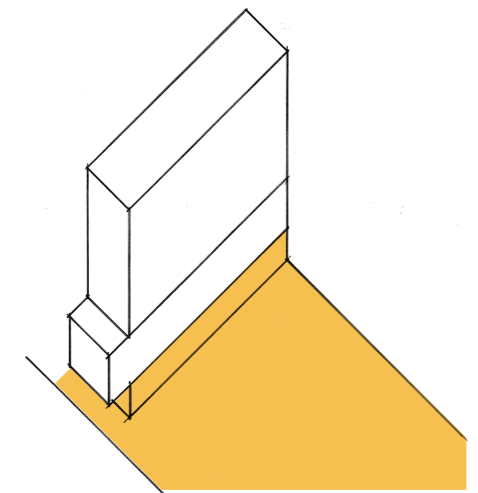
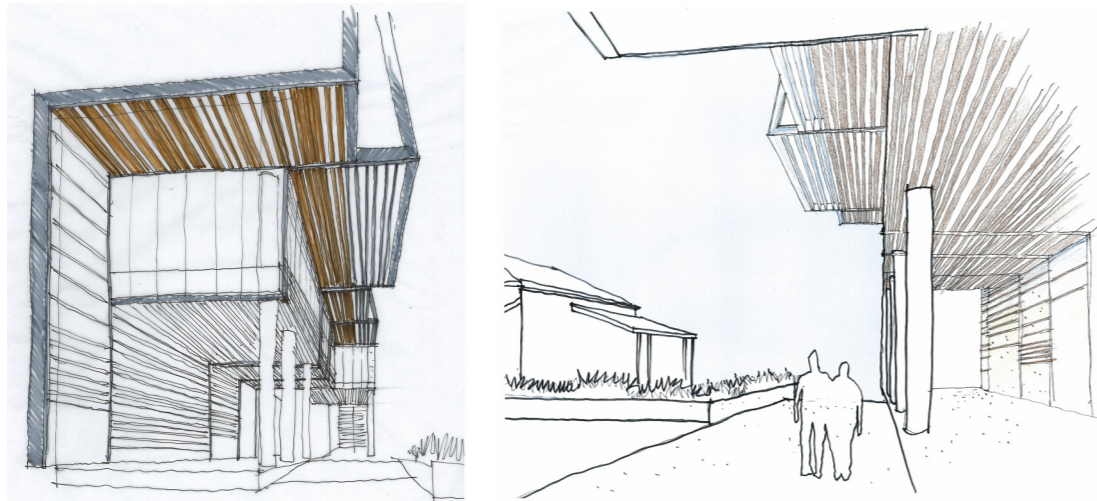
CONTEXT: PERTH HOUSE



The Colonnade is generous in height (approximately 10m) and steps away from Perth House and George Street to enhance the visual link between Perth House and its open space and the colonnade. The design completes the open area about Perth House allowing it to be viewed from all sides and provides for a much enhanced Eastern view of Perth House from George St.

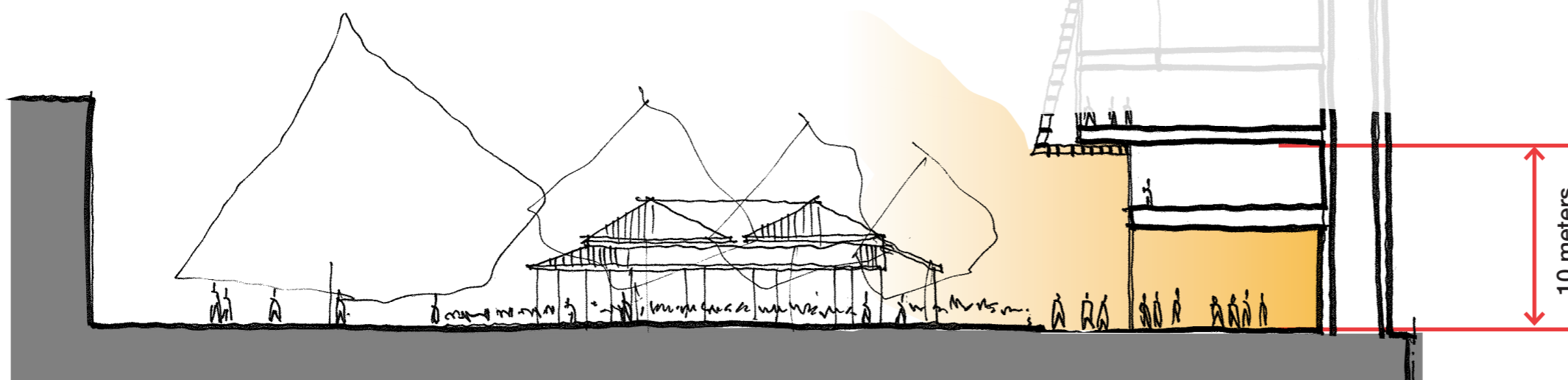


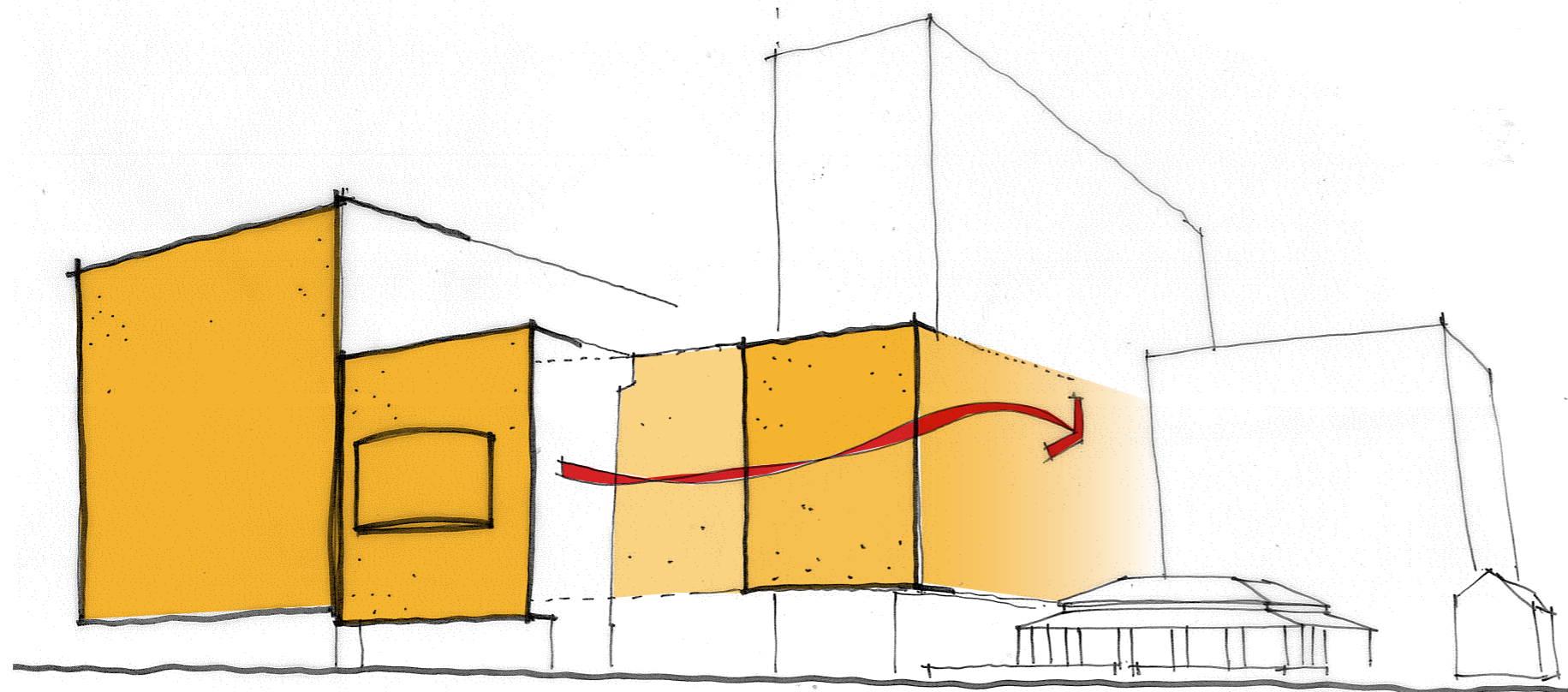
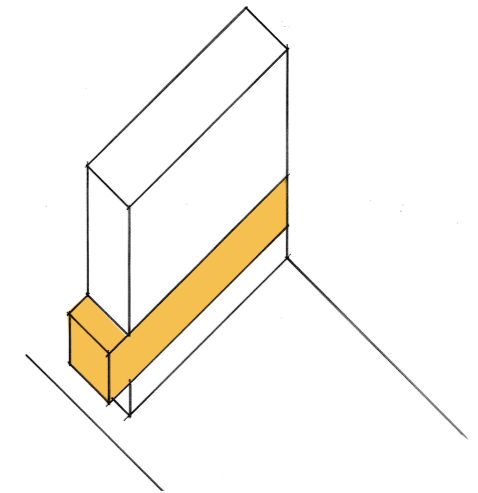
CONTEXT: PERTH HOUSE



The Colonnade to 89 George Street defines the east edge to Perth House and encapsulates Perth House as the main view and focus.

The generous height minimises visual interference and allows sun access into the colonnade area.

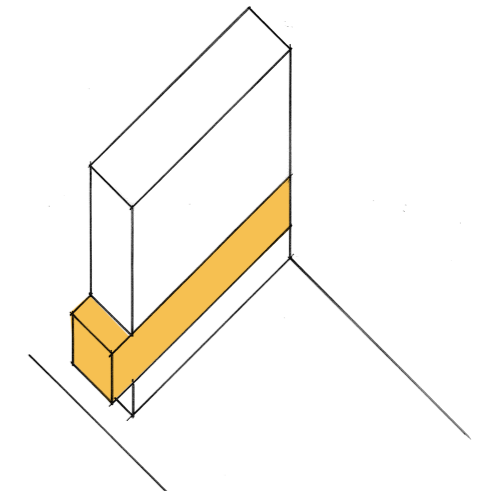
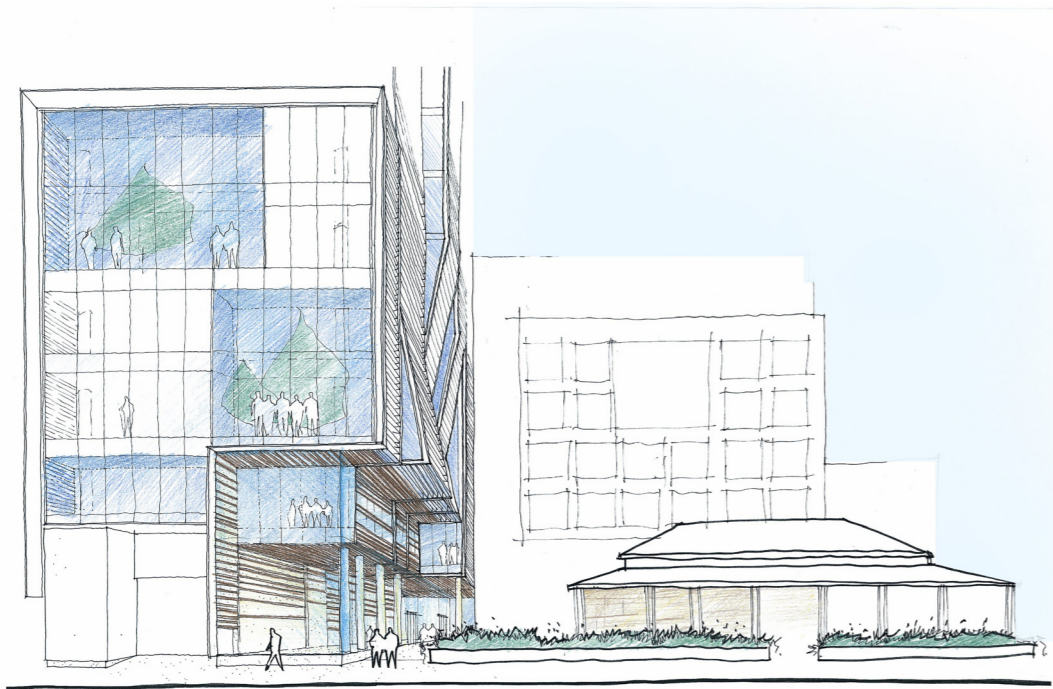




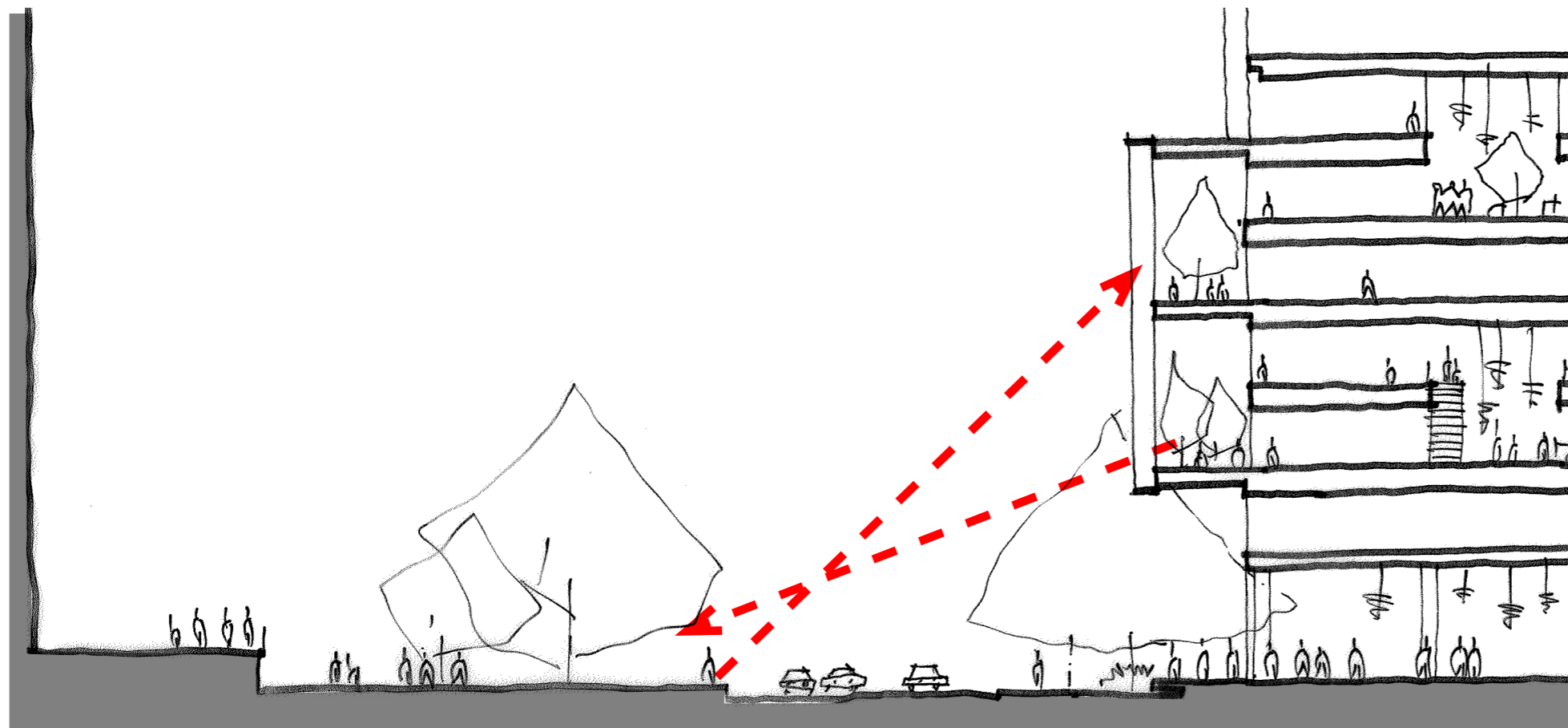
Level 2 to Level 6 responds to the street alignment of adjacent buildings and forms the corner of the greater courtyard area about Perth House.

The urban form turns the corner to address George Street, the corner, Perth House and the courtyard.

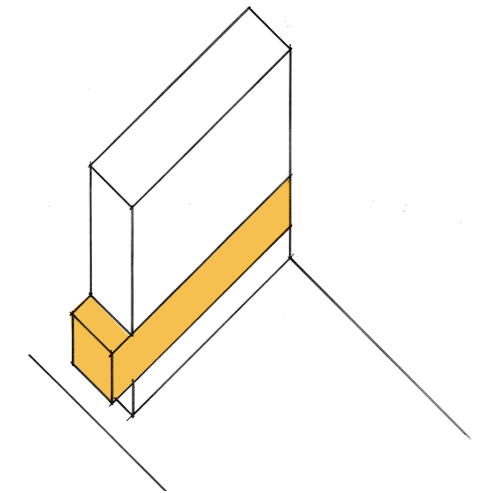
The proposed design of 89 George Street reinforces the enclosure of the space about Perth House whilst providing an appropriate street address and three dimensional solution to the project design.



Double storey winter gardens and balconies on the North and West facades promote visual connection and interaction between the street, the courtyard and the building occupants providing for a visibly active facade.



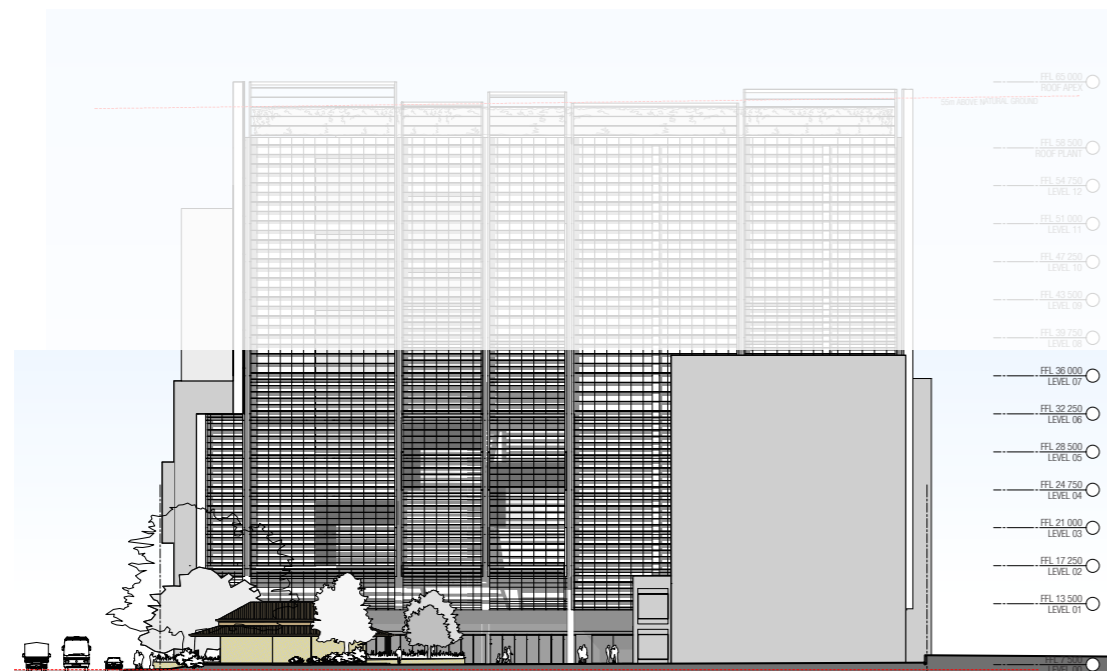
CONTEXT: BACKDROP



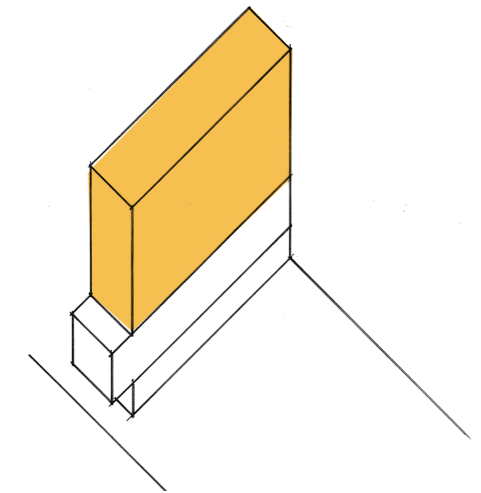
The “veil” , firstly, responds to the Perth House setting and, secondly, protects facades from solar heat gain.

The lower portion of the building presents a denser and consistent spacing of the “veil” shading louvres.

The consistent spacing allows for a uniform and unobtrusive visual backdrop to Perth House, when viewed from George Street, minimising visual complexity and allowing Perth House to be the focus.



CONTEXT: CITY

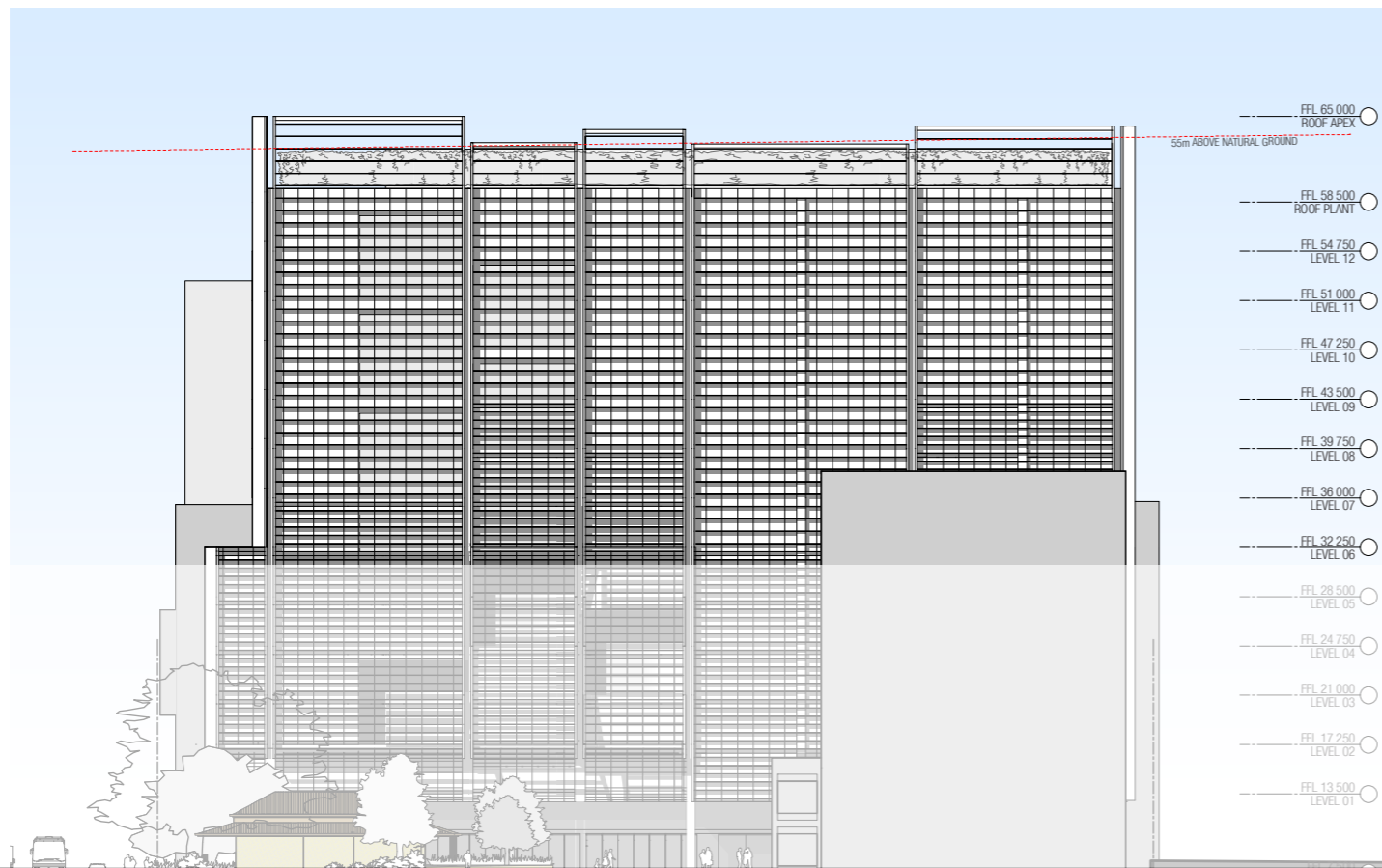


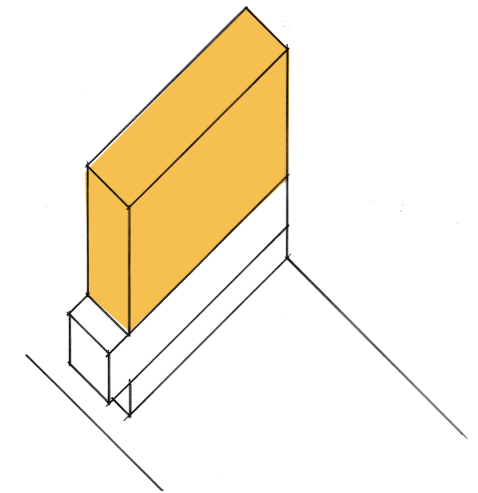
The facade louvres, the “veils”, are articulated in vertical bands that extend to various heights expressing separate individual volumes to create a breakdown of the long western facade.

The George Street corner volume is the tallest portion defining the street alignment condition.

The varying heights of the volumes provide an articulated roof line reducing the apparent length of the elevation and providing scale.

The louvre spacing within the “veil” is increased as the building progresses in height to respond to the city scale and to create a visually lighter and permeable expression at the upper levels providing a sense of reduced scale of the building.





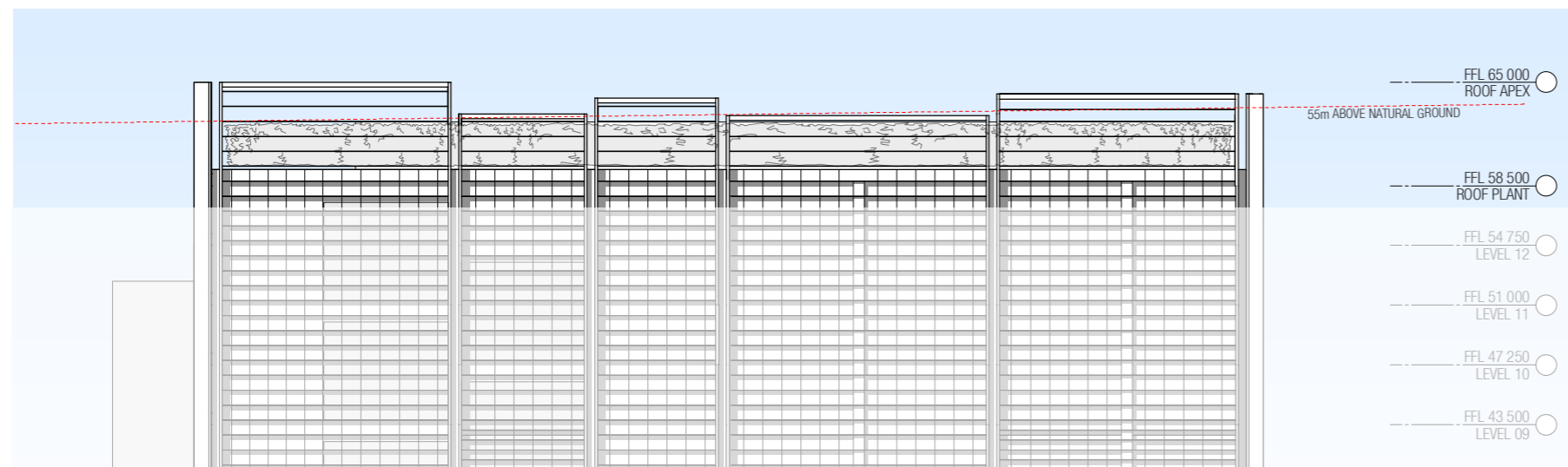
VIEW FROM WESTFIELD SHOPPING CENTRE



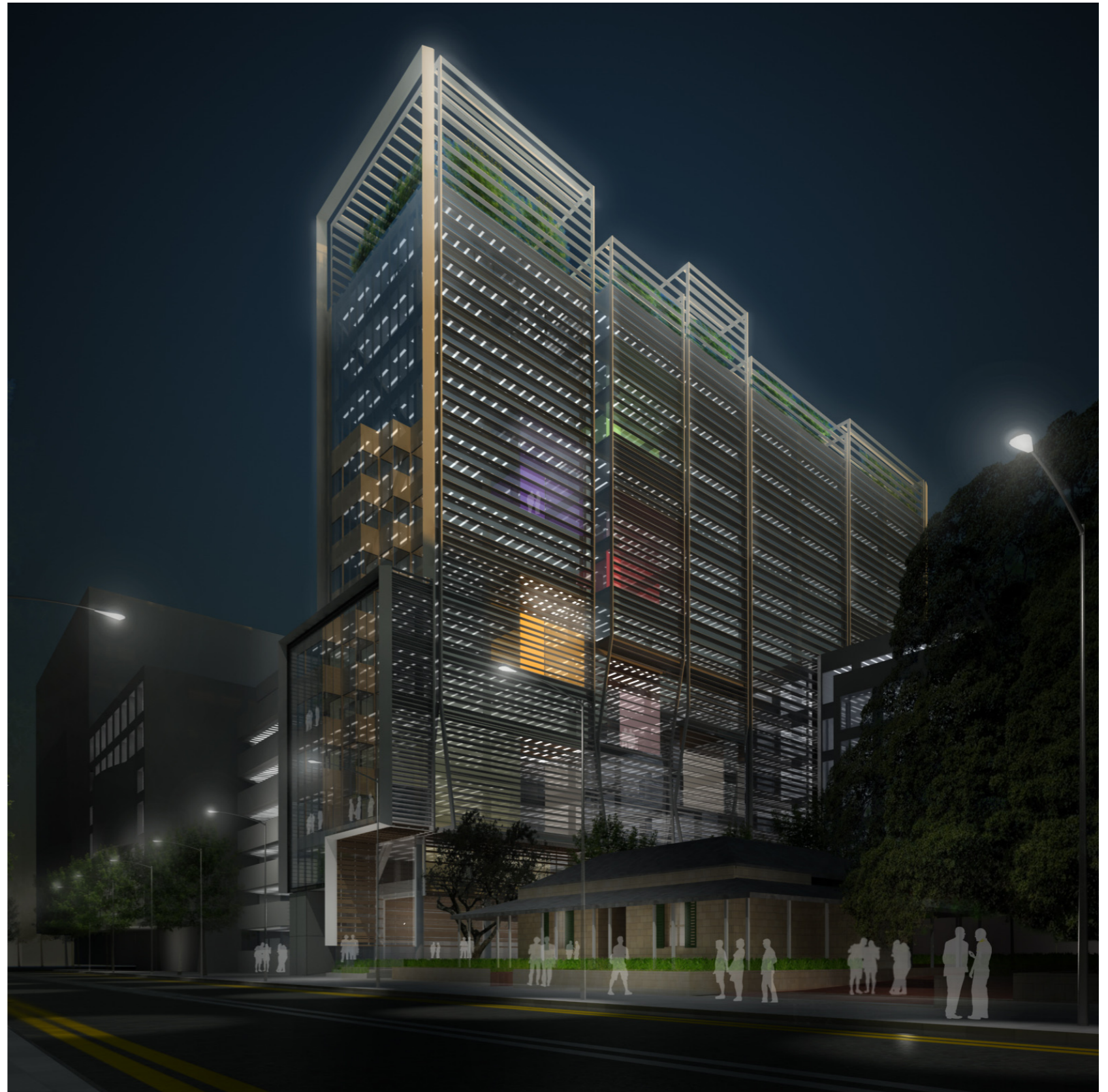
VIEW FROM BARRACK LANE

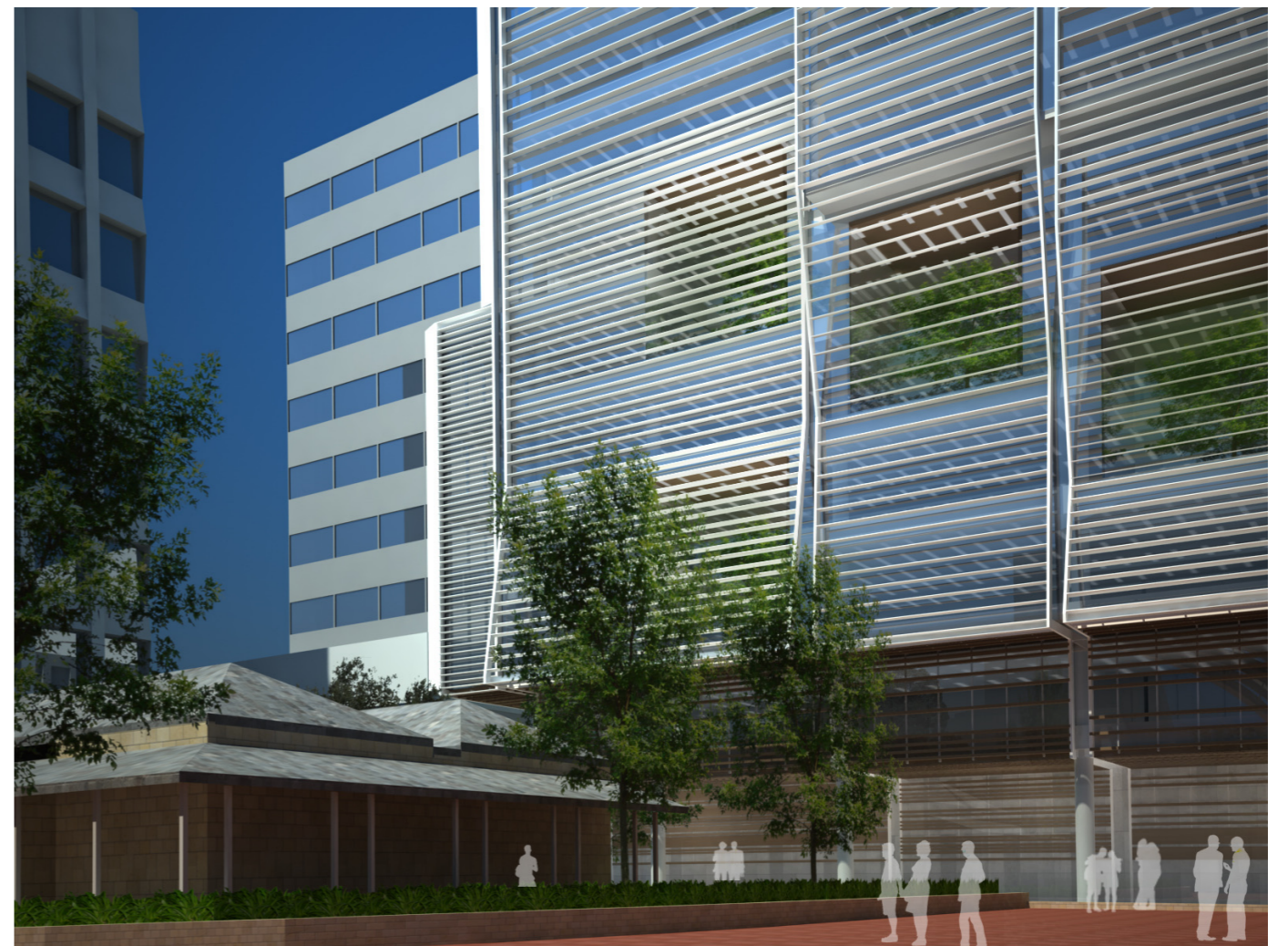
The varying heights of the “veil” break down the building length and roofline animating the city skyline, clearly visible from distant vantage points.

The city skyline is further enhanced by providing roof top vegetation to provide visual interest.











JUNE 21ST: 9am

ADDITIONAL SHADOW
CAST BY PROPOSAL



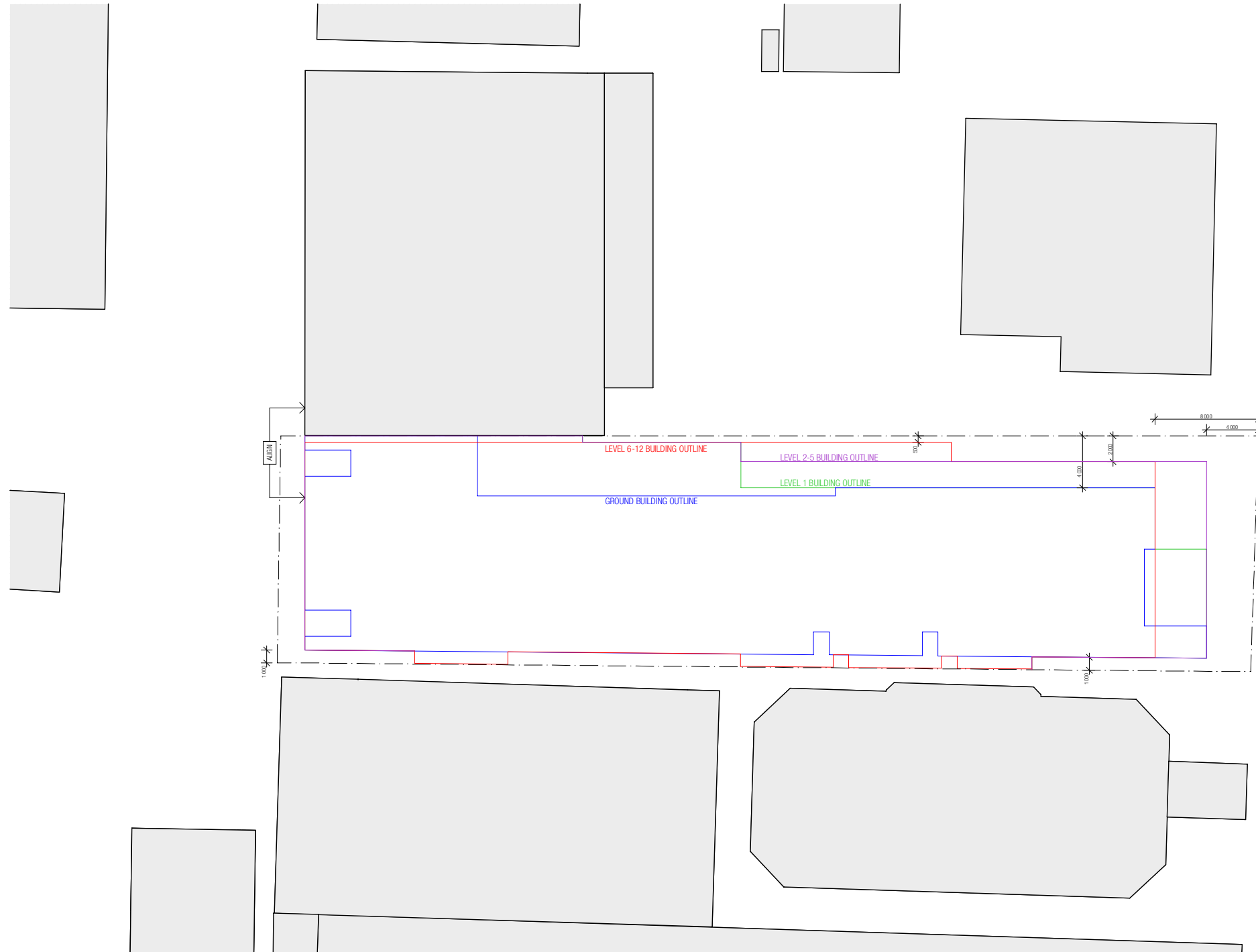
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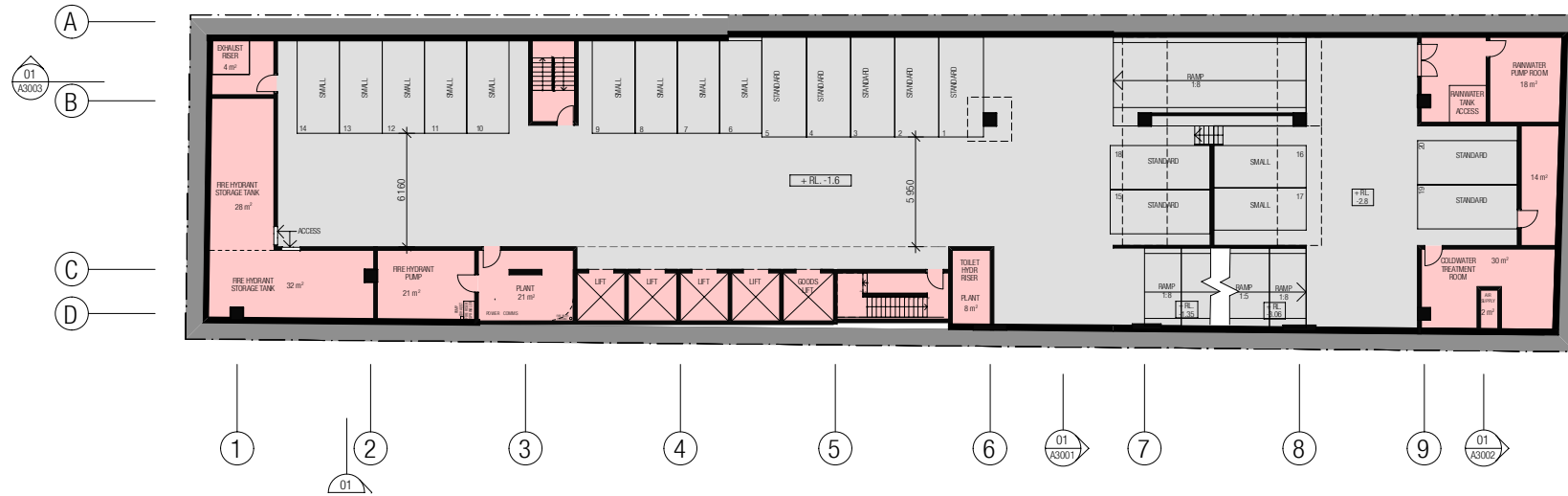
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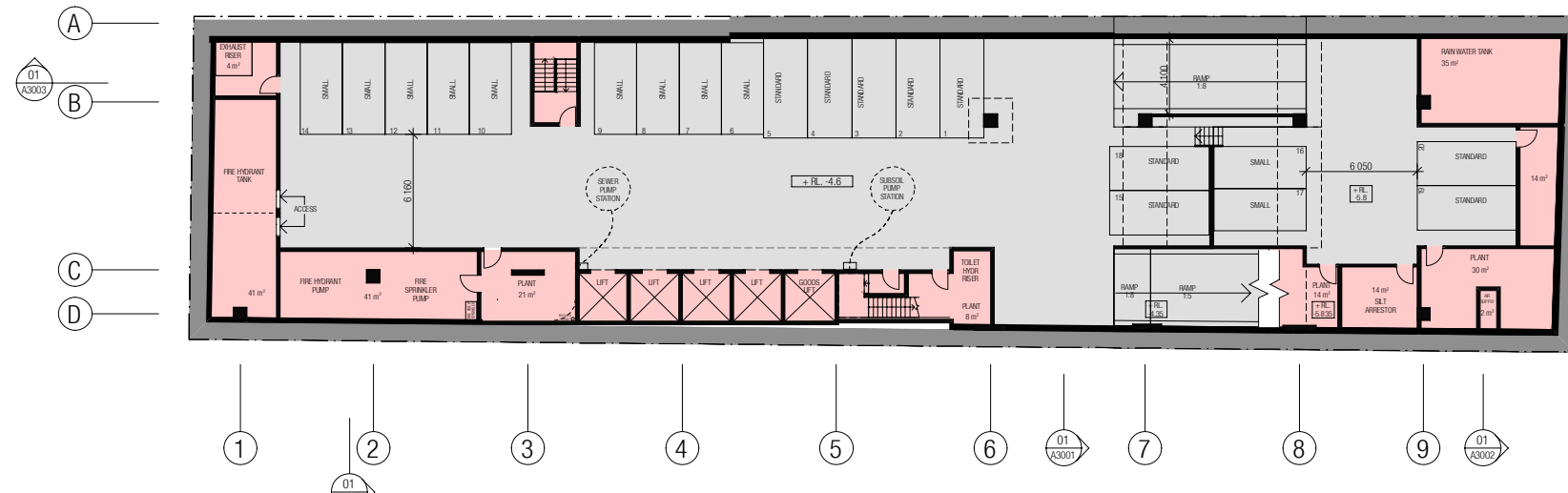
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ADDITIONAL SHADOW
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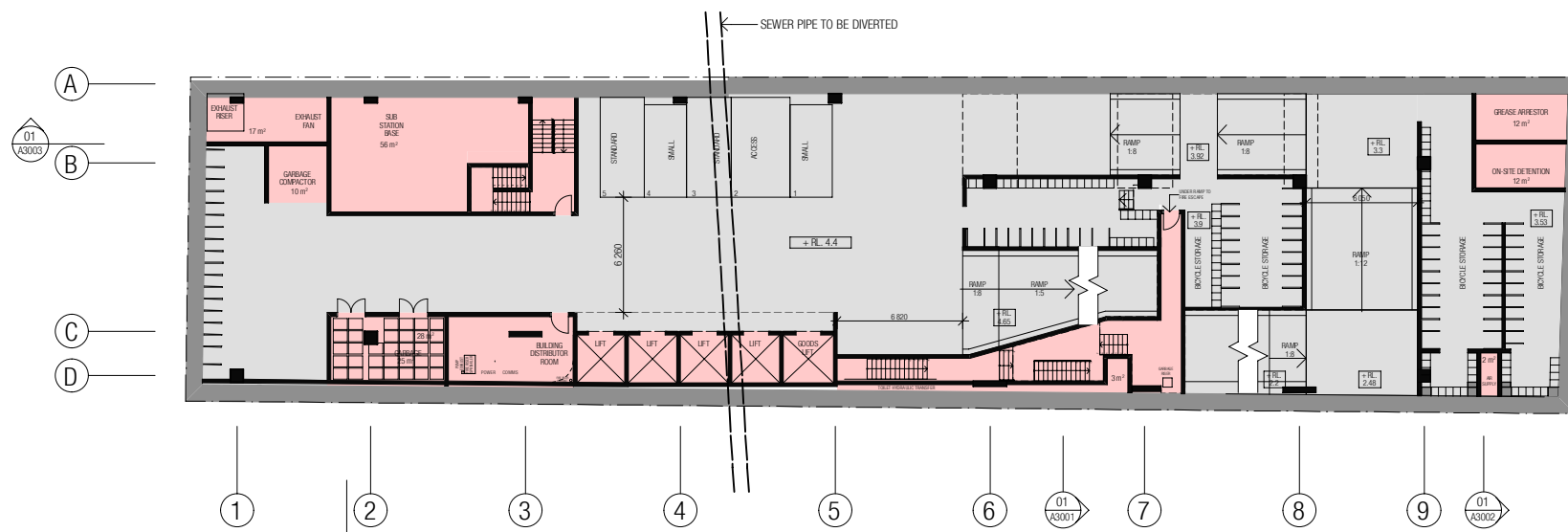


01 PLAN - BASEMENT 3
SCALE 1:200 20 CARS

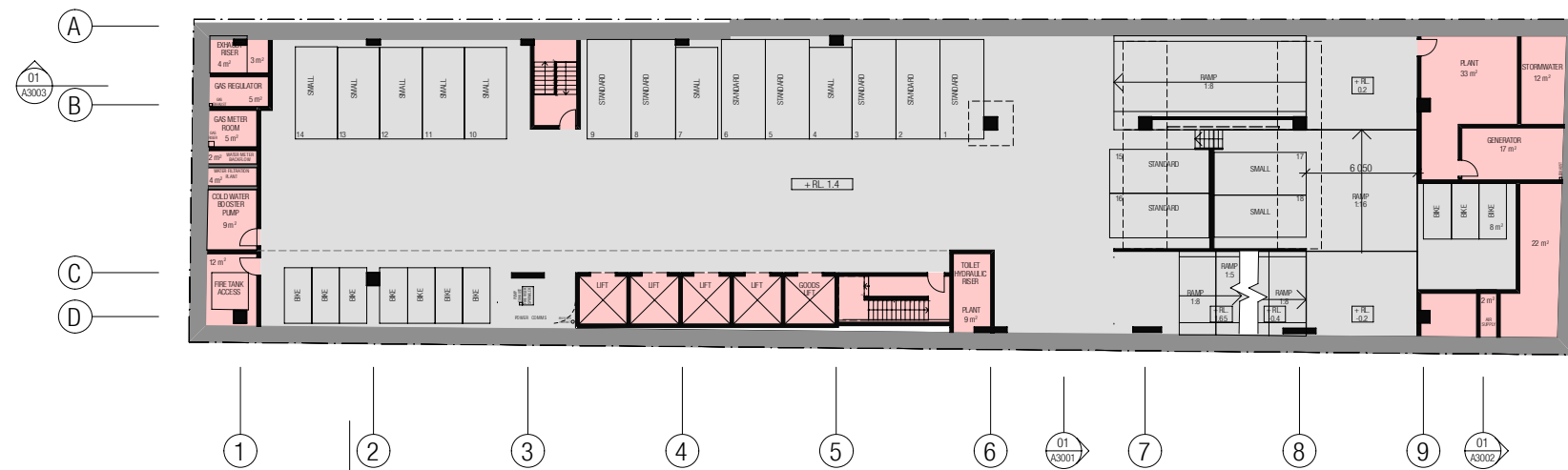


02 PLAN - BASEMENT 4
SCALE 1:200 20 CARS



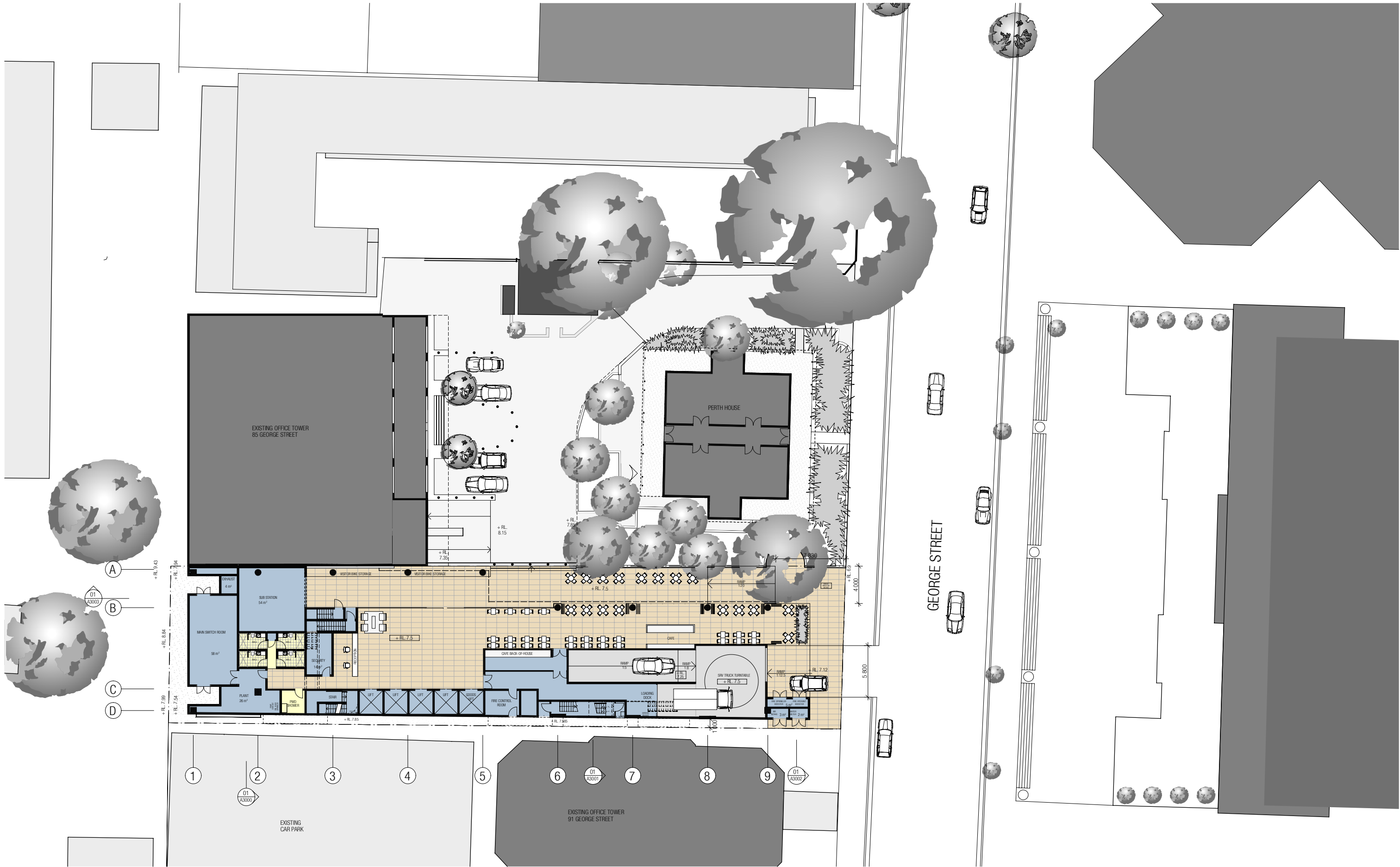


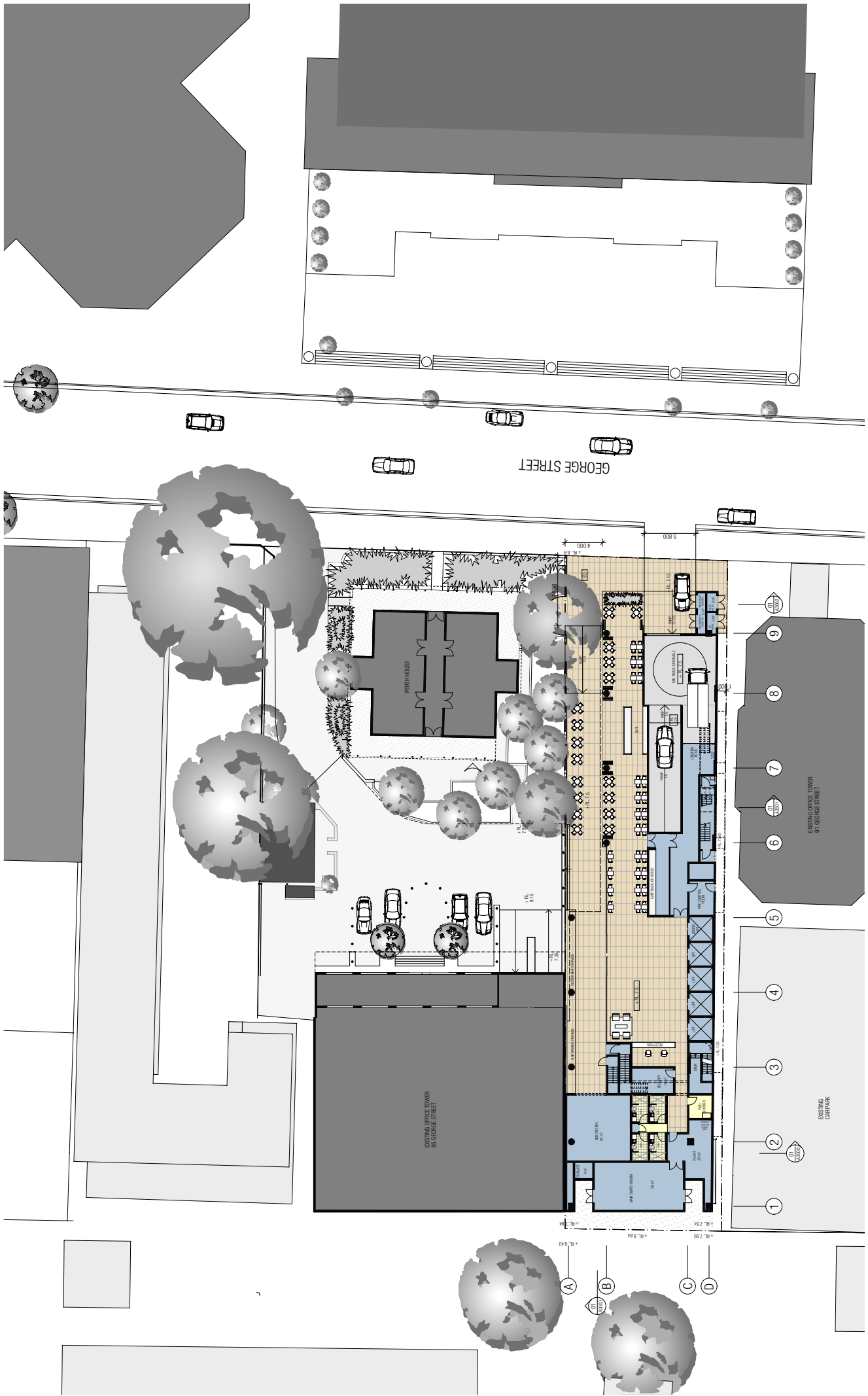
01 PLAN - BASEMENT 1
SCALE 1:200
5 CARS



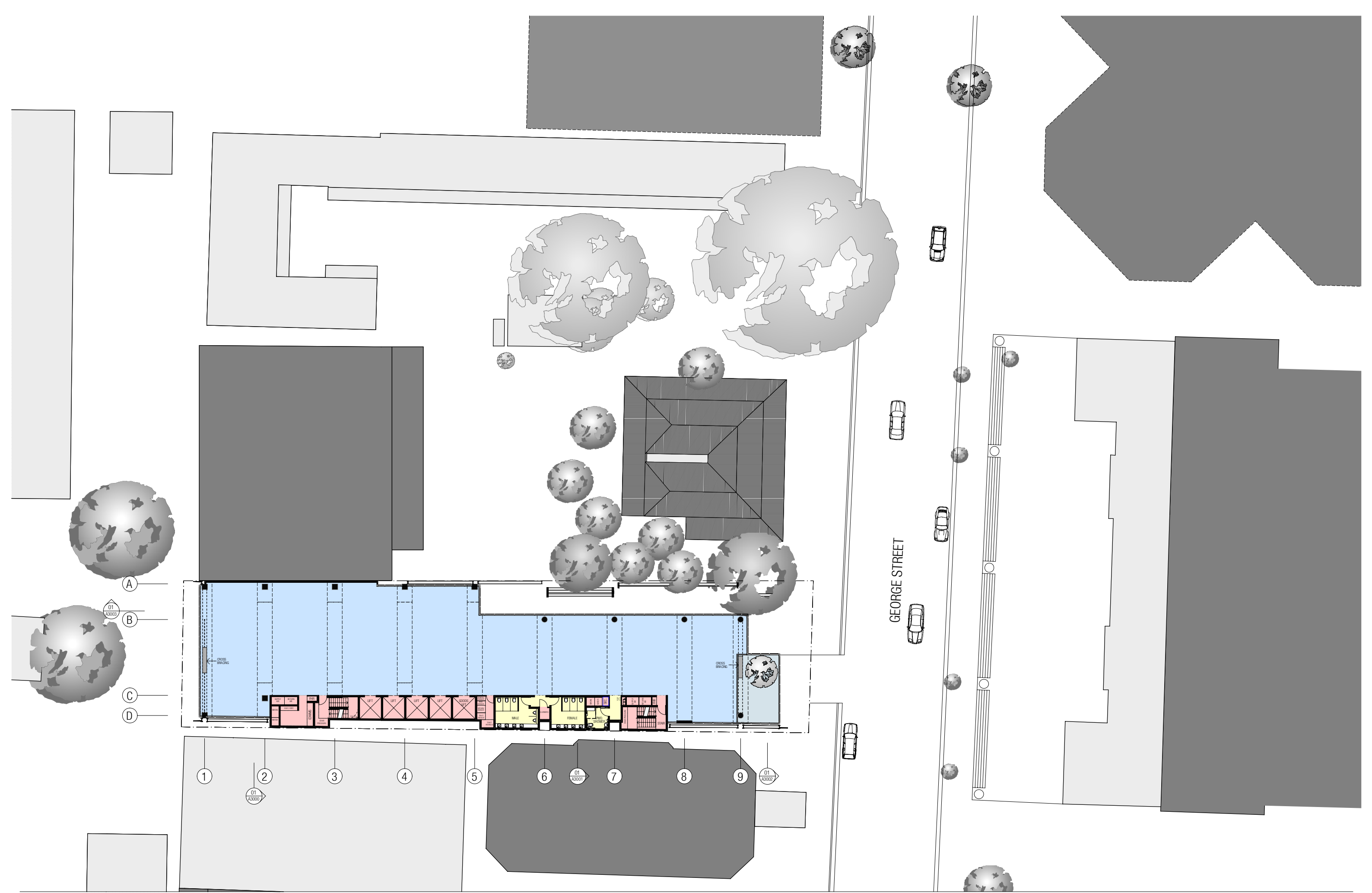
02 PLAN - BASEMENT 2
SCALE 1:200
18 CARS







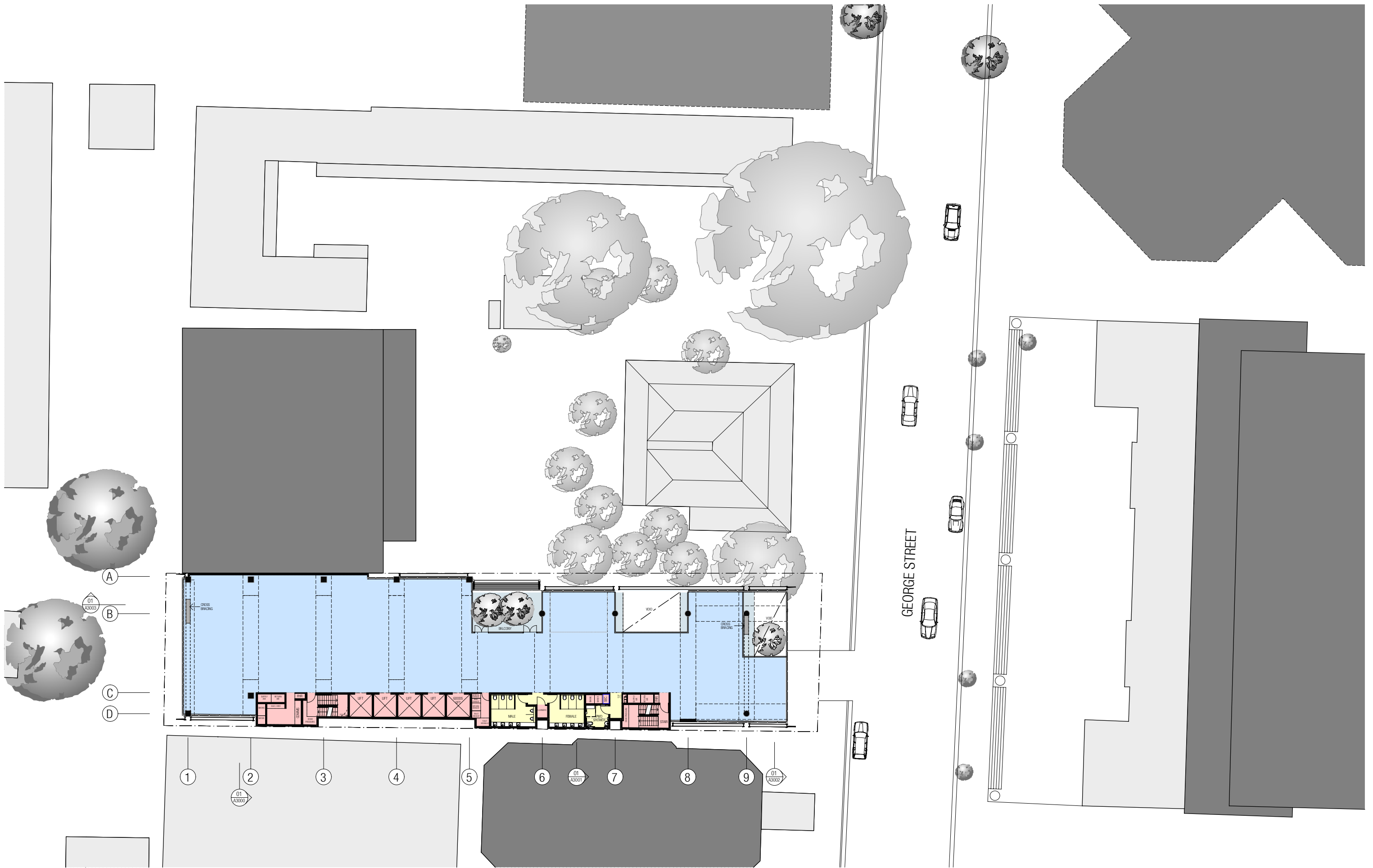
DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - GROUND FLOOR



DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - LEVEL 1

Project number 2-20-1342 Date generated 20-08-08 Scale 1:200 @ A1
 Drawing number A2203 Revision P9 © Woods Bagot



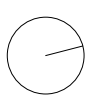


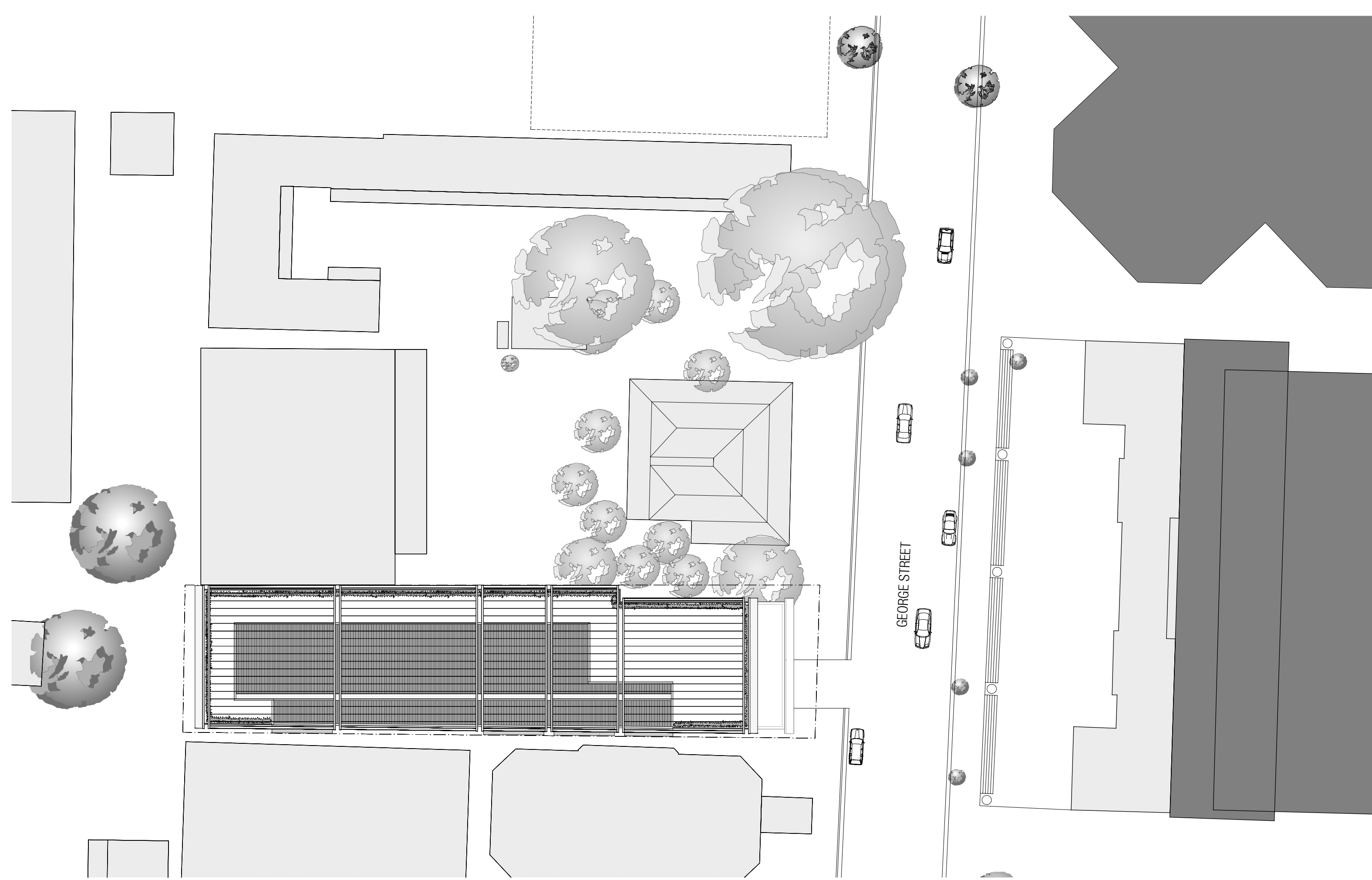


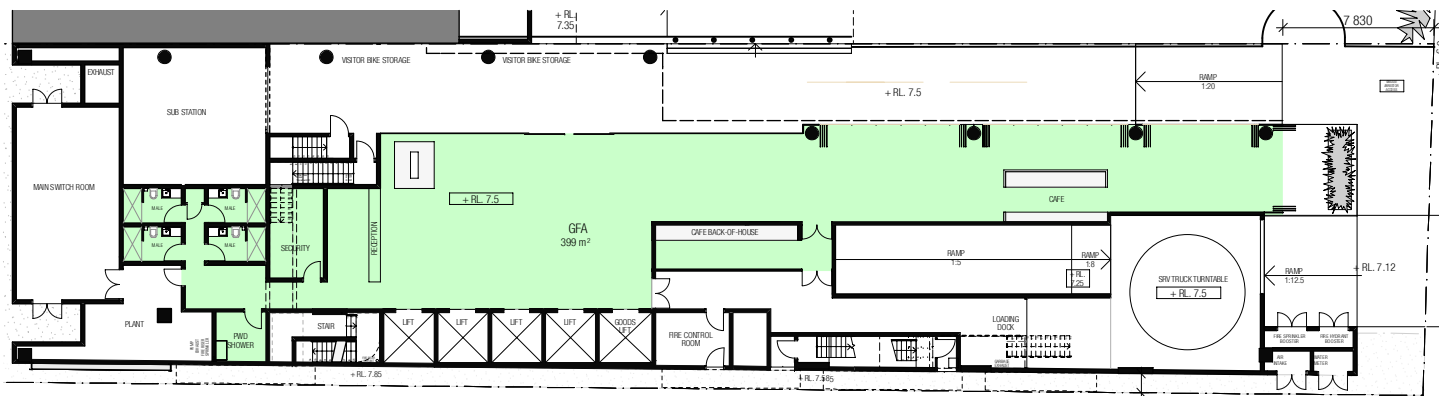
DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - LEVEL 8 - (LEVELS 6-13 TYPICAL)



Project number 2-20-1342 Date generated 20-08-08 Scale 1:200 @ A1
 Drawing number A2210 Revision P9 © Woods Bagot







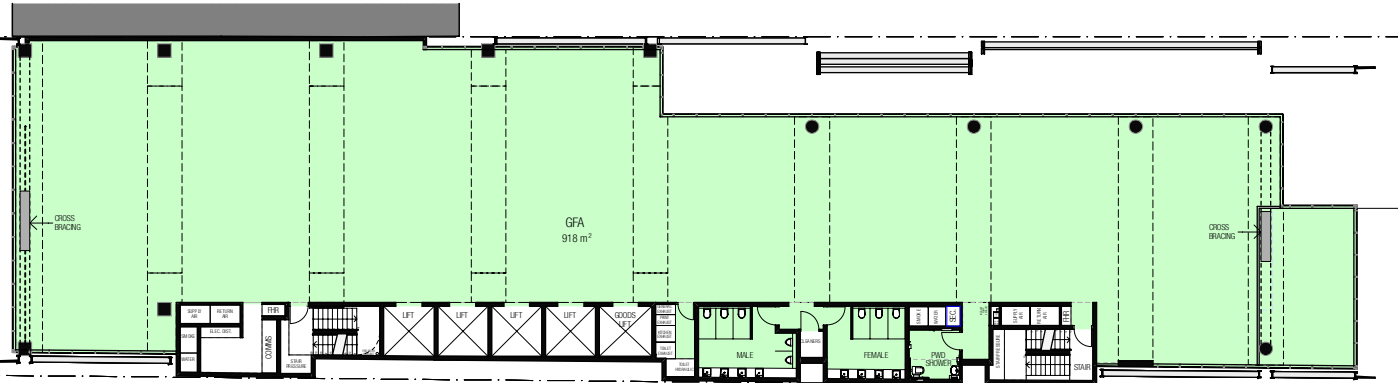
01 PLAN - GROUND GFA
SCALE 1:200

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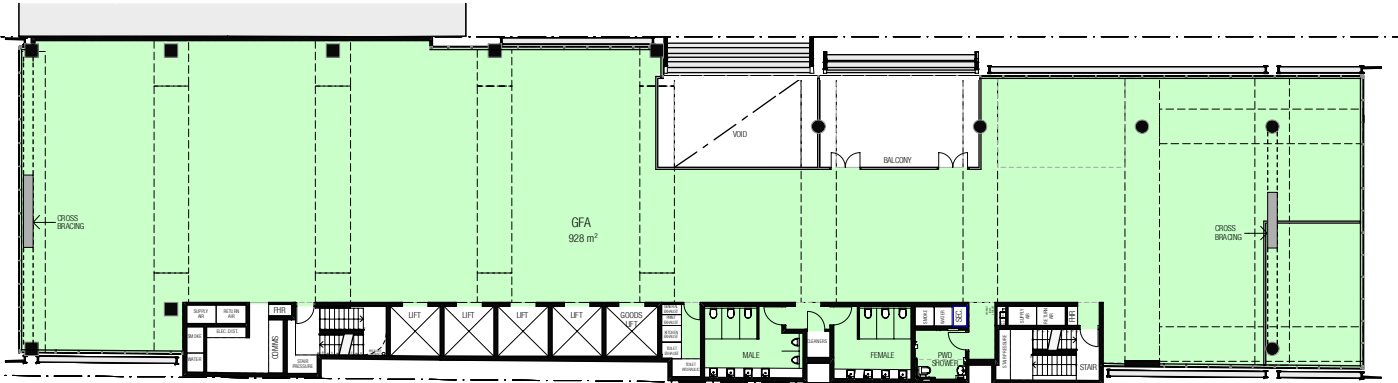
GROSS FLOOR AREA IS DEFINED AS THE SUM OF THE FLOOR AREA OF EACH STOREY MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, EXCLUDING:

- AREAS FOR VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS
- BASEMENTS
- STORAGE
- CARPARKING AND VEHICULAR ACCESS, LOADING AREAS AND ACCESS TO THEM, GARBAGE AND SERVICES
- PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES AND DUCTING
- VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR A STOREY ABOVE

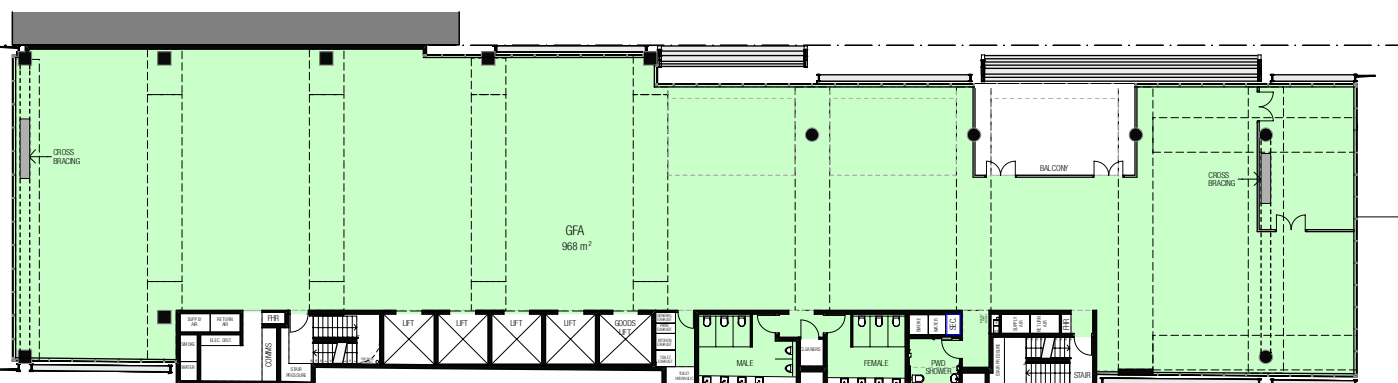
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FSR: 8.5 : 1



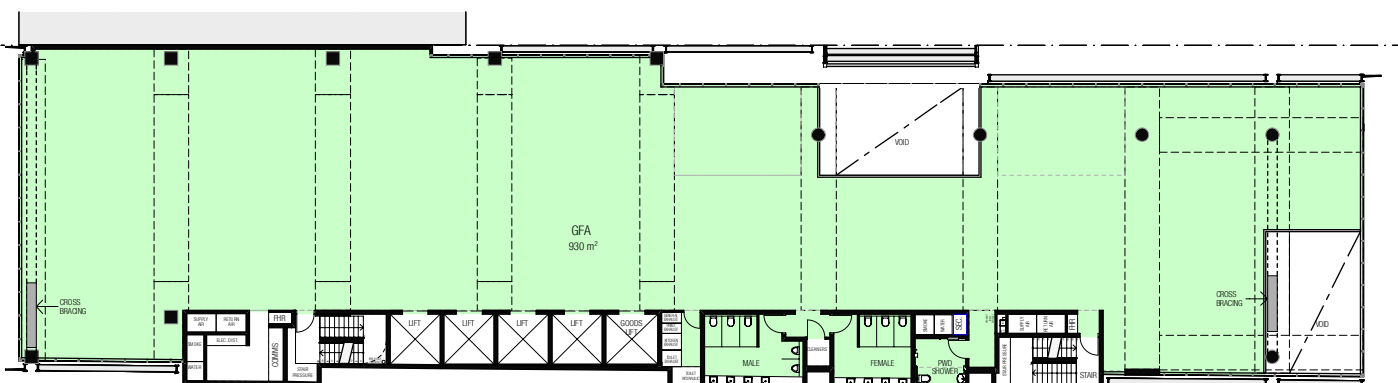
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SCALE 1:200



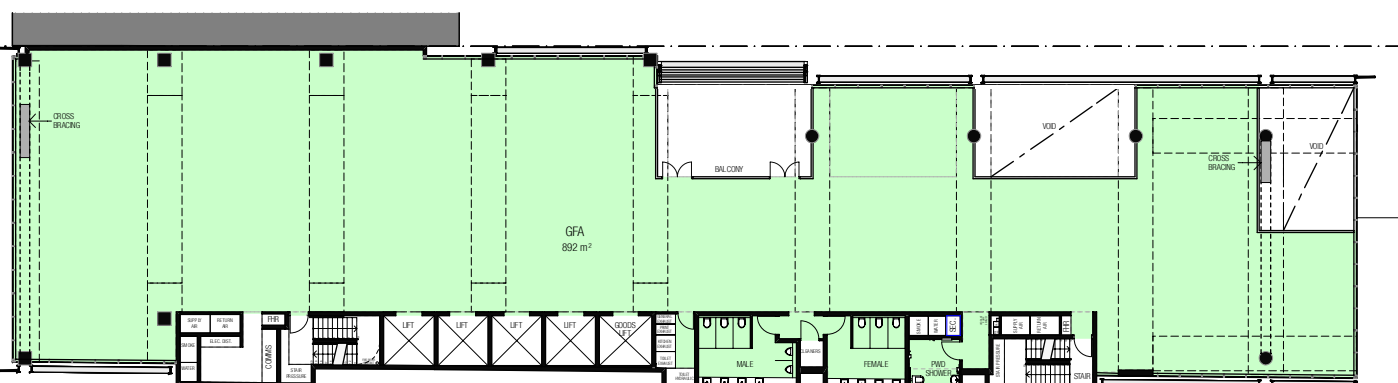
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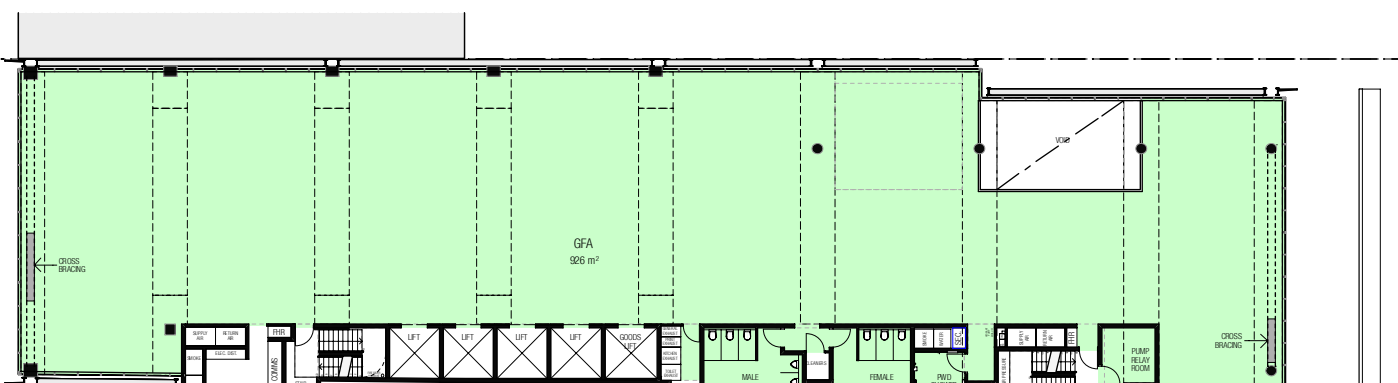
03 PLAN - LEVEL 02 GFA
SCALE 1:200



06 PLAN - LEVEL 05 GFA
SCALE 1:200



04 PLAN - LEVEL 03 GFA
SCALE 1:200



07 PLAN - LEVEL 06
SCALE 1:200

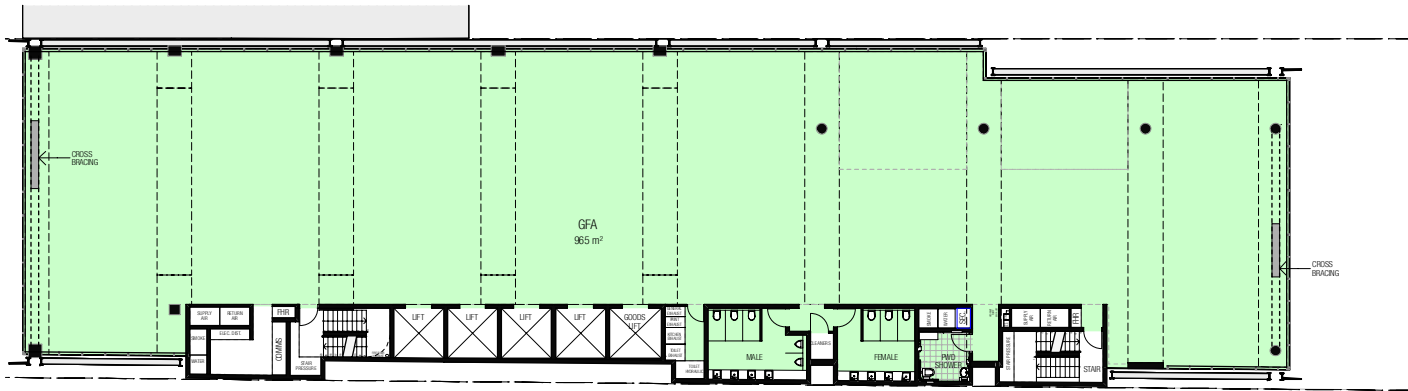


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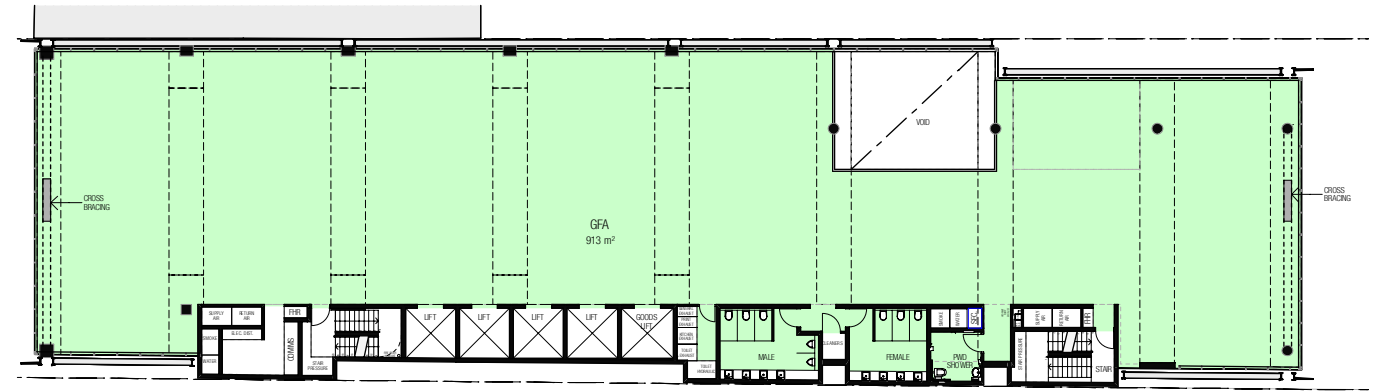
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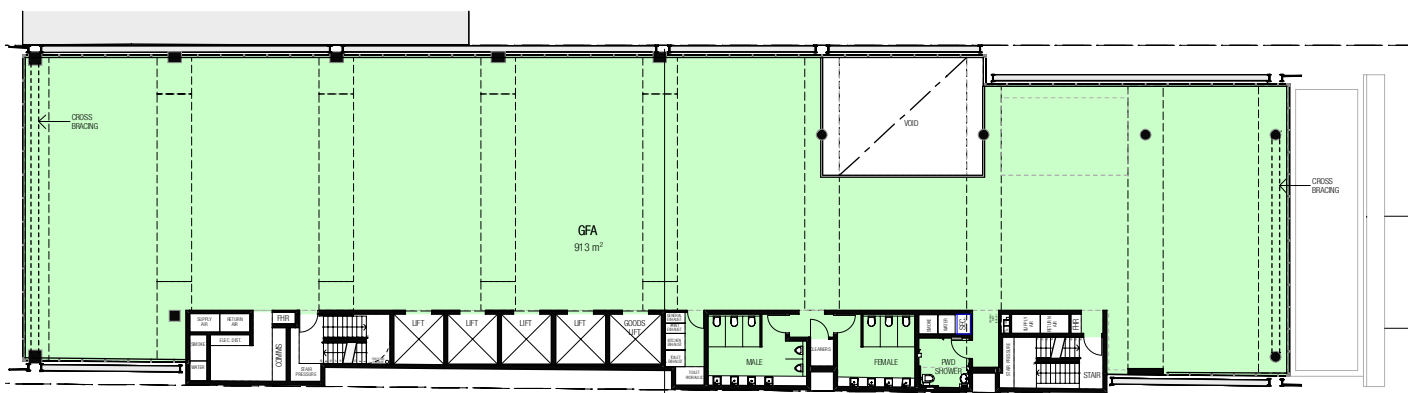
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FSR: 8.5 : 1



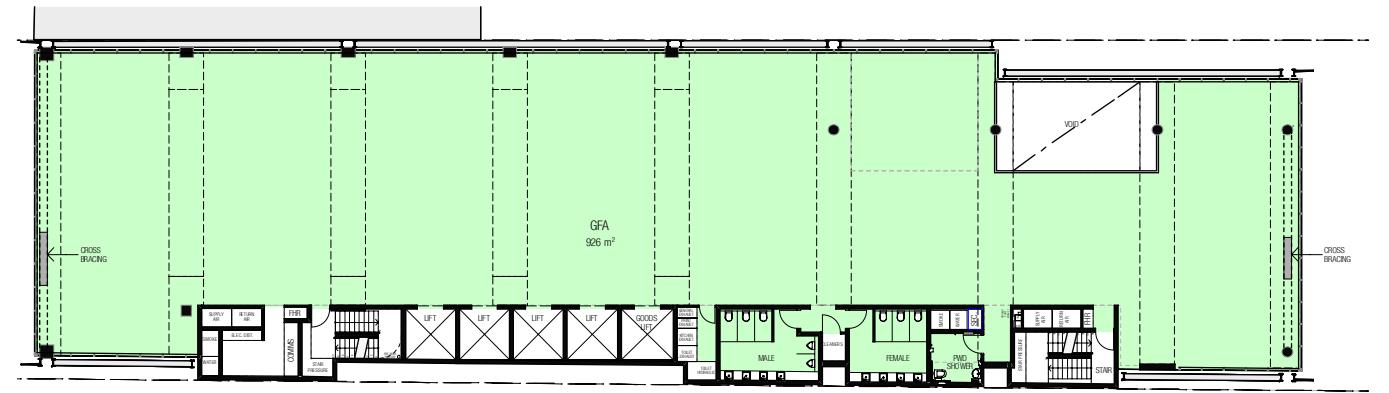
01 PLAN - LEVEL 07
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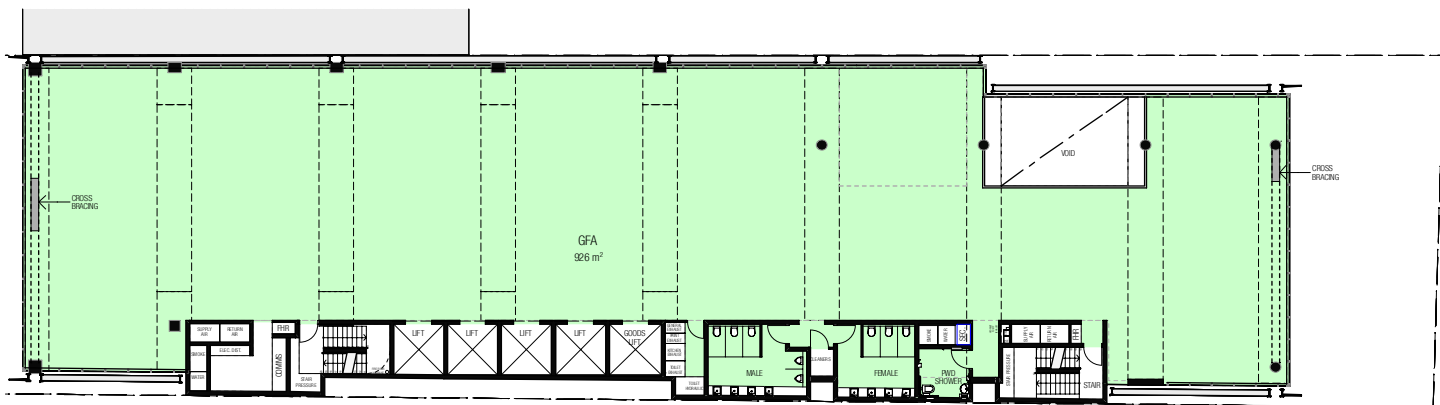
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SCALE 1:200



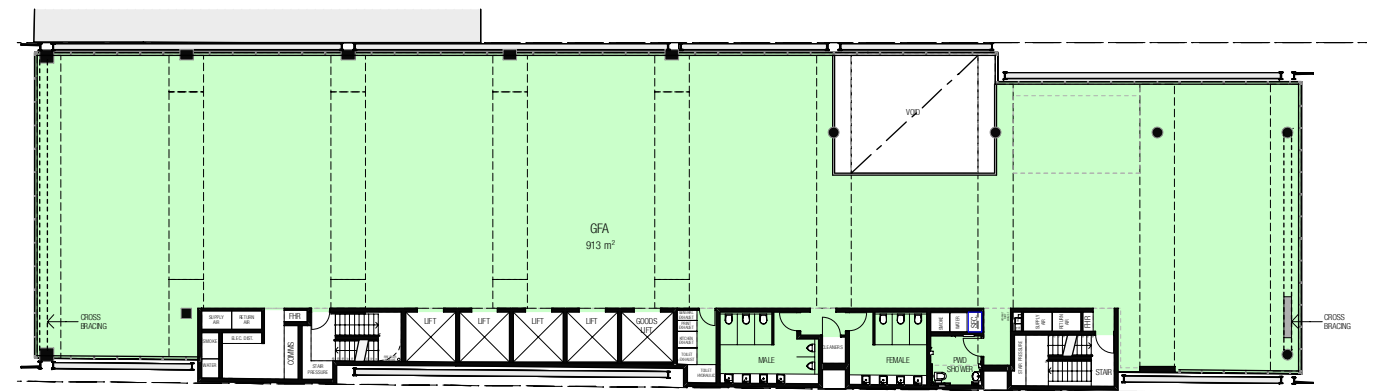
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05 PLAN - LEVEL 11 GFA
SCALE 1:200



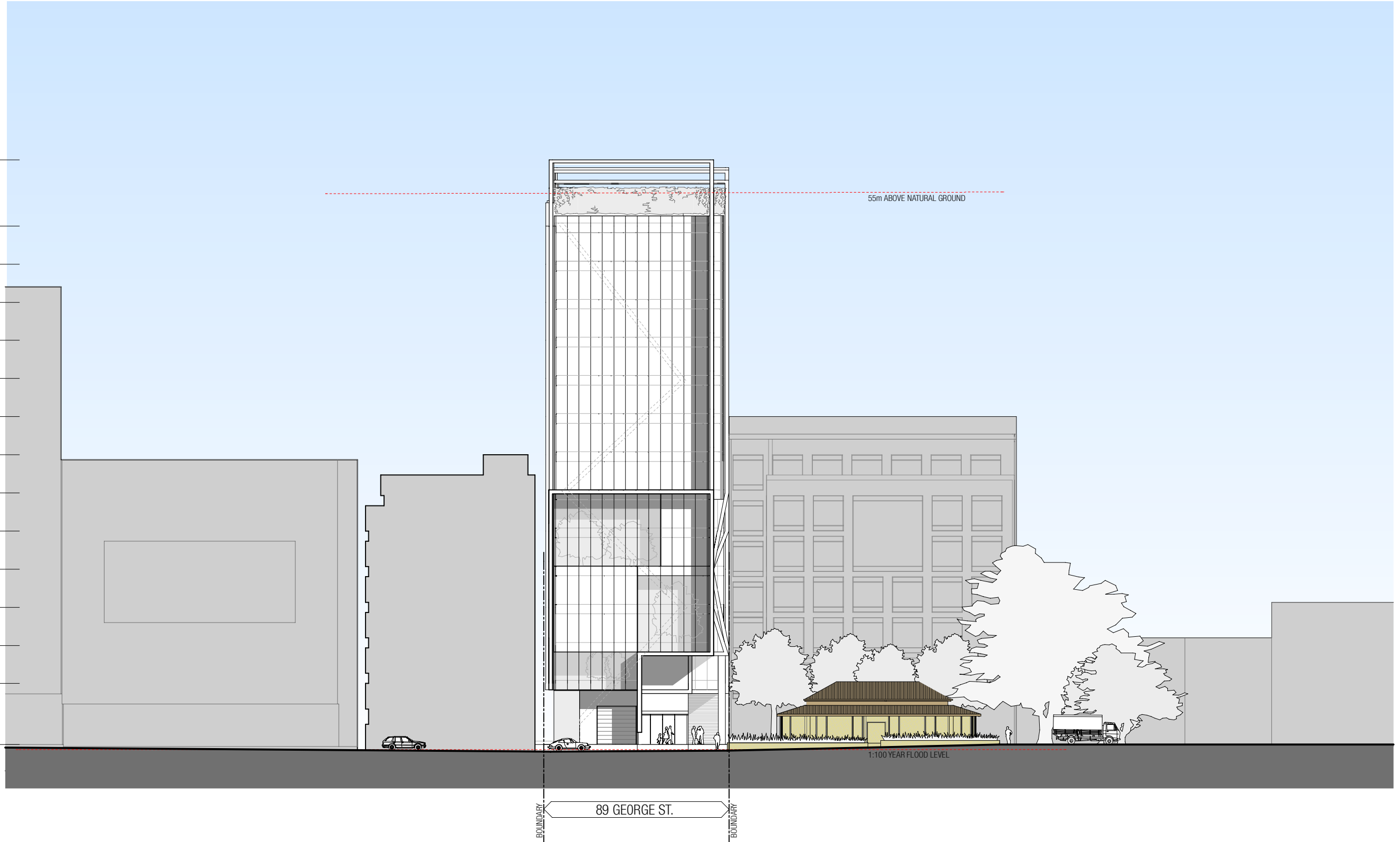
03 PLAN - LEVEL 09
SCALE 1:200



06 PLAN - LEVEL 12 GFA
SCALE 1:200



- FFL 65 000
ROOF APEX
- FFL 58 500
ROOF PLANT
- FFL 54 750
LEVEL 12
- FFL 51 000
LEVEL 11
- FFL 47 250
LEVEL 10
- FFL 43 500
LEVEL 09
- FFL 39 750
LEVEL 08
- FFL 36 000
LEVEL 07
- FFL 32 250
LEVEL 06
- FFL 28 500
LEVEL 05
- FFL 24 750
LEVEL 04
- FFL 21 000
LEVEL 03
- FFL 17 250
LEVEL 02
- FFL 13 500
LEVEL 01
- FFL 7 500
LEVEL 00



55m ABOVE NATURAL GROUND

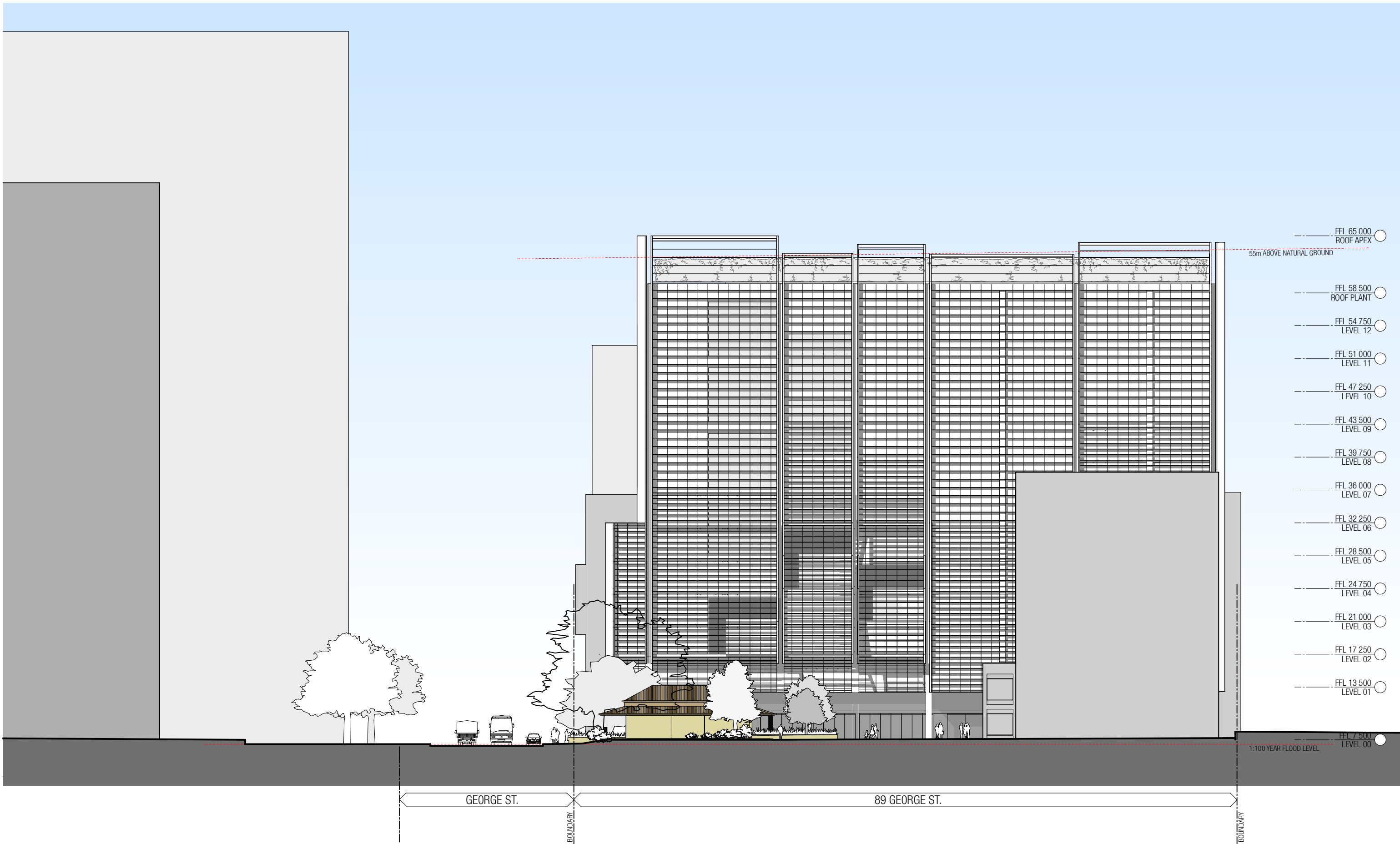
1:100 YEAR FLOOD LEVEL

89 GEORGE ST.

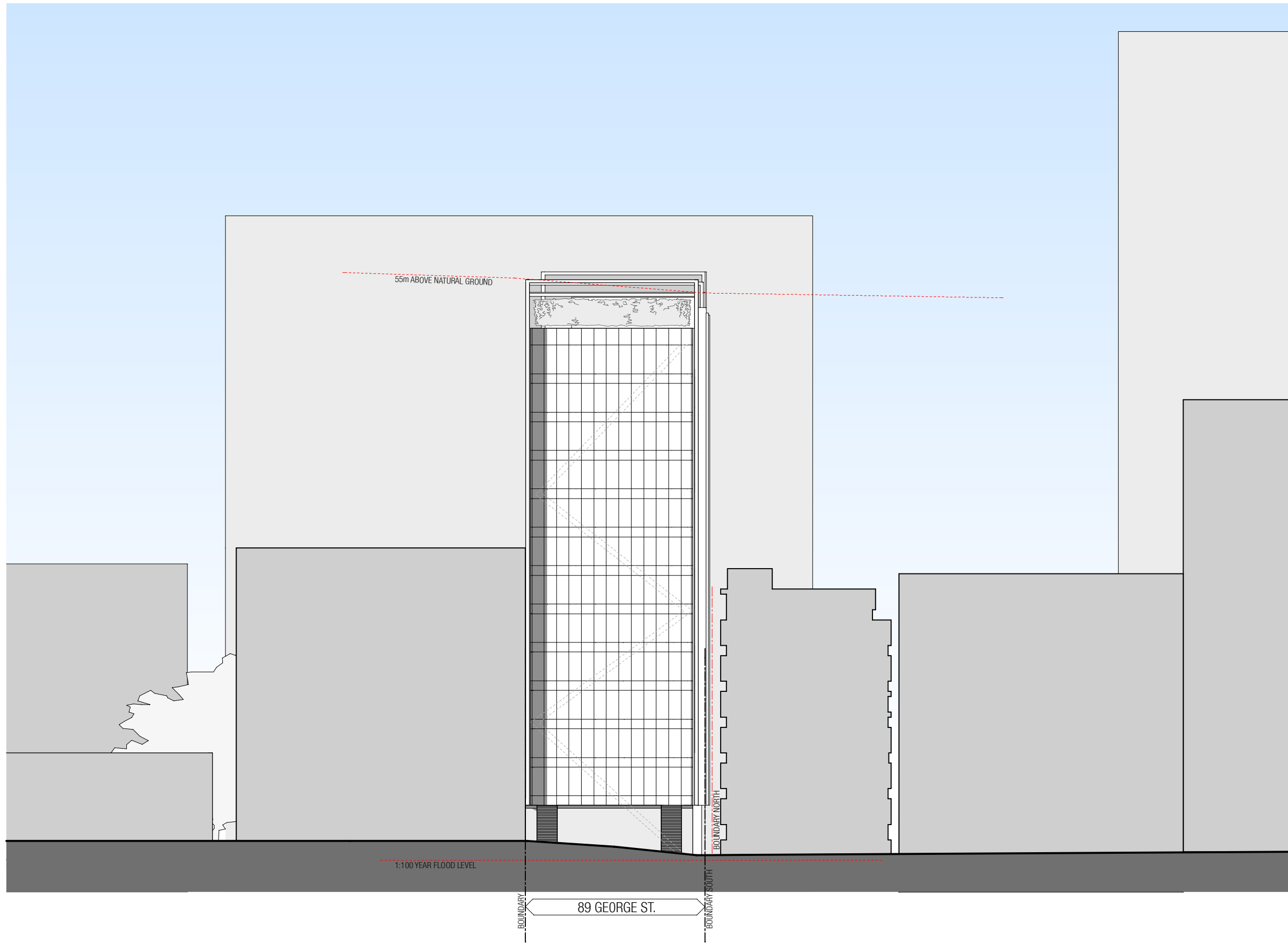
BOUNDARY

BOUNDARY

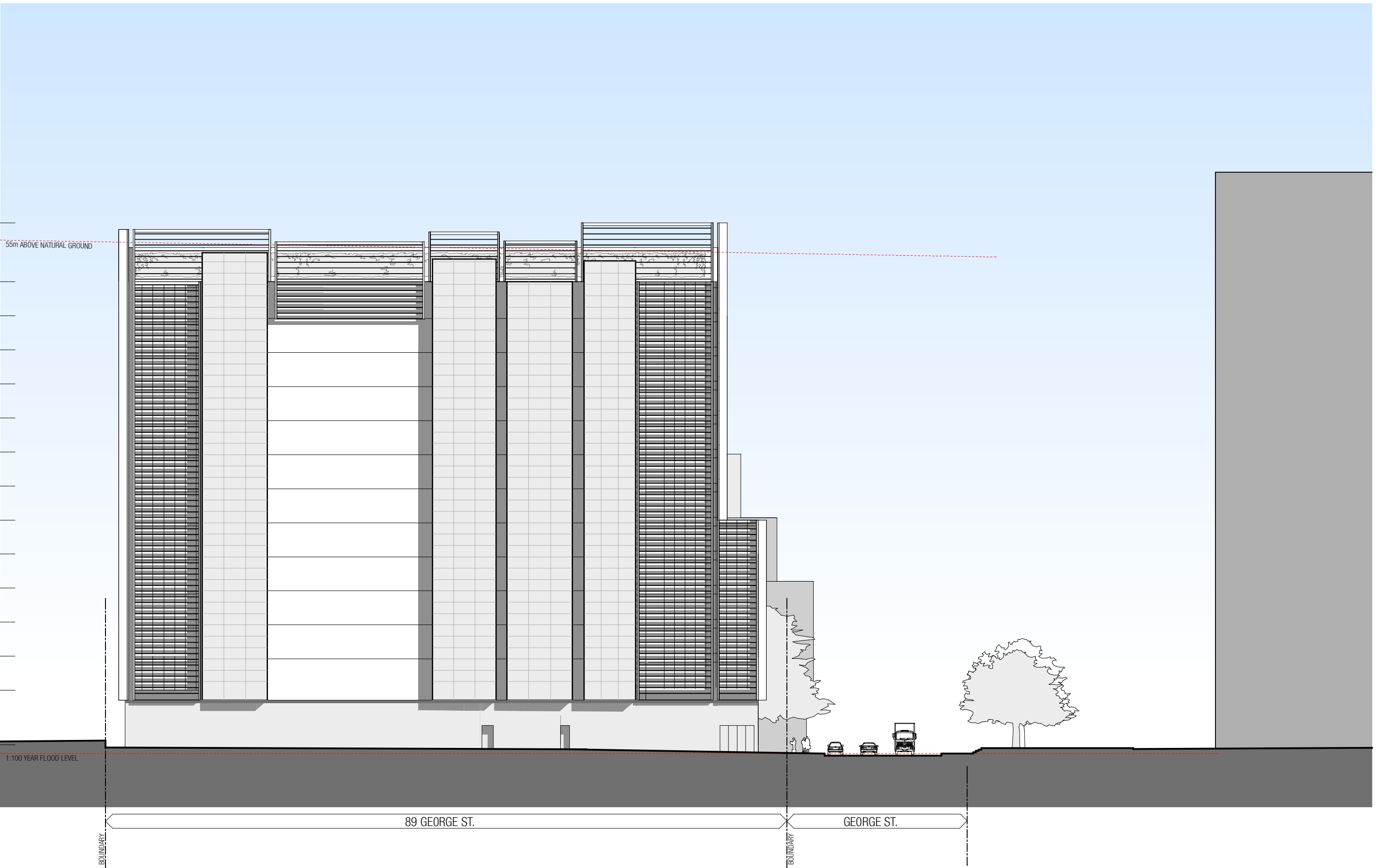




- FFL 65 000
ROOF APEX
- FFL 58 500
ROOF PLANT
- FFL 54 750
LEVEL 12
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LEVEL 11
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LEVEL 10
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LEVEL 00



- FFL 65 000
ROOF APEX
- FFL 58 500
ROOF PLANT
- FFL 54 750
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LEVEL 11
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- FFL 21 000
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LEVEL 01
- FFL 7 500
LEVEL 00



1:100 YEAR FLOOD LEVEL

89 GEORGE ST.

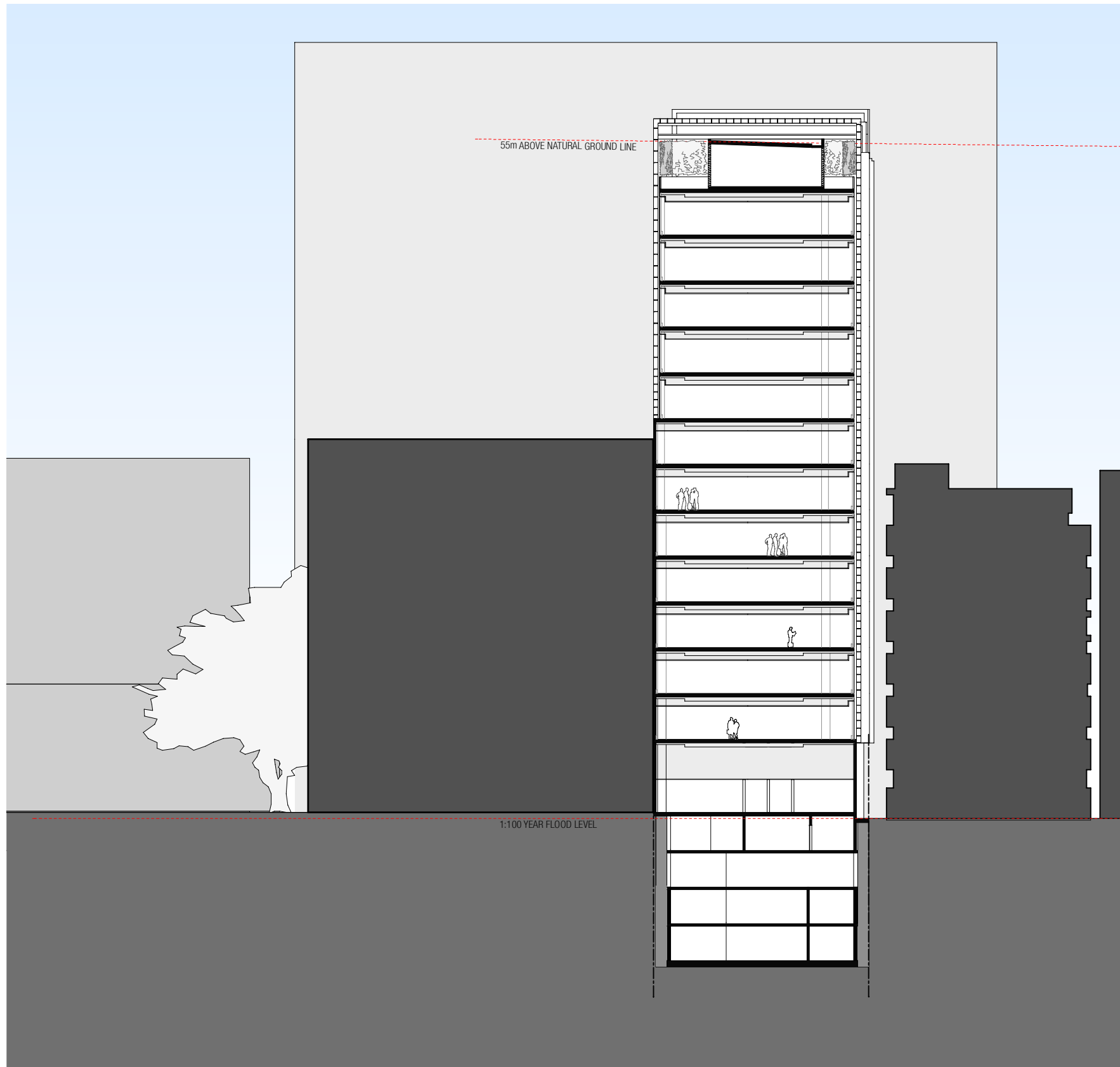
GEORGE ST.

BOUNDARY

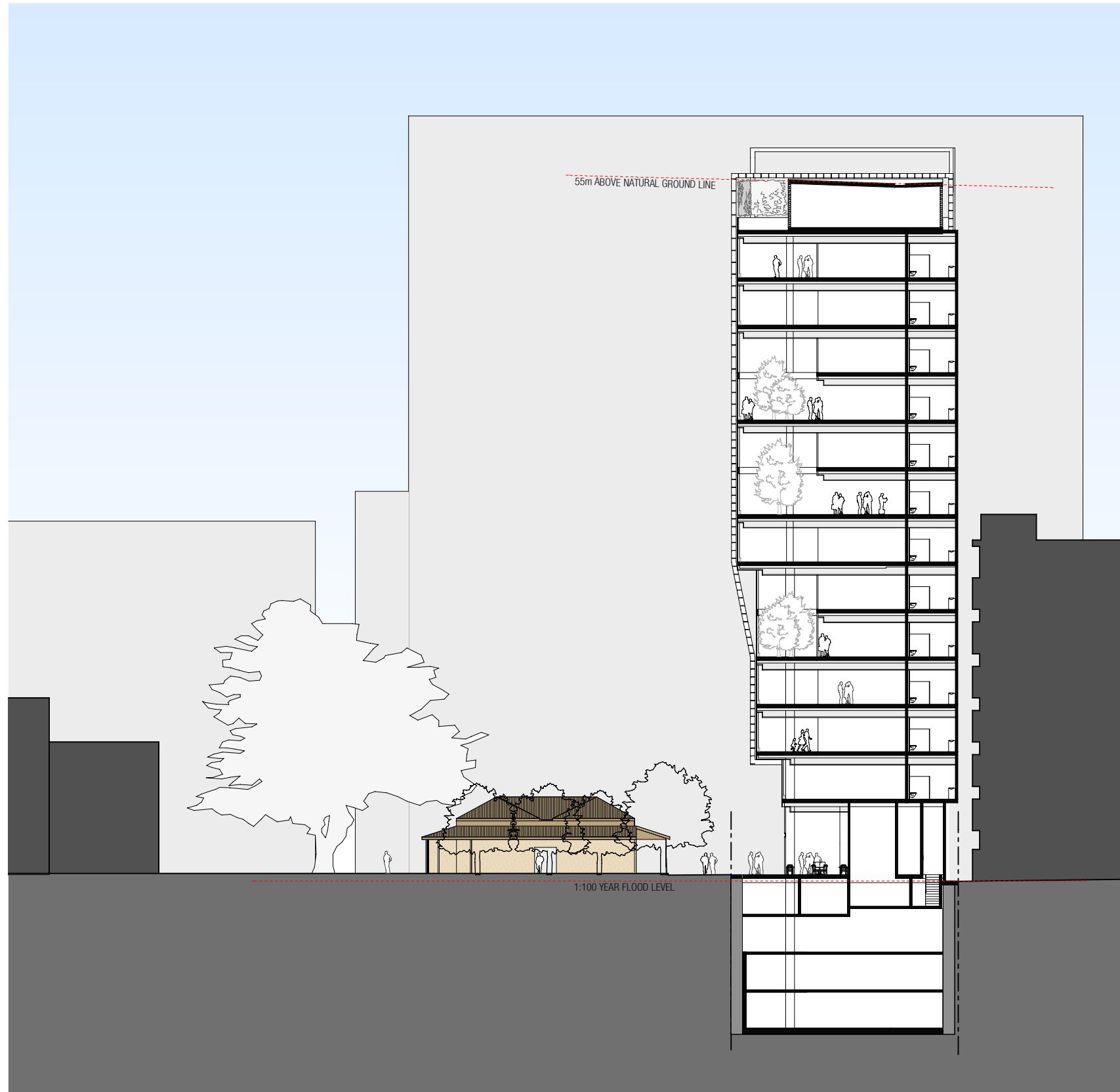
BOUNDARY



- FFL 65 000
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- FFL 58 500
ROOF PLANT
- FFL 54 750
LEVEL 12
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LEVEL 11
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LEVEL 10
- FFL 43 500
LEVEL 09
- FFL 39 750
LEVEL 08
- FFL 36 000
LEVEL 07
- FFL 32 250
LEVEL 06
- FFL 28 500
LEVEL 05
- FFL 24 750
LEVEL 04
- FFL 21 000
LEVEL 03
- FFL 17 250
LEVEL 02
- FFL 13 500
LEVEL 01
- FFL 7 500
LEVEL 00
- FFL 4 400
BASEMENT 1
- FFL 1 400
BASEMENT 2
- FFL -1 600
BASEMENT 3
- FFL -4 600
BASEMENT 4



- FFL 65 000
ROOF APEX
- FFL 58 500
ROOF PLANT
- FFL 54 750
LEVEL 12
- FFL 51 000
LEVEL 11
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LEVEL 10
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- FFL 39 750
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LEVEL 05
- FFL 24 750
LEVEL 04
- FFL 21 000
LEVEL 03
- FFL 17 250
LEVEL 02
- FFL 13 500
LEVEL 01
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BASEMENT 2
- FFL -1 600
BASEMENT 3
- FFL -4 600
BASEMENT 4

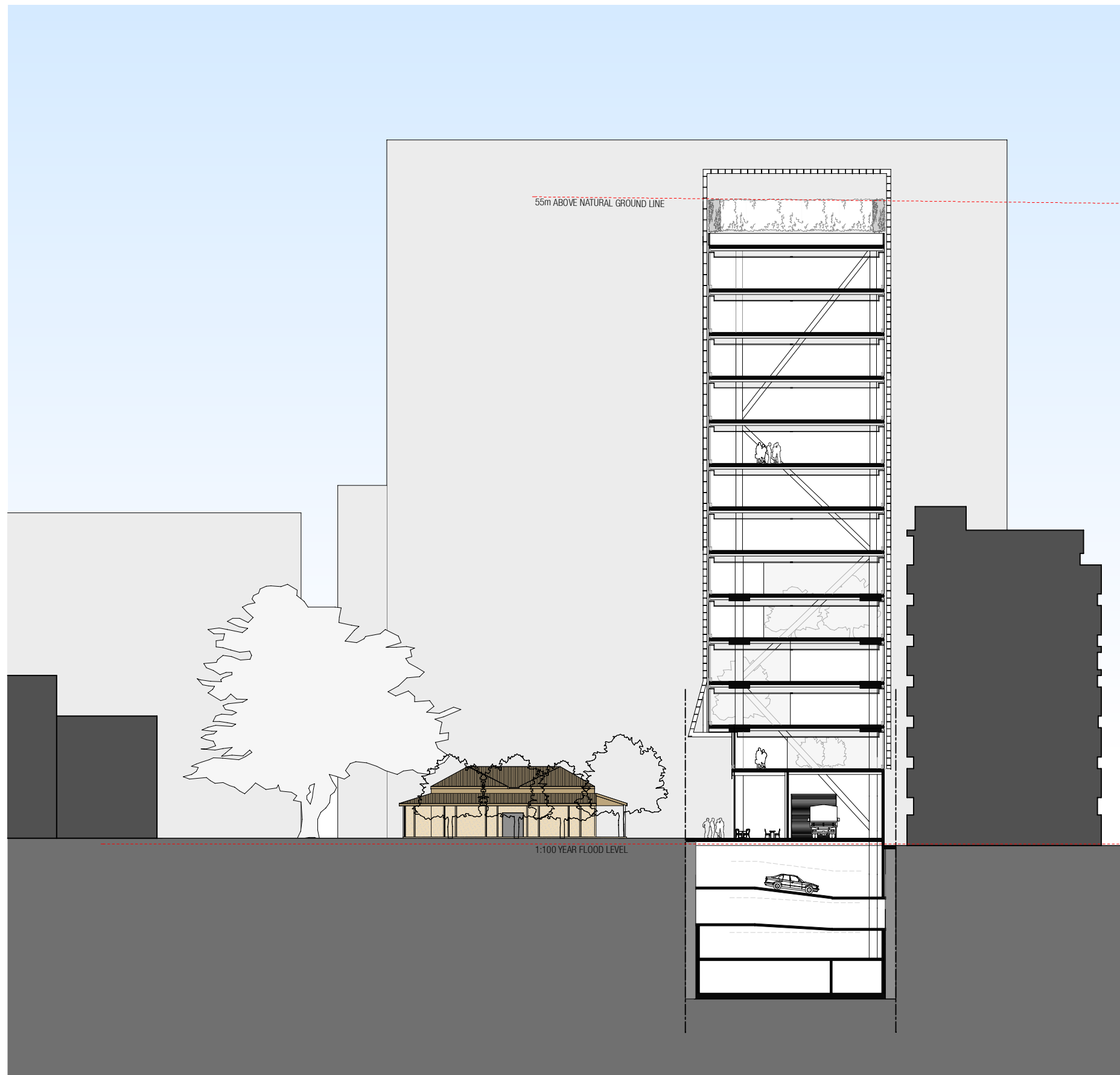


55m ABOVE NATURAL GROUND LINE

1:100 YEAR FLOOD LEVEL



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ROOF PLANT
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- FFL 51 000
LEVEL 11
- FFL 47 250
LEVEL 10
- FFL 43 500
LEVEL 09
- FFL 39 750
LEVEL 08
- FFL 36 000
LEVEL 07
- FFL 32 250
LEVEL 06
- FFL 28 500
LEVEL 05
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LEVEL 02
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LEVEL 01
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LEVEL 00
- FFL 4 400
BASEMENT 1
- FFL 1 400
BASEMENT 2
- FFL -1 600
BASEMENT 3
- FFL -4 600
BASEMENT 4



- FFL 65 000
ROOF APEX
- FFL 58 500
ROOF PLANT
- FFL 54 750
LEVEL 12
- FFL 51 000
LEVEL 11
- FFL 47 250
LEVEL 10
- FFL 43 500
LEVEL 09
- FFL 39 750
LEVEL 08
- FFL 36 000
LEVEL 07
- FFL 32 250
LEVEL 06
- FFL 28 500
LEVEL 05
- FFL 24 750
LEVEL 04
- FFL 21 000
LEVEL 03
- FFL 17 250
LEVEL 02
- FFL 13 500
LEVEL 01
- FFL 7 500
LEVEL 00
- FFL 4 400
BASEMENT 1
- FFL 1 400
BASEMENT 2
- FFL -1 600
BASEMENT 3
- FFL -4 600
BASEMENT 4

