

A dark, monochromatic architectural rendering of a modern building at 12 Hassall St, Parramatta. The building features a mix of glass and solid facade panels, with a curved section on the right. The ground floor has large glass windows and entrances. In the foreground, there are trees, a sidewalk with pedestrians, and a car. The overall tone is professional and sophisticated.

12 HASSALL ST, PARRAMATTA

DESIGN INTEGRITY REPORT

PREPARED FOR GURNER GQ APRIL 2022

GURNER™



Peddle Thorp & Walker Pty Ltd

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Report Register

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DESIGN INTEGRITY REPORT

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A
PROJECT OVERVIEW



1.1 - INTRODUCTION

The site is located within the Parramatta CBD on the northern side of Hassall St, within 200 metres of the nearest railway station entrance.

Nearby Charles St also leads to the Ferry terminus. Harris Park to the east is likely to remain a low to medium-scaled residential area.

The building's form is primarily determined by the approved Planning Proposal's building envelope.

A fully-complying design was produced to conform to the brief's stated setbacks during the competition stage. The non-complying design is preferred by the jury and is the scheme used in this SSDA submission. The non-complying scheme utilises the flexibility described by the brief for the northern setback to enhance the articulation of the building form, respond to its environment and meet the floor area targets.

In contrast to most neighbouring buildings, this tower is intended to be both tall and narrow - contributing an elegant vertical tower to the city precinct. Its materiality reflect the natural tones of Parramatta's rich indigenous history and flora. It is intended to contrast with predominantly glazed/white buildings in the Parramatta CBD.

The proposed building rises some 60 storeys above Hassall St, and is characterised by a podium + tower typology, with a four storey street wall podium and a setback residential tower above.

It is particularly visible from many key locations around the city. Its dramatic form on the street level is analogous to the activity expected on the ground plane and contrasts with the tower that rises calmly and serenely above.



OLD KINGS OVAL

PARRAMATTA PARK

OLD GOVERNMENT HOUSE

MUSEUM

PARRAMATTA WHARF

PARRAMATTA TOWNHALL AND CATHEDRAL

SCHOOLS

PARRAMATTA STATION

WESTFIELD SHOPPING CENTRE

FARMERS MARKET

ROJIN THOMAS RESERVE

JAMES RUSE WATER PLAY GROUND

EXPERIMENT FARM RESERVE

OLLIE WEBB RESERVE

HISTORICAL

ACTIVITIES AND RETAIL

FUTURE DEVELOPMENTS

50M

800 m

400 m

200 m

1.2
ABOUT GURNER™

1.2



HISTORY

PAN URBAN

urban.inc.

GURNER™

2006

2009

2013

TIM GURNER HAS PREVIOUSLY COMPLETED OVER 2,500 RESIDENCES ACROSS 20 PROJECTS AS CO-FOUNDER OF URBAN INC AND PAN URBAN BEFORE STARTING GURNER™.

With the team at Pan Urban, he also delivered iconic Melbourne developments including 401 St Kilda Road and A'Beckett Tower, winning the Institute of Architects 'Best Residential' award in 2010.

GURNER™ IS A LUXURY DEVELOPER WITH A DIFFERENCE. WE CREATE DESIGN-LED RESIDENCES WHICH OFFER ELEGANT ARCHITECTURE AND A TIMELESS APPEAL.

WE COLLABORATE ONLY WITH THE FINEST CALIBRE OF ARCHITECTS, DESIGNERS, PLANNERS AND HERITAGE CONSULTANTS FROM ACROSS THE GLOBE TO SET NEW BENCHMARKS FOR LUXURY LIVING IN AUSTRALIA.



DAVID HICKS

JACK
MERLO

KOICHI
TAKADA
ARCHITECTS

ELENBERG FRASER

COX

Tamara Johnson

WARREN AND MAHONEY®



GURNERTM OVERVIEW

Over 8,000 apartments under development and completed.

8.000+

\$10 billion worth of property in the portfolio.

\$10B+

Completed over 3,500 apartments across Australia since Inception

3.500+

\$3 billion worth of property completed across Australia since Inception.

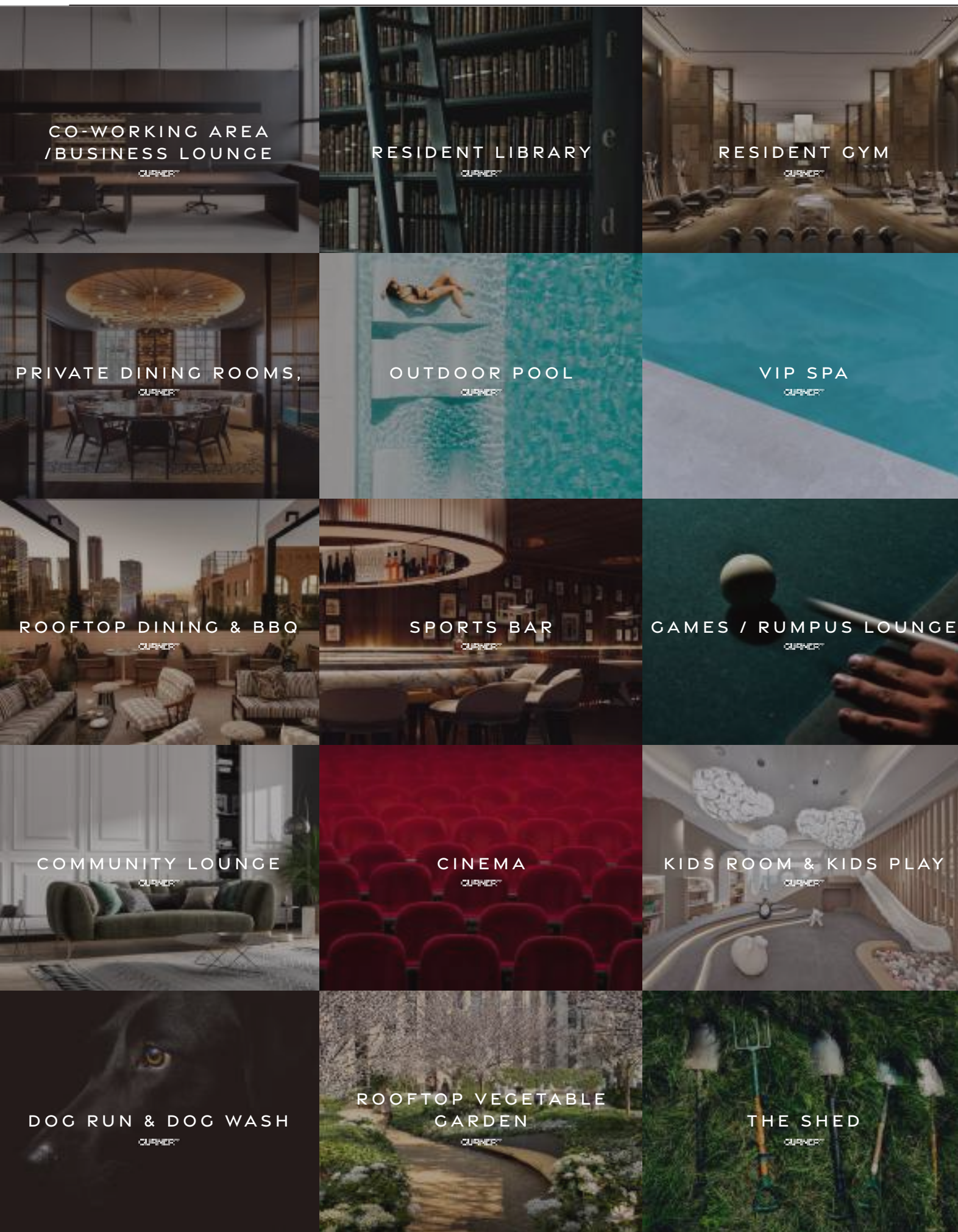
\$3B+



GURNERTM TRACK RECORD

BRISBANE		MELBOURNE	
COMPLETED APARTMENTS	970	COMPLETED APARTMENTS	2,500
UNDER DEVELOPMENT	1,654	UNDER DEVELOPMENT	5,861
SYDNEY			
UNDER DEVELOPMENT	495		
PERTH			
UNDER DEVELOPMENT	250		





GURNER™ BTR

WORLD CLASS RESIDENT SERVICES TO ENSURE THE HIGHEST QUALITY OF LIVING.

INCLUDING:

- CO-WORKING AREA / BUSINESS LOUNGE
- RESIDENT LIBRARY
- RESIDENTS GYM
- PRIVATE DINING ROOMS
- OUTDOOR POOL
- VIP SPA
- ROOFTOP DINING & BBQ
- SPORTS BAR
- GAMES / RUMPUS LOUNGE
- COMMUNITY LOUNGE
- CINEMA
- KIDS ROOM & KIDS PLAY
- DOG RUN & DOG WASH
- ROOFTOP VEGETABLE GARDEN
- THE SHED

1.3 - BUILD TO RENT MODEL

TYPICAL RESIDENT SERVICES OFFERED:

WORLD CLASS RESIDENT SERVICES TO ENSURE THE **HIGHEST** QUALITY OF LIVING AND PROVIDE PROFITABLE ANCILLARY INCOME STREAMS.

SERVICES:

- CONCIERGE / LIFESTYLE CONSULTANT
- VALET
- AMENITY HOST
- FRIDAY NIGHT DRINKS IN DIFFERENT AMENITY SPACES
- BIRTHDAY DRINKS
- MAJOR SPORTING EVENTS
- MONTHLY SPEAKER EVENTS
- CUSTOM DESIGN PRODUCT AND INTERIOR DESIGN SERVICES
- MOVE-IN / MOVE-OUT SERVICE
- DRY CLEANING & LAUNDRY
- APARTMENT PACKAGE DELIVERY
- READY MEAL SERVICE
- STORAGE CONCIERGE WELLNESS COACH
- CO-WORKING & MEETING FACILITATION
- GROCERY & SHOPPING ASSISTANT

SOCIAL IMPACTS:

- WITH INCREASED NUMBER OF STUDIO APARTMENTS, THERE WOULD BE AN INCREASE IN THE PROPORTION OF YOUNG PEOPLE AND INDEPENDENT HOUSEHOLDS
- PEOPLE ARE ABLE TO MOVE TO LARGER UNITS WITHIN THE SAME BUILDING AS REQUIRED WHEN THEIR FAMILY GROWS, WITHOUT HAVING TO CHANGE TO ANOTHER UNFAMILIAR AREA
- A WIDER MIX OF DEMOGRAPHICS DUE TO APARTMENT TYPES NOW INCLUDING STUDIOS
- INCREASED SOCIAL INTERACTION BETWEEN PEOPLE IN THE ABUNDANT COMMUNAL AREAS
- AFFORDS FLEXIBILITY WHEN PEOPLE NEED TO MOVE HOME FOR A GIVEN PERIOD. TENANTS ARE ACTIVELY ENCOURAGED TO CONTINUE LONG TERM AT THE SAME ADDRESS
- AIM IS TO HAVE LESS TENANT TURNOVER THAN IN GENERAL RENTAL PROPERTIES



BUILD TO LAST



TREND



ON-SITE SERVICE AND MAINTENANCE



INCREASED AMENITIES - EMPLOYMENT



PROGRAMS FOR TENANTS

1.4
CONNECTING WITH COUNTRY

1.4

1.4 - CONNECTING WITH COUNTRY

COOL WATER COUNTRY

"WARIMI GAWI BIDJA, BAYIN BADU NURA"

HELLO, COME HERE - COOL WATER COUNTRY

UNCLE JAMES CARROLL - DARUG ELDER

The Mari Nawi exhibition:

- Celebrates the role of Aboriginals in early

Australian maritime history

- Focuses on Eora and Darug people from the Sydney area
- Describes their journeys throughout Australia and the world
- Focuses on the period from 1790-1855



1.4 - CONNECTING WITH COUNTRY

COOL WATER COUNTRY

The aboriginal bark canoe, or nawl were:

- 3-4m Long And 1m Wide
- Made From A Single Sheet Of Bark
- Bent Into Shape Over A Fire
- Usually Taken From The Stringybark Or Fir Tree
- Smaller Than English Boats Which Were Called Mari Nawi Or 'Big Canoe'



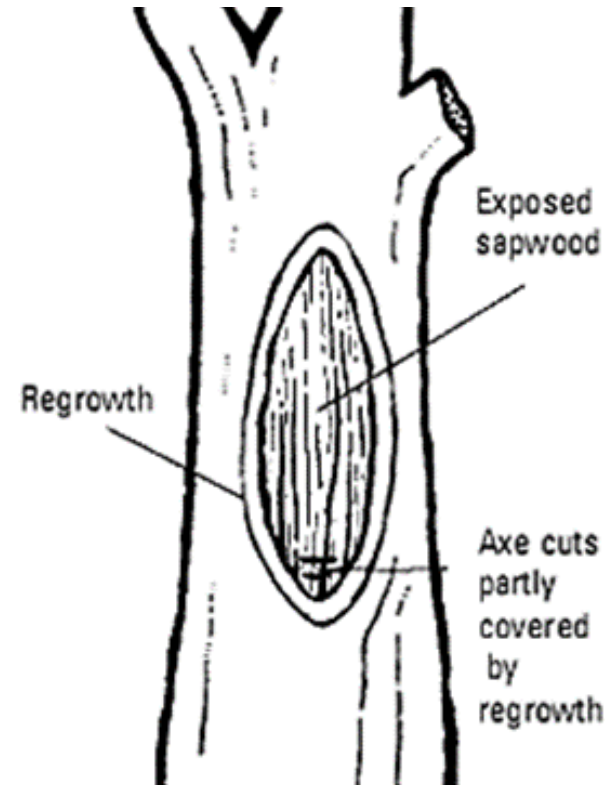
1.4 - CONNECTING WITH COUNTRY

PARRAMATTA SCAR TREE

Identifiable aboriginal landmarks in Parramatta are also exhibited in 'scar trees'. Several of which can be found in Parramatta Park.

Scar trees occur when tree bark is wounded from impacts that damage the tissue of the tree and stop growth, which creates a dried panel of sapwood (called 'dry face').

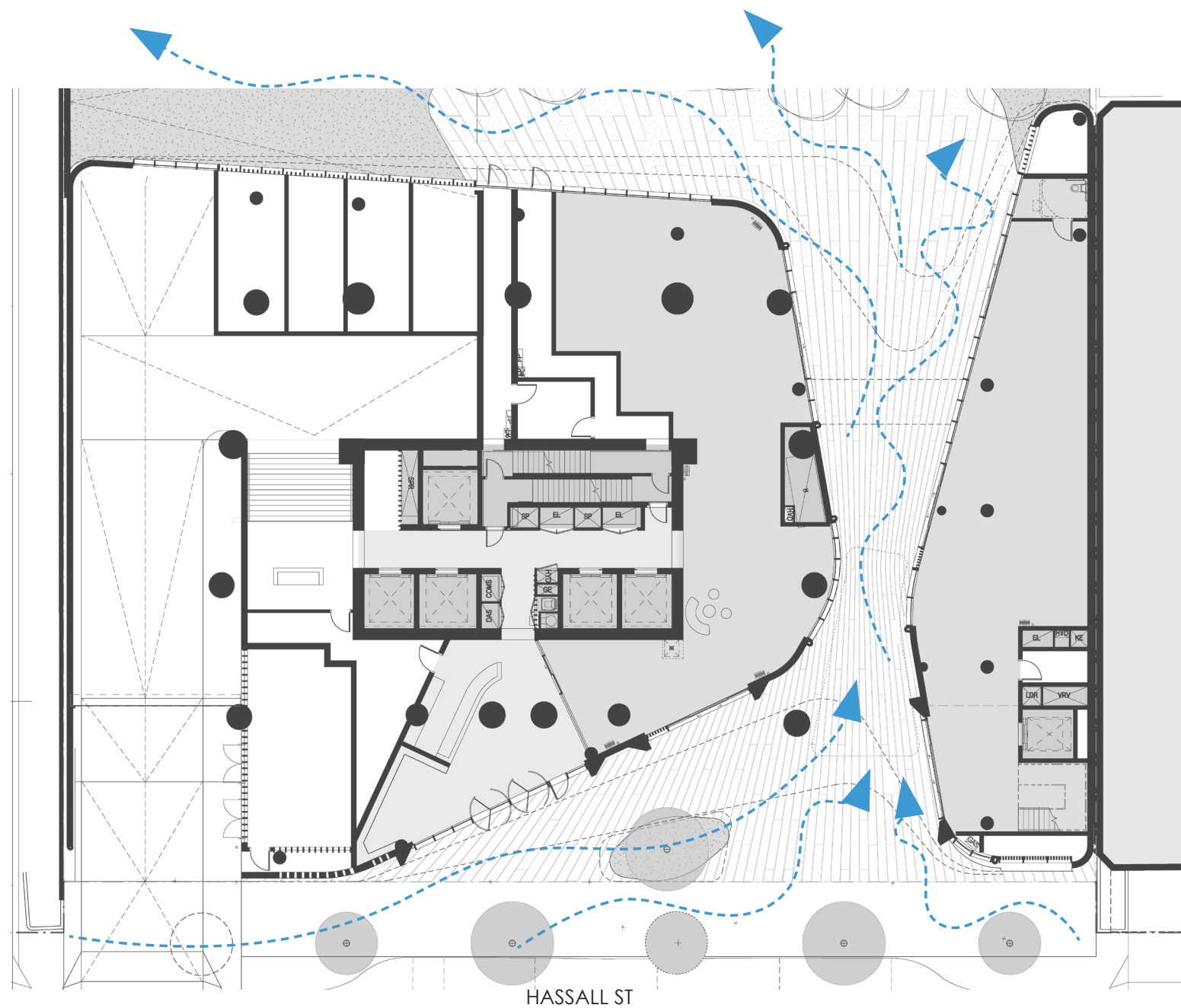
Aboriginal communities would often use large pieces of bark resource harvesting (canoes and other resources), food implements, protection (shields etc.), shelter, ceremony purposes, and other daily uses. The technique was also used to create easier paths to climb the tree to use as lookouts or for food resources (possums, honey etc.) or to mark significant sites. They are most often found along major rivers, lakes, flood plains and other water systems.



1.4 - CONNECTING WITH COUNTRY

PARRAMATTA RIVER - BILLABONG

DIAGRAM



PARRAMATTA RIVER



LEVEL 4 SWIMMING POOL



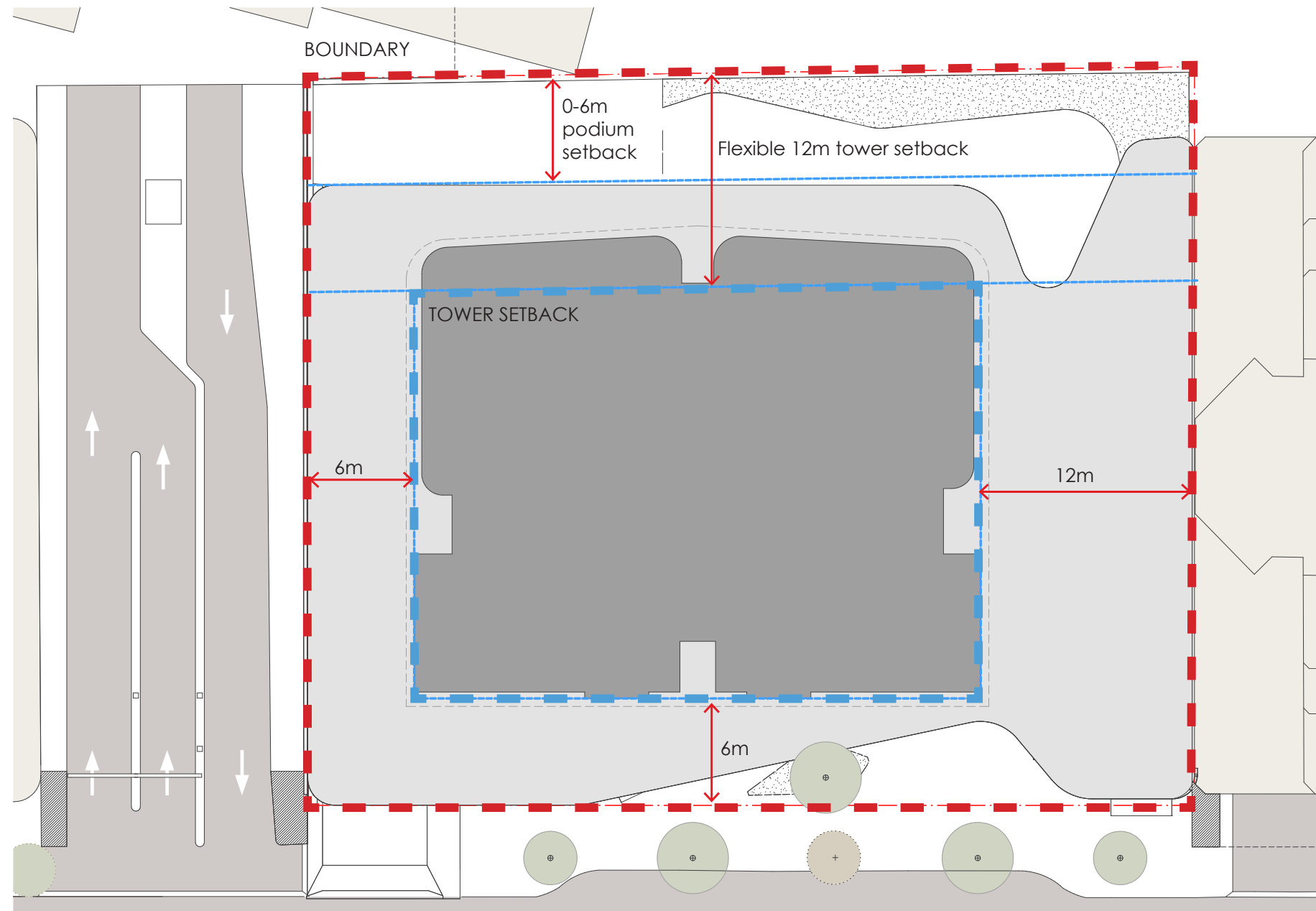
1.5 - BUILDING CONTROL / ENVELOPE DIAGRAM

COMPETITION BRIEF EXTRACT:

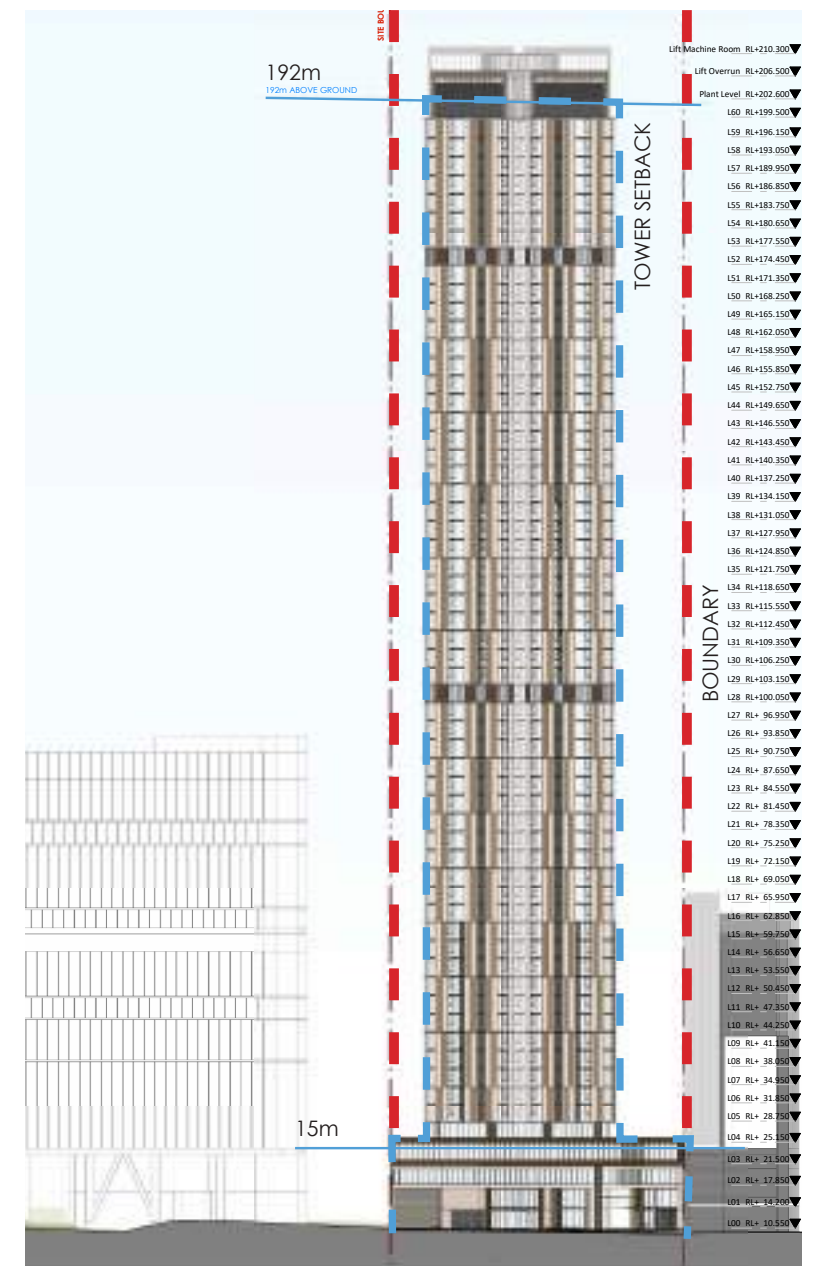
"NORTHERN BOUNDARY TOWER SETBACK: DCP RECOGNISES THAT VARIATIONS TO THE NORTHERN SETBACK MAY BE CONSIDERED."

DRAFT SITE-SPECIFIC DCP EXTRACT:

"VARIATION TO THE REAR SETBACK TO ACHIEVE A BETTER URBAN DESIGN OUTCOME MAY BE CONSIDERED."



BUILDING CONTROL DIAGRAM



SOUTH ELEVATION: BUILDING CONTROL DIAGRAM

1.6 - 3D PHOTOMONTAGES



COMPETITION SCHEME

- LO1 substation located over driveway, necessitating low driveway entrance
- All single height foyers
- Ideal booster location
- Prior to wind scoop advice
- Podium height measuring 16.3m



SSDA SCHEME

- Substation located at ground level next to driveway, with open brick screen towards street
- Double height residential foyer
- Realistic booster location
- Including wind scoop for amelioration of wind speed at ground level
- Reduced podium height of 15.6m

1.6 - 3D PHOTOMONTAGES



COMPETITION SCHEME

Crown above rooftop recreation level was located only to the northern half of footprint, and its height was only sufficient to enclose the core.



SSDA SCHEME

Raised crown above rooftop recreation level, is due to:

1. A singular Architectural Roof Feature expression, and
2. Required location of VRV units to the rooftop, for an improved ESD outcome generally.

Plantroom locations changed, due to both mechanical advice and separation of apartment mix change location

Otherwise the architectural expression remains unchanged.

1.7 - DEVELOPMENT DATA & PLANNING COMPLIANCE

GFA TARGET			GFA COMPETITION			GFA BTR SCHEME		
TYPE	AREA	FSR	TYPE	AREA	FSR	TYPE	AREA	FSR
MAX TOTAL	32,880 M ²	16:1	MAX TOTAL	32,883 M ²	16:1	TOTAL	32,794 M ²	15.96:1
MAX RESID.	28,770 M ²	14:1	RESID.	28,773 M ²	14:1	RESID.	28,770 M ²	14:1
MIN COM.	2,055 M ²	1:1	COM.	2,055M ²	1:1	COM.	2,626 M ²	1.28:1
MIN NON-RESID.	2,055 M ²	1:1	NON-RESID.	2,055 M ²	1:1	NON-RESID.	1,397 M ²	0.68:1

NOTES:

Site Area: 2055 m²

Maximum PLEP 2011 FSR with bonus

Maximum total of 16:1 FSR inclusive of all bonuses as follows:

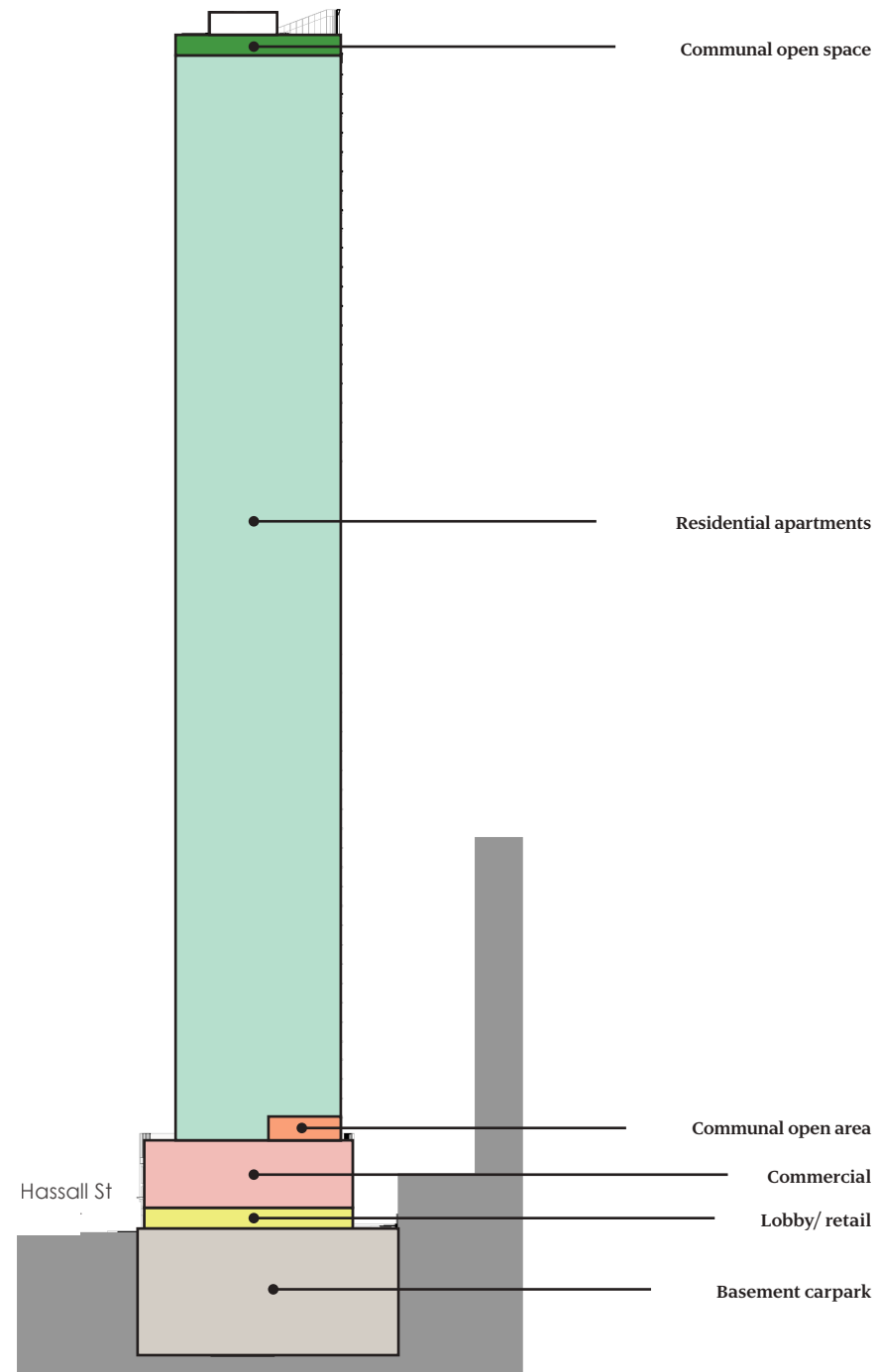
- That the mapped FSR of 14.5:1 is inclusive of the Design Excellence bonus under Clause 7.10 of PLEP 2011.
- Requirement for a minimum 1:1 Commercial FSR to be provided within the mapped 14.5:1 FSR.
- Provision of a 0.5:1 FSR bonus provided high-performing buildings standards are met (including clarification prior to submitting for finalisation that the bonus only applies in the case of a mixed-use residential development, and that the standards for other land uses are mandatory).
- Provision outlining an additional 1:1 FSR for non-residential floorspace

TOTAL YIELD			TOTAL YIELD OF BTR		
TYPE	NO. OF APART.	YIELD	TYPE	NO. OF APART,	YIELD
STUDIOS	0	0%	STUDIOS	97	25%
1B	48	15%	1B	116	30%
2B	244	75%	2B	158	40%
3B	33	10%	3B	20	5%
TOTAL:	325	100%	TOTAL BTR:	391	100%

TOTAL CARPARKING	220	TOTAL CARPARKING	175 (INCLUDES 2 VALET PARKING SPACES)
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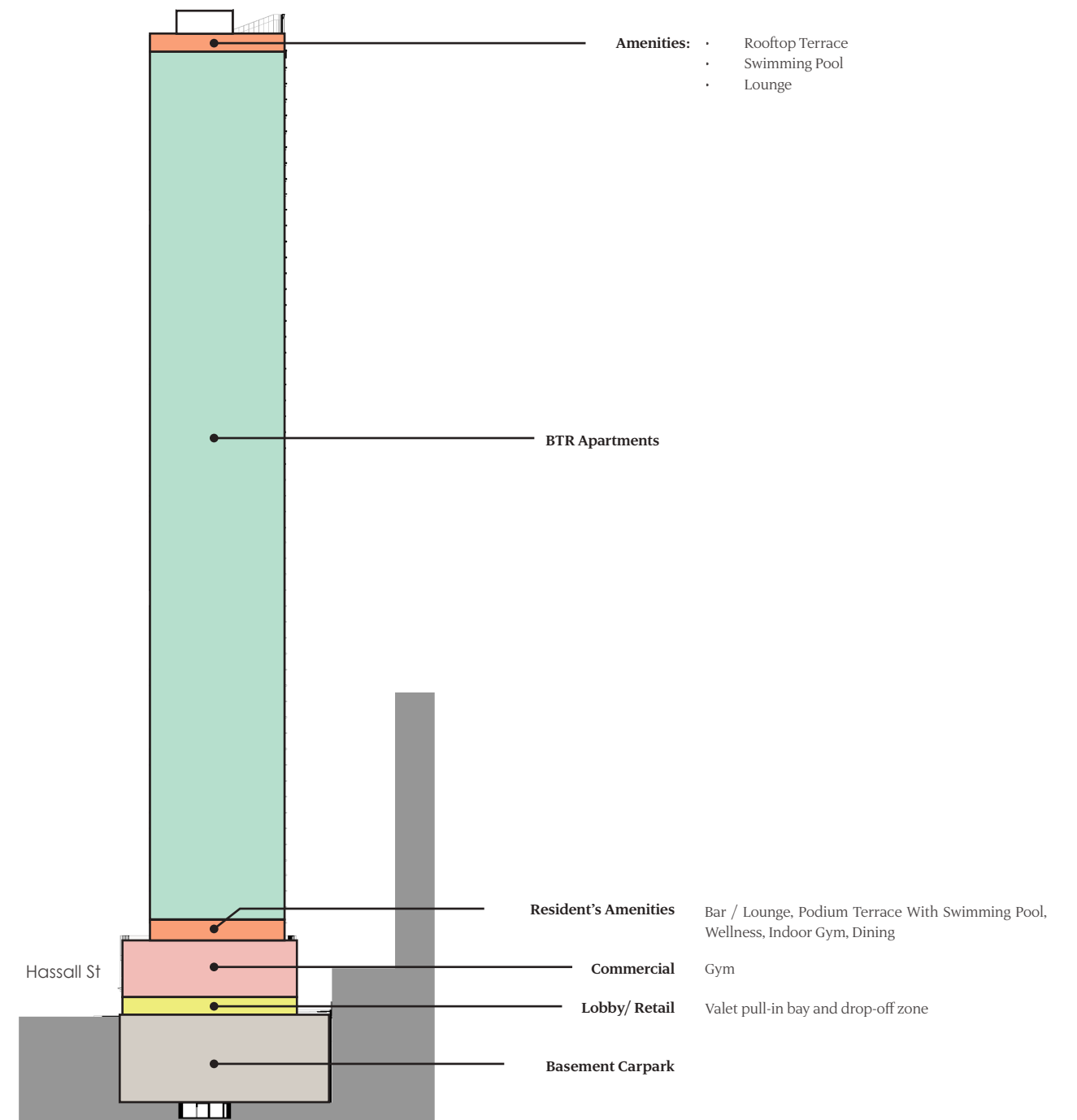
1.8 - OVERVIEW OF BUILDING FUNCTIONS

COMPETITION SCHEME:



- A single communal room and small eastern communal open area were located on the podium roof level (L04) in the competition scheme. Additional apartments and private courtyards and plantrooms were also included at this level.
- An additional basement level was excavated.

SSDA SCHEME:



Entire podium roof level (L04) is for residents use, both internal and external spaces.
One less basement level to be excavated.

B
JURY RECOMMENDATIONS



2.0 - OVERVIEW OF JURY COMMENTS



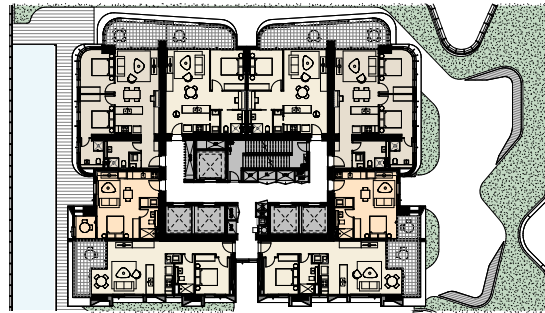
Forecourt, GF

Valued by Jury	Jury Recommendation	Council Pre-DA Recommendation
Clear & strong approach to pedestrian amenity and movement	✓ Explore Connecting With Country	✓
Climbing wall could be successful	✓ Driveway entrance finishes to be high quality	✓
Superior location for vehicular access, enabling publicly accessible spaces to be removed from the driveway	✓ Explore opportunity for feature tree while providing opportunity for valet parking/ drop off point	✓
Well considered public art proposal celebrating indigenous history.	✓ Trees to be provided but not in the centre of the breezeway blocking sightlines through.	



Podium

Podium is a strong base to tower. Clear expression of different levels.	✓	Forecourt to maintain activation remains open to the sky	✓	Reduce podium height non-compliance with site specific DCP	✓
Well-considered use of flexible northern setback	✓	Retain alignment and hourglass shaped aperture to the rear	✓		
Curvatures of facades	✓	Explore additional public art on the western wall	✓		
Opportunity for public spaces to be open to the sky	✓				
Maximising of available floor space	✓				



Internal Floor Plans

Functional and practical layout	✓	Maintain generous-sized and well-proportioned layouts	✓	Increasing privacy to residential buildings towards the east	✓
Non-complying scheme supported	✓	Maintain generous-sized and well-proportioned balconies	✓		
High level of residential amenity	✓	Comments: well-proportioned for BTR apartments	✓		
Efficient tower design with high quality apartments	✓	Heat rejection not to be on private balconies	✓		
Meet brief of maximising 2 bedroom units	✓	Address ESD advisor comments in Appendix 3	✓		



Tower Facade

Building form's distinct relationship to the First Nations story.	✓	Retain curvilinear podium and tower	✓
Two different northern and southern facades which worked harmoniously through the use of complimentary finishes. The different architectural treatments were complimentary.	✓	Height of building and roof feature to comply with Parramatta LEP	✓
Independent ESD assessment found that the scheme performed well.	✓	Address potential wind effects	✓
		Complimentary material palette	✓
		Liaise with wind consultant to address wind concerns	✓

2.1- CONNECTING WITH COUNTRY

JURY RECOMMENDATION 5.1:

THE JURY ARE STRONGLY SUPPORTIVE THE FIRST NATIONS STORY REFLECTING THE HISTORY OF PARRAMATTA THAT WAS THE INSPIRATION BEHIND THE DESIGN CONCEPT. THIS IS A CLEAR AND STRONG CONCEPT THAT SHOULD BE FURTHER EXPLORED.

PTW Architects respectfully acknowledge the Traditional Custodians of the land on which we work and live; we honour their Elders, past present and emerging, whose knowledge has cared for, and will continue to care for country.

We acknowledge that NSW is Aboriginal land and that “Connecting with Country” is informed by the experiences and knowledge of people in and around the Sydney basin. “Country” not only means land, but includes skies, waters, people and cultural identity, both community and individual. The pathway for connecting will begin with cultural awareness, followed by the establishment of project plans and life cycle processes with an Aboriginal perspective. It will culminate in the implementation of the seven statements of commitment through the guidance and leadership of the Aboriginal people. This is intended to occur post DA lodgement.

Principle 1:

We will respect the rights of Aboriginal peoples to Indigenous cultural intellectual property, and we will support the right of Country to be cared for.

Comments:

- We will engage with, and, be guided by a Connecting With Country consultant.
- Workshops with our Connecting With Country consultant will be undertaken to better understand and inform ways of recording knowledge and incorporating cultural histories into the building design.
- Cultural histories and knowledge will be recorded through art, landscape and the natural environment.

Principle 2:

We will prioritise Aboriginal people’s relationship to Country, and their cultural protocols, through education and enterprise by and for Aboriginal people.

Comments:

- Opportunities will be provided for Aboriginal people to express their cultural heritage via public art installations
- Build mutual respect and trust between the Aboriginal community and the design team through our Connecting With Country consultant..
- Continue these strong relationships from the beginning and throughout the project life cycle.

Principle 3:

We will prioritise financial and economic benefits to the Country where we are working, and by extension to the Traditional Custodians of that Country.

Comments:

- Views will be considered and how contested ideas will be resolved
- Appropriate time allocation and resources will be given to the Connecting With Country consultant to inform design decisions relating to Country.

Principle 4:

We will share tangible and intangible benefits with the Country where we are working, and by extensions the Traditional Custodians of that Country, including current and future generations.

Comments:

- Develop positive impacts to Country and culture during project formation.
- Walking on Country with the Connecting With Country consultant, using all the senses to deeply understand place.

Principle 5:

We will respect the diversity of Aboriginal cultures, but we will prioritise the local, place-specific cultural identity of the Country we’re working on.

Aboriginal people will determine the representation of their cultural materials, customs and knowledge.

Comments:

- We will insert cultural meaning into specific parts of the building and allow Aboriginal people to determine the representation of their cultural materials, customs, and knowledge.

Principle 6:

We will prioritise recognition and responsibility of Aboriginal people, supporting capacity building across Aboriginal and non-Aboriginal communities, and across government project teams.

Comments:

- Encourage indigenous artists to submit concepts for the incorporation of public art into the development. Provide opportunities for the curation and artist selection to be controlled and managed by First Nations men and women.
- Support involvement of Aboriginal community groups from the earliest stages through to maintenance of the project.

Principle 7:

We will support Aboriginal people to continue their practices of managing land, water, and air through their ongoing reciprocal relationships with Country.

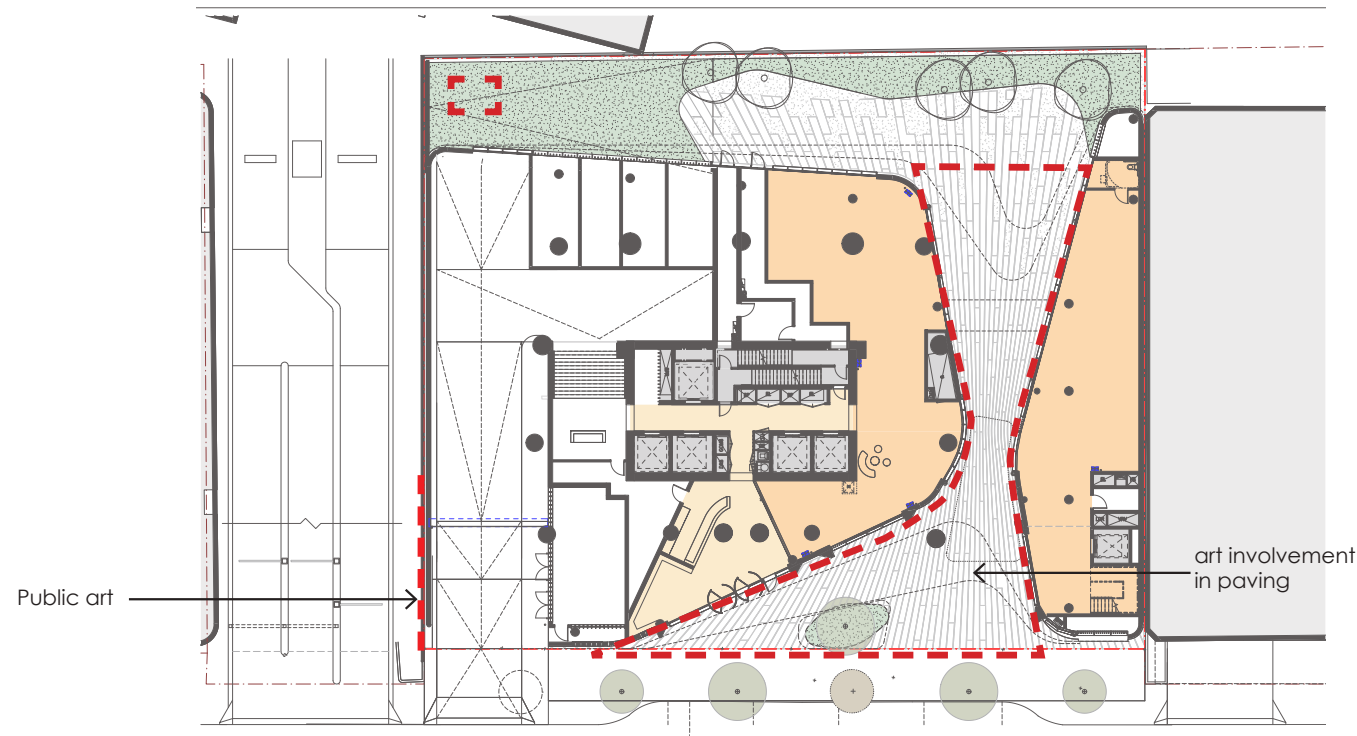
We will create opportunities for traditional first cultures to flourish.

Comments:

- Design and planning processes will consider natural systems that include people, animals, resources and plants equally, an Aboriginal world view.
- The project will demonstrate an innovative design response to landscape, culture and social issues so that the connection to Country is not lost.



2.1 - CONNECTING WITH COUNTRY - PUBLIC ART



Ground Floor Plan with Indicative Aboriginal Art Installation Through Link



Podium Section with Indicative Aboriginal Art Installation Through Link

SSDA SCHEME

JURY RECOMMENDATION 5.1: IN ADDITION TO THE PUBLIC ART CONCEPT PROPOSED BY PTW, THE ARCHITECTS SHOULD EXPLORE ADDITIONAL PUBLIC ART ON THE WALL TO THE WESTERN BOUNDARY AS THIS WILL BE HIGHLY VISIBLE FROM THE PUBLIC DOMAIN.

Public art is a crucial communication system for aboriginal people and non-aboriginal people, and can continue cultural stories in the community, or convey important messages. Parramatta's rich aboriginal history presents the opportunity for an aboriginal artist to undertake a public art installation on the art locations mentioned below. First Nations art must only be by First Nations artists and can be contemporary or traditional.

Public art will be integrated on the wind scoop, paving & soffit of the breezeway, and on the western wall facing the boundary.



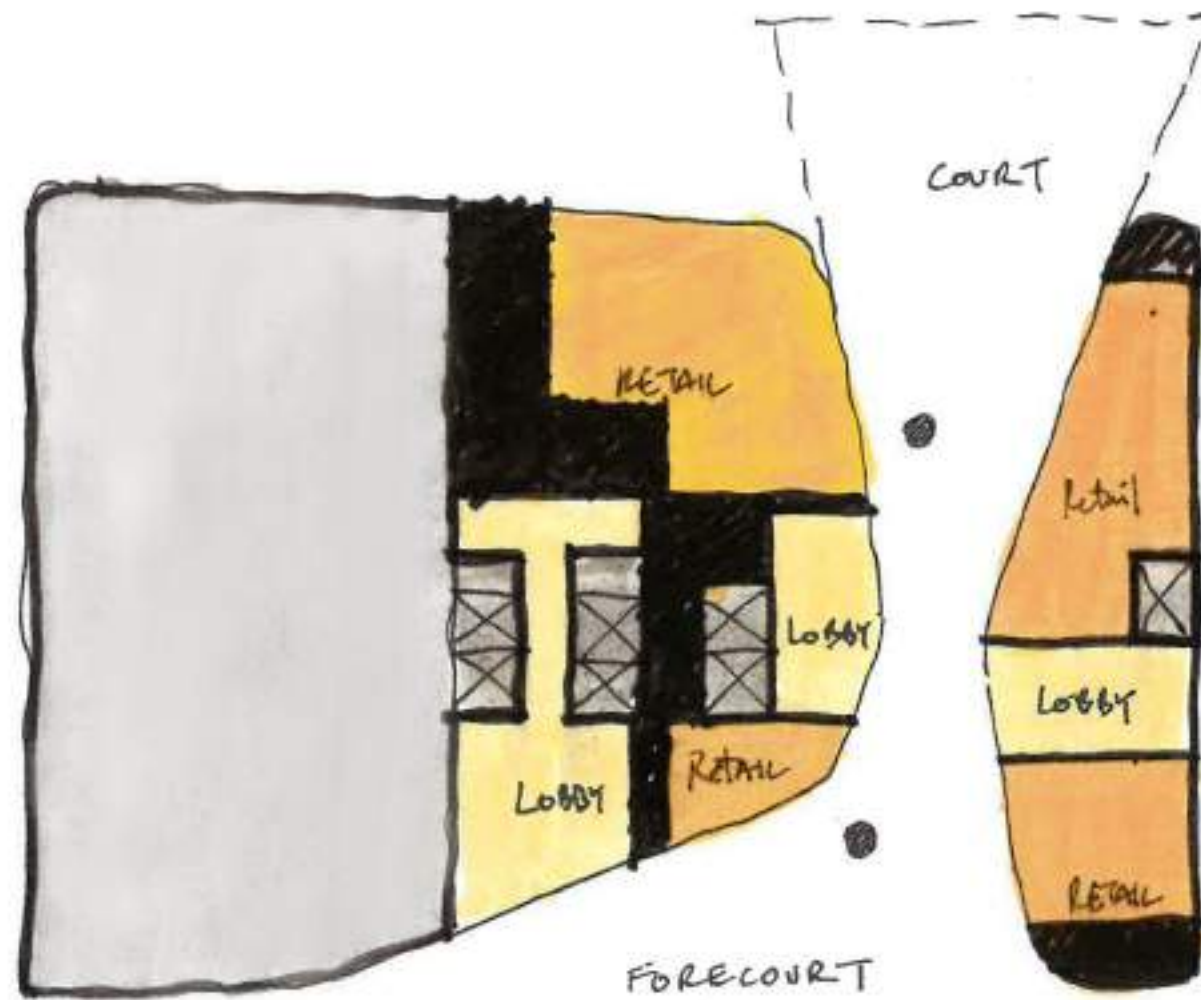
Reference Images of Indigenous Art Installation in National Art Gallery by Dr Thancoupie Gloria Fletcher



Reference Images of Indigenous Public Artwork by Johnathan Johns

PUBLIC SPACE PLAN

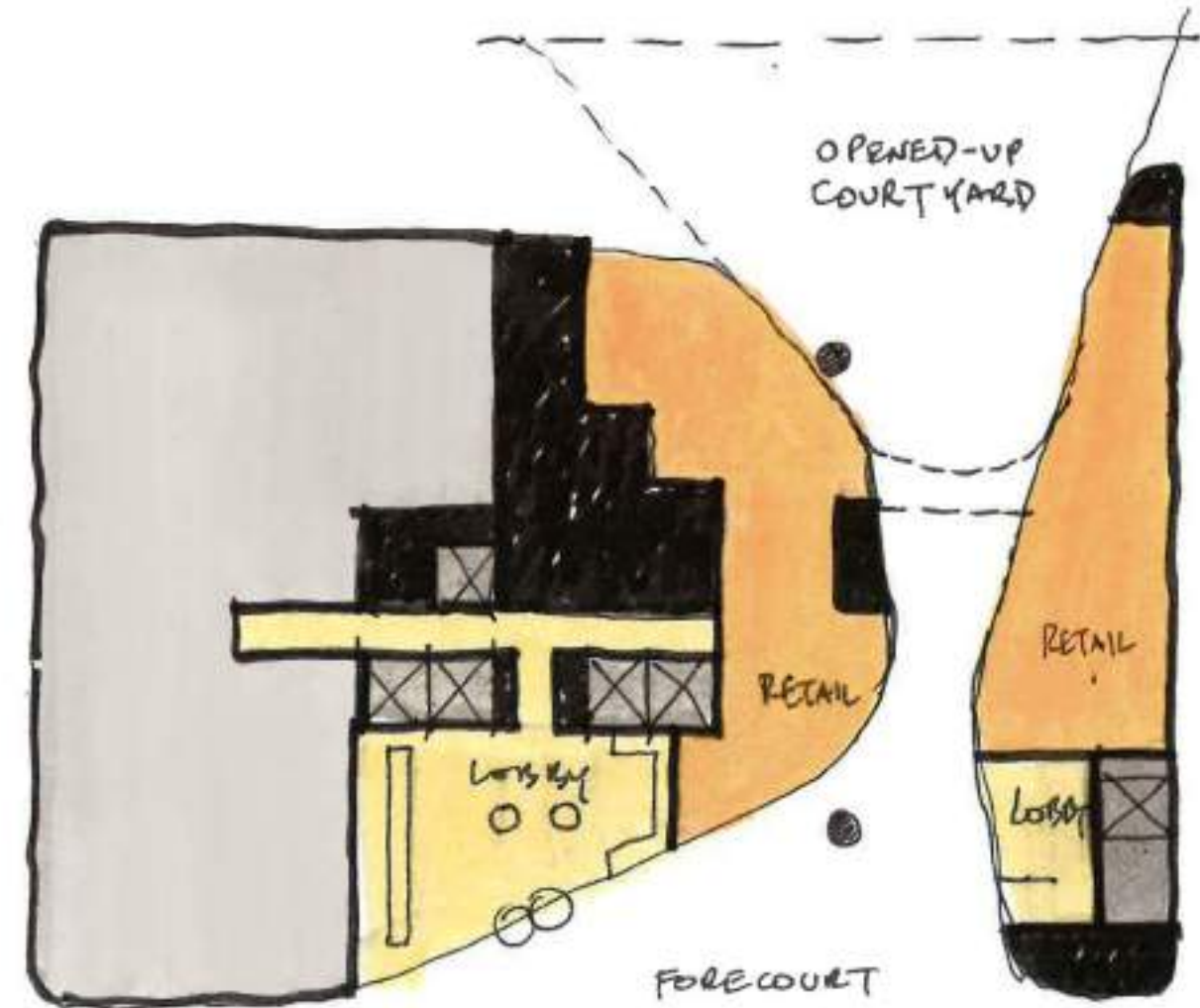
2.2.1 - PODIUM DESIGN - GROUND FLOOR PLAN



COMPETITION SCHEME

The planning diagram above depicts the competition form and its original two central lobbies.

- After input from traffic and substation consultants, the western third of the ground floor footprint must be blocked out in terms of having any activation.
- Due to lift and stair access requirements to L01 of the eastern footprint (for DDA and egress) an additional commercial lobby would be required.
- Once this plan is sketched out, the retail areas are broken into 4 fragments. The danger being that two to the north could be isolated and potentially difficult to let. This could result in deactivation of the open northern courtyard area.



SSDA SCHEME

The planning diagram above depicts the current SSDA form and its two lobbies.

- A bridge has been added at L01 to link all commercial uses to a singular lift and stair lobby spine. this has allowed us to simplify the ground floor back to having only two lobbies. West for being residential use, east being for commercial use.
- Just two now-contiguous retail areas activate the funnel and the northern courtyard, but with improved street-side visibility ensuring activation.
- Northern courtyard opened-up.

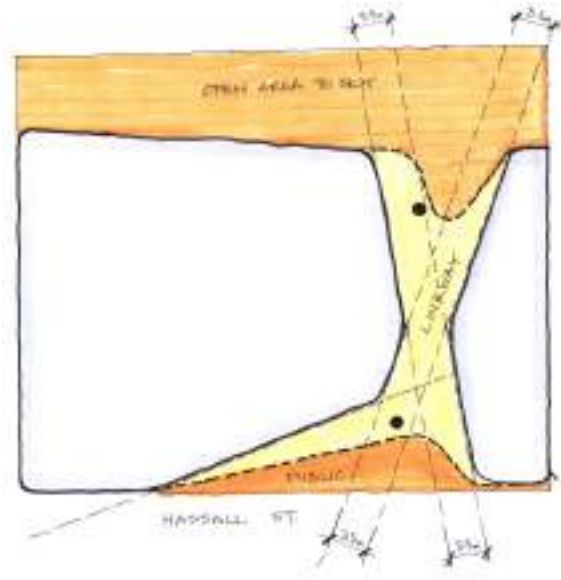
PUBLIC SPACE PLAN

2.2.1 - PODIUM DESIGN - HASSALL ST FORECOURT

JURY RECOMMENDATION 5.1: THE JURY ARE SUPPORTIVE OF THE GENEROSITY GIVEN TO THE SOUTHERN FORECOURT ADDRESSING HASSALL STREET. THE LEVEL OF ACTIVATION SHOULD BE MAINTAINED AND THE FORECOURT IS TO REMAIN OPEN TO THE SKY.

Retail tenancies on the ground floor encourage public activity. The publicly accessible breezeway opens and activates the site and connects the generous Hassall St forecourt with an active northern urban courtyard. The forecourt remains open to sky.

The SSDA scheme retains the essence of the design competition winning scheme which was awarded on the openness, volume and high quality public domain response. The updated scheme results in design benefits and improvements.



COMPETITION SCHEME



SSDA SCHEME

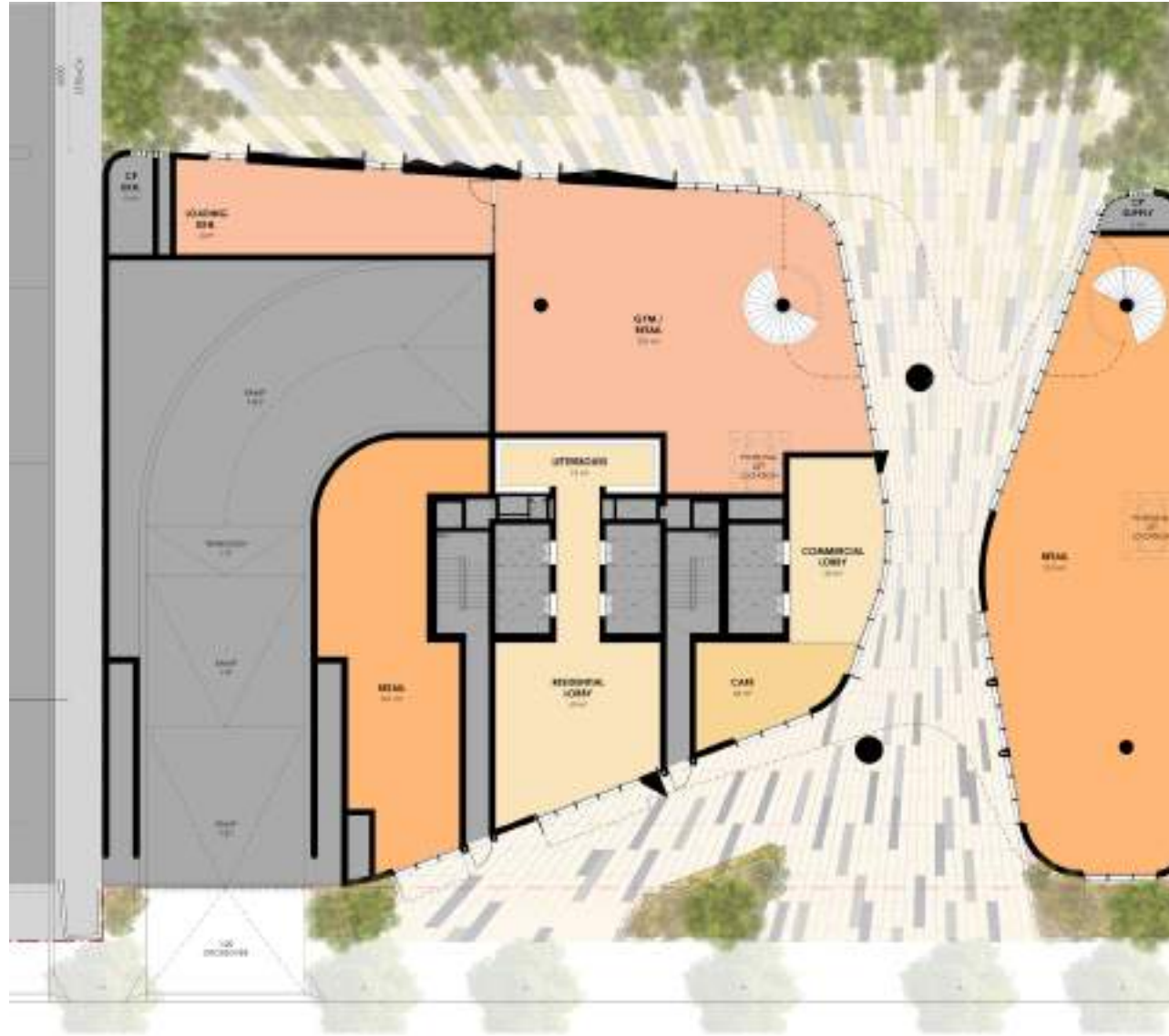
Design refinements have been incorporated while maintaining the original design intent:

- Facades have been amended to suit mandatory services such as the fire hydrant, gas metering and boosters while maintaining the original design intent.
- Note that the booster (S/E corner) must be located 10m min. from the substation, and 8m max. from the kerb. This produces a limited options for placement on the podium footprint.
- If located in the central planter (and due to proximity of retail) it would require a 2m high enclosure.
- The increased glazing is due to an increased lobby/retail visibility issue on the westernmost side of the SE corner, due to the inevitable booster location at ground floor on the easternmost side of the same corner.
- The increased glazing in this view is also due to the double height residential lobby no longer requiring a wider band at slab level.
- To the SW corner, the first level double height substation has been replaced with office space at L02, with a double height entrance to the new loftier and high-spec valet parking area below.

PUBLIC SPACE PLAN

2.2.1 - PUBLIC DOMAIN - GROUND LEVEL

JURY RECOMMENDATION 5.1: THE ALIGNMENT OF THE PODIUM AND THE HOURGLASS SHAPED APERTURE TO THE REAR COURTYARD ARE TO BE RETAINED.



COMPETITION SCHEME



SSDA SCHEME

Design refinements have been incorporated while maintaining the original design intent:

- The first floor substation has been relocated to the ground level (from over the driveway) per very emphatic new engineering advice, improving internal spaces on L01-L03.
- A hit & miss brick screen wall has been utilised adjacent to the driveway for substation ventilation but also to avoid standard plant room louvres in this location.
- Podium curves have been amended to capture resolved tower columns and the amended core, including an additional residential lift. All while maintaining openness to the sky.
- The feature tree - Kurragong (Brachiton Populneus) welcomes people to site and signifies a meeting place. Seating has been added around the feature tree, and it is no longer located outside the site boundary.
- Parallel parking on the street has been retained. Valet parking has been introduced as part of the BTR 'hotel lobby' experience.

PUBLIC SPACE PLAN

2.2.2 - PODIUM DESIGN - REAR COURTYARD ACTIVATION



COMPETITION SCHEME



SSDA SCHEME

Design refinements & maintaining design intent:

- Northern ground level courtyard to be highly activated with extension of gym & retail spaces to the outdoors, with in-built amphitheatre seating with green landscaping integrated.
- 4-storey-high rock climbing walls have been removed due to a bouldering preference in the gym market - which is a single level wall that can be integrated within the gym itself.
- This allowed the design team to wrap the southern L03 metal cladding expression around the western and northern facades, for the full height of the fourth storey. This move finally ties the three different facades together.
- The increased glazing to the northern area benefits office workers and gym members due to increased daylight access.
- The first level (L01) glass bridge to have minimal detailing to maintain high public domain visibility while :
 - Enhancing usability of gym space on L01
 - Allowing for removal of one lift and its lobby, which then opens up the internal retail spaces, making them contiguous.
 - Commercial lobby can be located on the east and clearly defined separately from the residential lobby
 - 2m wide bridge is designed to be fully glazed with a thin slab suspended from the slab above, with 3 mullions per side to minimise visual impact.
 - Part of the wind mitigation strategy to enhance the comfort of people in the outdoor space

PUBLIC SPACE PLAN

2.2.3 - PODIUM DESIGN - PODIUM HEIGHT

The 4 storey podium height in the SSDA scheme has been reduced by 700mm to be in accordance with the requirements of the site specific DCP.



COMPETITION SCHEME- SOUTH PODIUM ELEVATION



COMPETITION SCHEME- SOUTH EAST PERSPECTIVE



SSDA SCHEME- SOUTH PODIUM ELEVATION



SSDA SCHEME- SOUTH EAST PERSPECTIVE

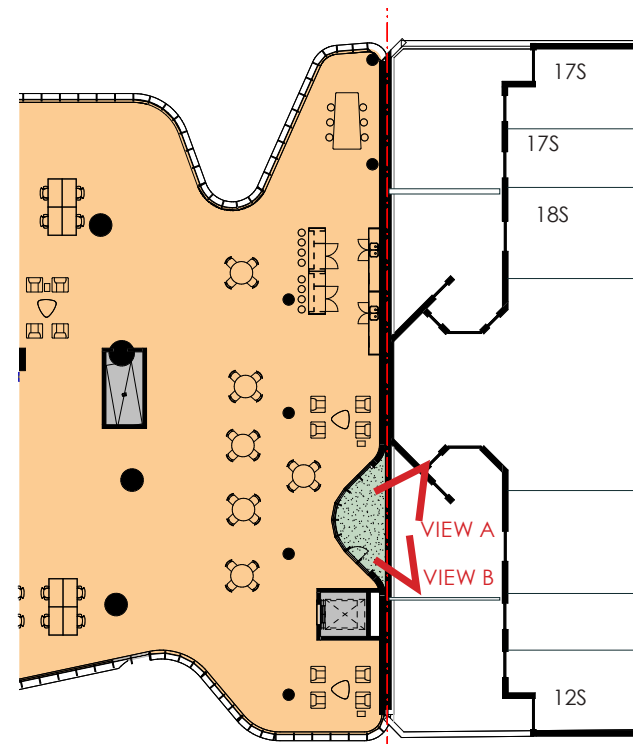
2.3 - PODIUM CUT-OUT

- 14 Hassall St has three podium apartments. Only the middle one is land-locked. The plan is attached.
- A cutout has been provided on the east against the adjoining 14 Hassall St apartments to relieve the sense of enclosure.
- Deep planters located along the edges of level 4 podium minimise overlooking to 14 Hassall Street terraces below.

**COMPETITION SCHEME
FLOOR PLAN LEVEL 3:**



**SSDA
FLOOR PLAN LEVEL 3:**



SSDA SCHEME- PERSPECTIVE VIEW A OF CUTOUT FROM
L4 HASSALL ST TERRACE



SSDA SCHEME- PERSPECTIVE VIEW B OF CUTOUT FROM
L4 HASSALL ST TERRACE

2.4 - FLEXIBLE NORTHERN SITE SETBACK

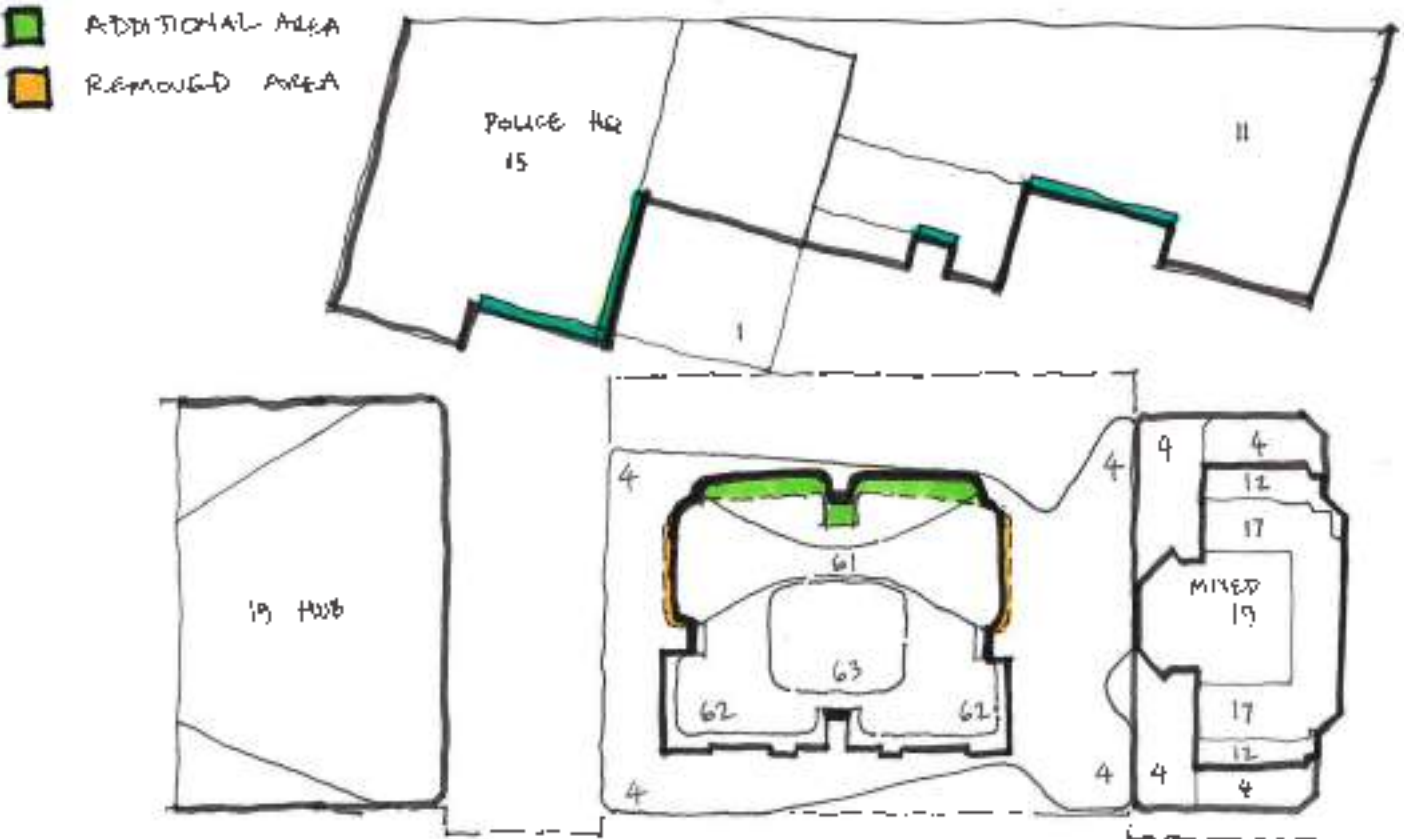
SETBACKS AS PER DCP EXTRACT IN COMPETITION BRIEF

	Podium Setback	Tower Setback
Northern Boundary	Minimum 12m	Minimum 12m DCP recognises that variations to the northern setback may be considered.
Eastern Boundary	Nil Setback / Blank Wall	Minimum 12m
Southern Boundary (street frontage)	Nil Setback	Minimum 6m
Western Boundary	Flexible Nil-6m setback	Minimum 6m

- The jury was supportive of the non-complying northern setback as that yielded a superior facade expression and internal layouts
- A large portion of the Police Headquarters building opposite are blank walls. The glazed portions range between 15m - 28m away from the tower balcony extents. Distance to glazing is even greater.



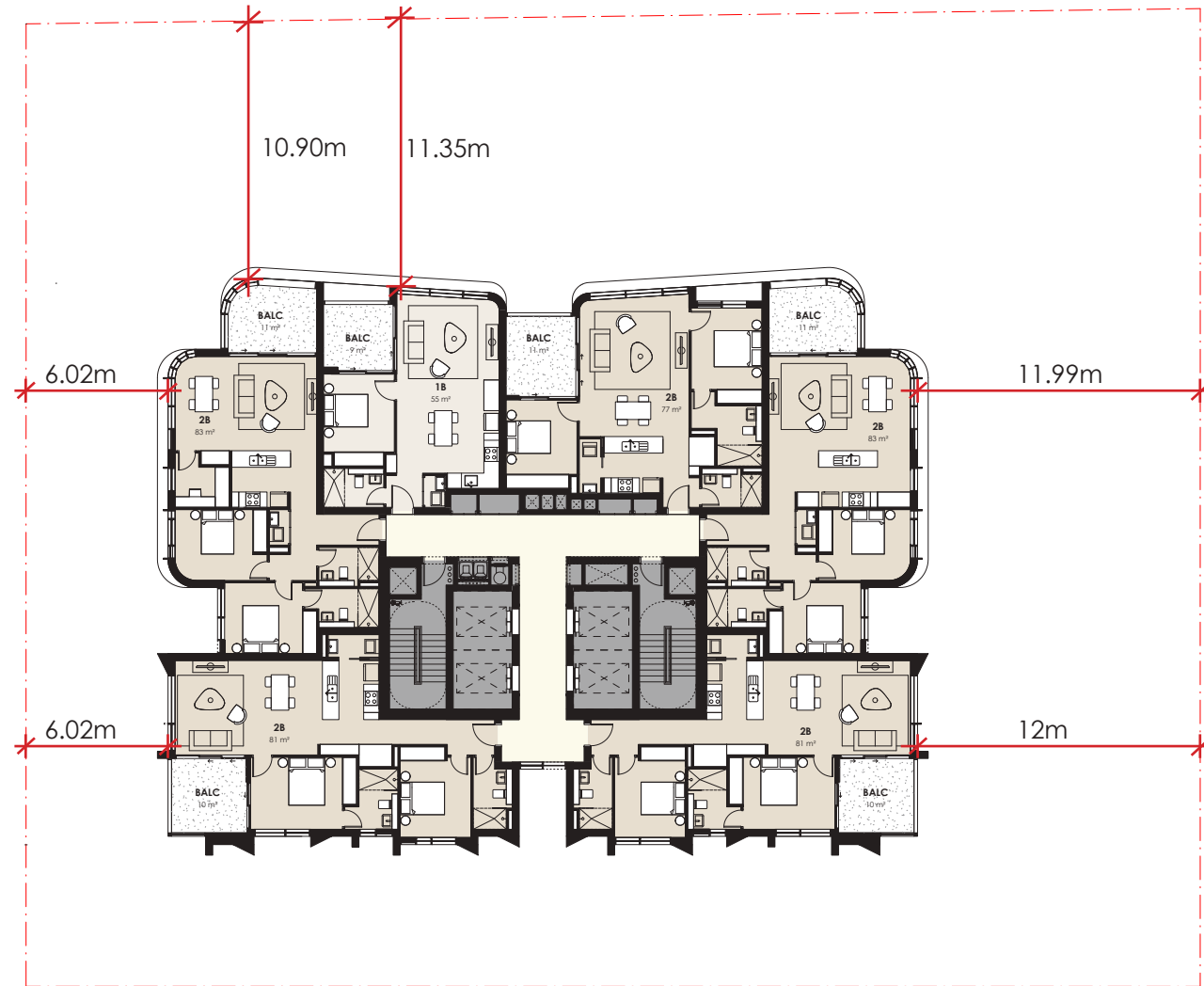
SSDA SCHEME: PROXIMITY TO POLICE HEADQUARTERS BUILDING



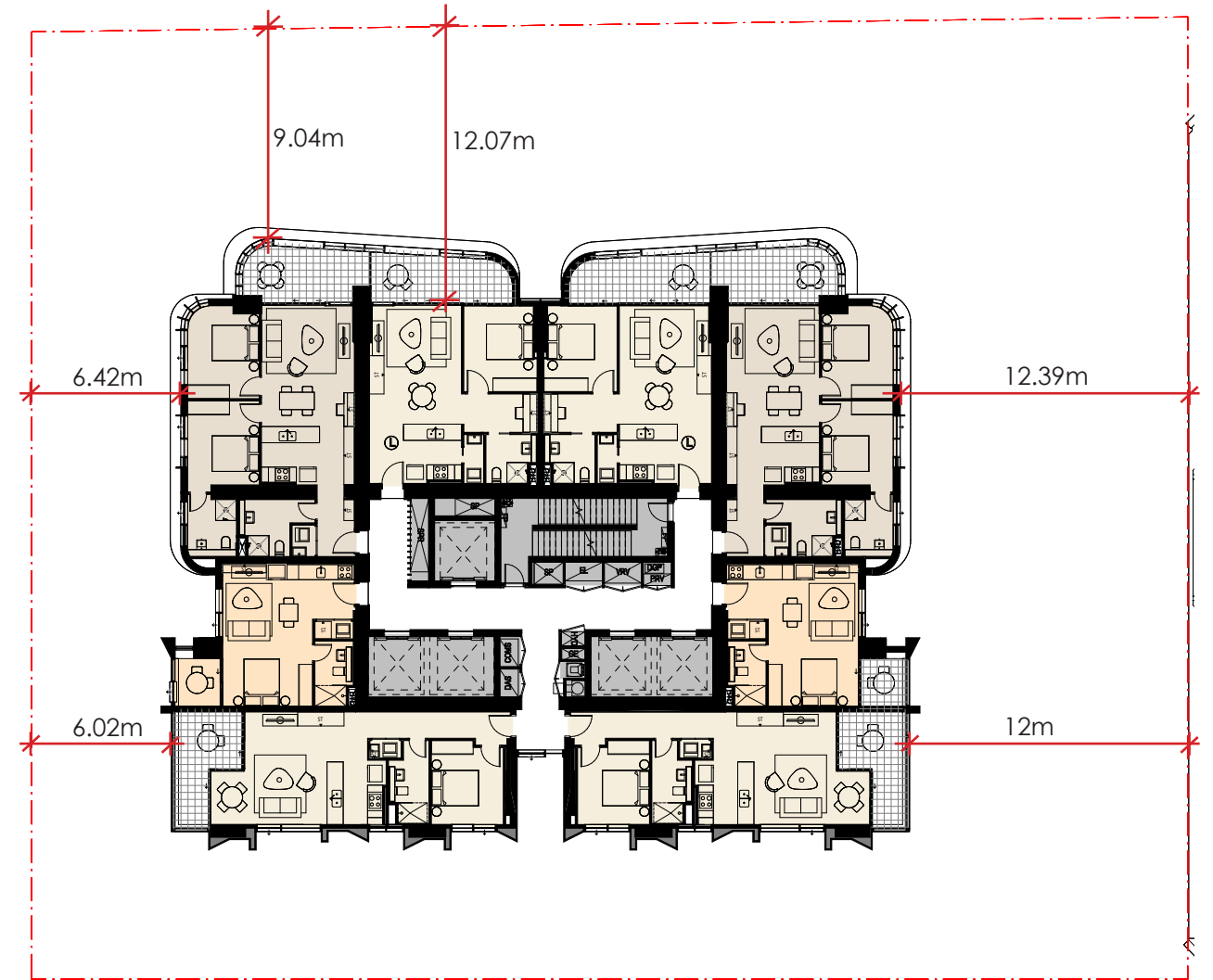
SSDA SCHEME: FOOTPRINT REFINEMENT FROM COMPETITION SCHEME

2.4 - FLEXIBLE NORTHERN SETBACK

- The floor plate size allows for compliant and well-proportioned apartments with structure & services incorporated
- The northern facade was pushed very slightly towards the North while the East and West facades were brought very slightly inwards
- Though the core in the SSDA scheme is larger due to the required 5 lifts and realistic structure due to consultant input, it is also made more efficient with the use of scissor stairs.
- The efficiency of the floor plates results in the achievement of the target residential GFA with one less residential level compared to the competition scheme, which enables the rooftop lift lobby and an accessible WC to be enclosed.
- In the competition scheme, living areas and bedrooms were pushed against the northern facade, whereas in the SSDA scheme, only balconies run along the northern edge.
- The most sensitive setback i.e. to the residential use to the east, is now in fact improved.



COMPETITION SCHEME



SSDA SCHEME

2.5 - INTERNAL FLOOR PLANS

COMPETITION SCHEME

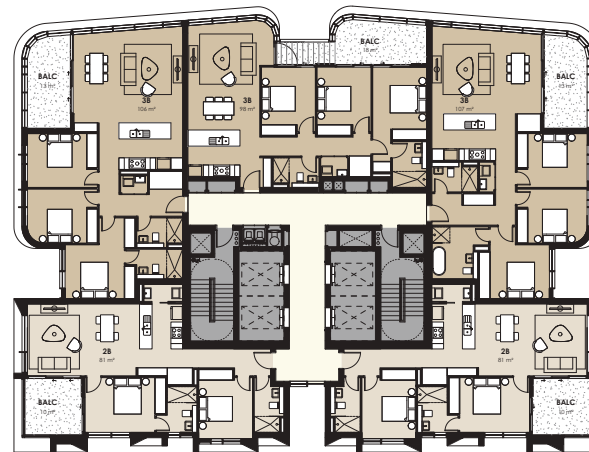
JURY RECOMMENDATION 5.1: THE LAYOUT AND CONFIGURATION OF THE FLOOR PLANS ARE GENEROUS SIZED AND WELL-PROPORTIONED. BALCONIES ARE TO BE MAINTAINED AND DEVELOPED AT DA STAGE.

The northern facade has grown towards the north by approximately 1700mm to achieve ADG-sized living and bedrooms, and to make up for lost GFA (due to increased structure and services).

Balcony sizes for BTR developments do not need to comply with ADG sizes as residents have an increased amount of shared facilities. These balconies comply with the ADG.

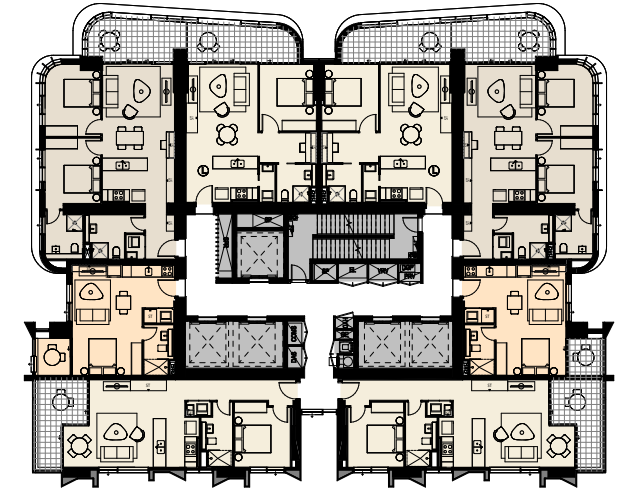


TOWER LOWER TYPICAL PLAN

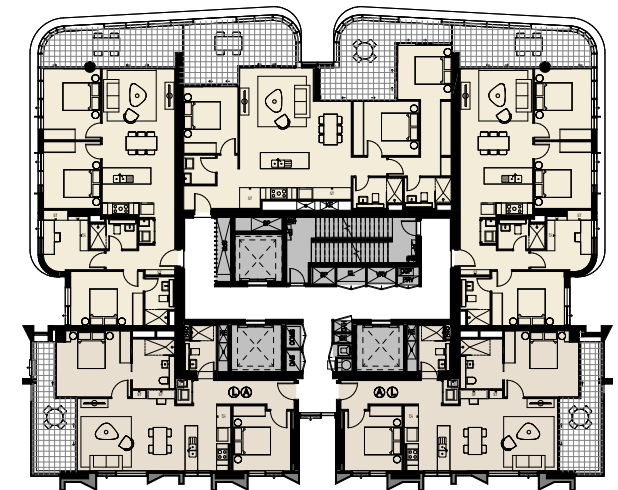


TOWER UPPER TYPICAL

SSDA SCHEME



TOWER LOWER TYPICAL PLAN



TOWER UPPER TYPICAL PLAN

2.6 - TOWER FACADE

JURY RECOMMENDATION 5.1: THE DIFFERENT ARCHITECTURAL TREATMENTS TO THE NORTHERN AND SOUTHERN FACES OF THE TOWER ARE SUPPORTED, WITH A CURVILINEAR APPROACH TO THE NORTH AND SHARPER EDGES TO THE SOUTH. THE JURY WOULD LIKE TO ENSURE THAT ALL FAÇADES WORK WELL WHEN VIEWED “IN THE ROUND” AND USE A COMPLIMENTARY COLOUR AND MATERIAL PALETTE.

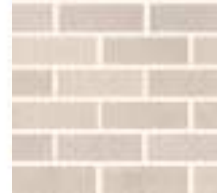
The material selection strategy has remained constant from the competition submission.

The materiality of the northern facade is a combination of slab extensions, glazing and colour-backed glass.

The materiality of the southern facade presents a masonry weave with a vertical expression. It contrasts with the highly glazed buildings in the Parramatta CBD.

The podium has a light sandy brick masonry expression that accentuates the highly articulated form. The horizontality of the curves are expressed in double soldier courses. Crowning and highlighting the podium is a light and warm metallic ribbon. This expression responds to the metallic crown to the top of the building.

BRICK FINISHES

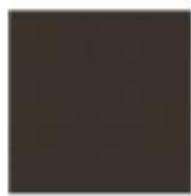


BR01



BR02

POWDERCOAT FINISHES



PC01



PC02

MASONRY CLADDING



CL01



CL02

GLAZING



GL01



GL02



GL03



GL04

BR01 BOWRAL BRICKS - CHILLINGHAM WHITE (STRETCHER BOND)

BR02 BOWRAL BRICKS - CHILLINGHAM WHITE (DOUBLE SOLDIER COURSE)

PC01 DULUX POWDERS ELECTRO - DARK BRONZE

PC02 DULUX POWDERS DURATEC ELEMENTS - NATURAL BRONZE

GL01 COLOURBACK GLASS - COLOUR TO MATCH DULUX ELECTRO FRESH GOLD

GL02 COLOURBACK GLASS - COLOUR TO MATCH DULUX ELECTRO BRILLIANCE

GL03 COLOURBACK GLASS - COLOUR TO MATCH DULUX NAMADJI

GL04 LOW E PERFORMANCE GLASS CLEAR VISION

CL01 MASONRY CLADDING - COLOUR TO MATCH BOWRAL CHILLINGHAM WHITE

CL02 MASONRY CLADDING - COLOUR TO MATCH DULUX ELECTRO FRESH GOLD



SSDA SCHEME EAST ELEVATION



SSDA SCHEME WEST ELEVATION

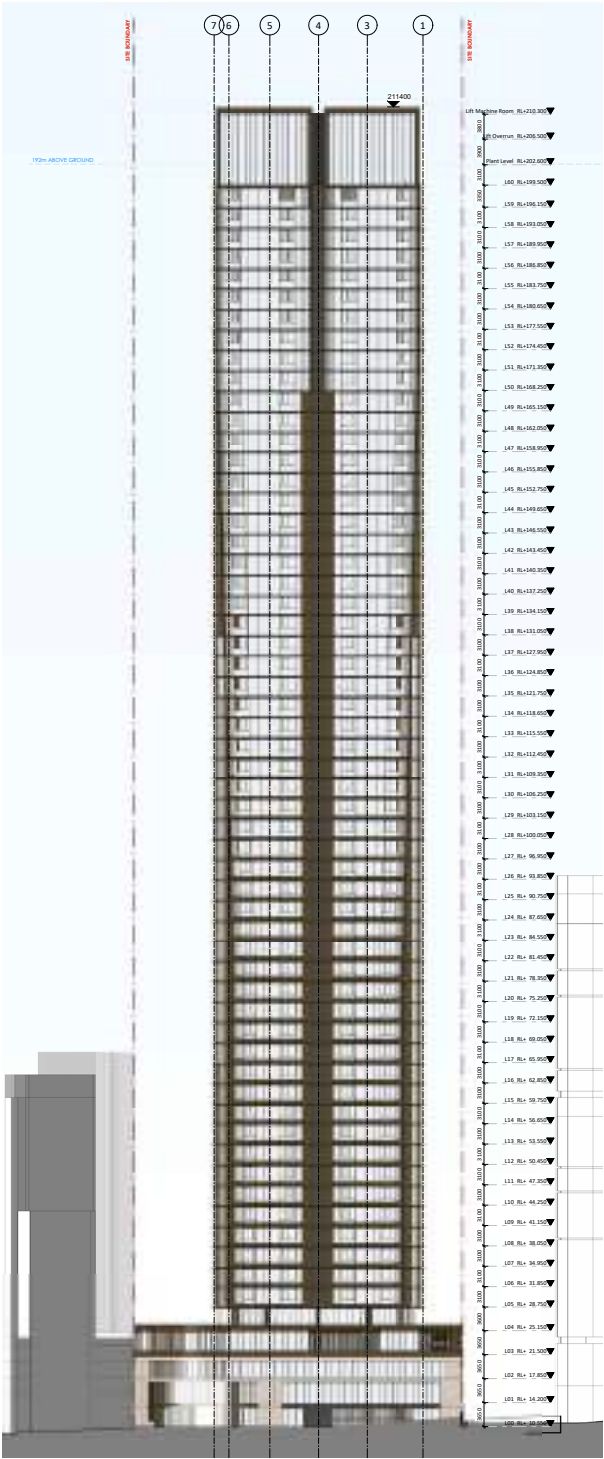
2.6 - TOWER FACADE

SSDA SCHEME



PERSPECTIVE FROM THE NORTH

SSDA SCHEME



NORTH ELEVATION

COMPETITION SCHEME



SSDA SCHEME



BRICK FINISHES

BR01

BR02

POWDERCOAT FINISHES

PC01

PC02

MASONRY CLADDING

CL01

CL02

GLAZING

GL01

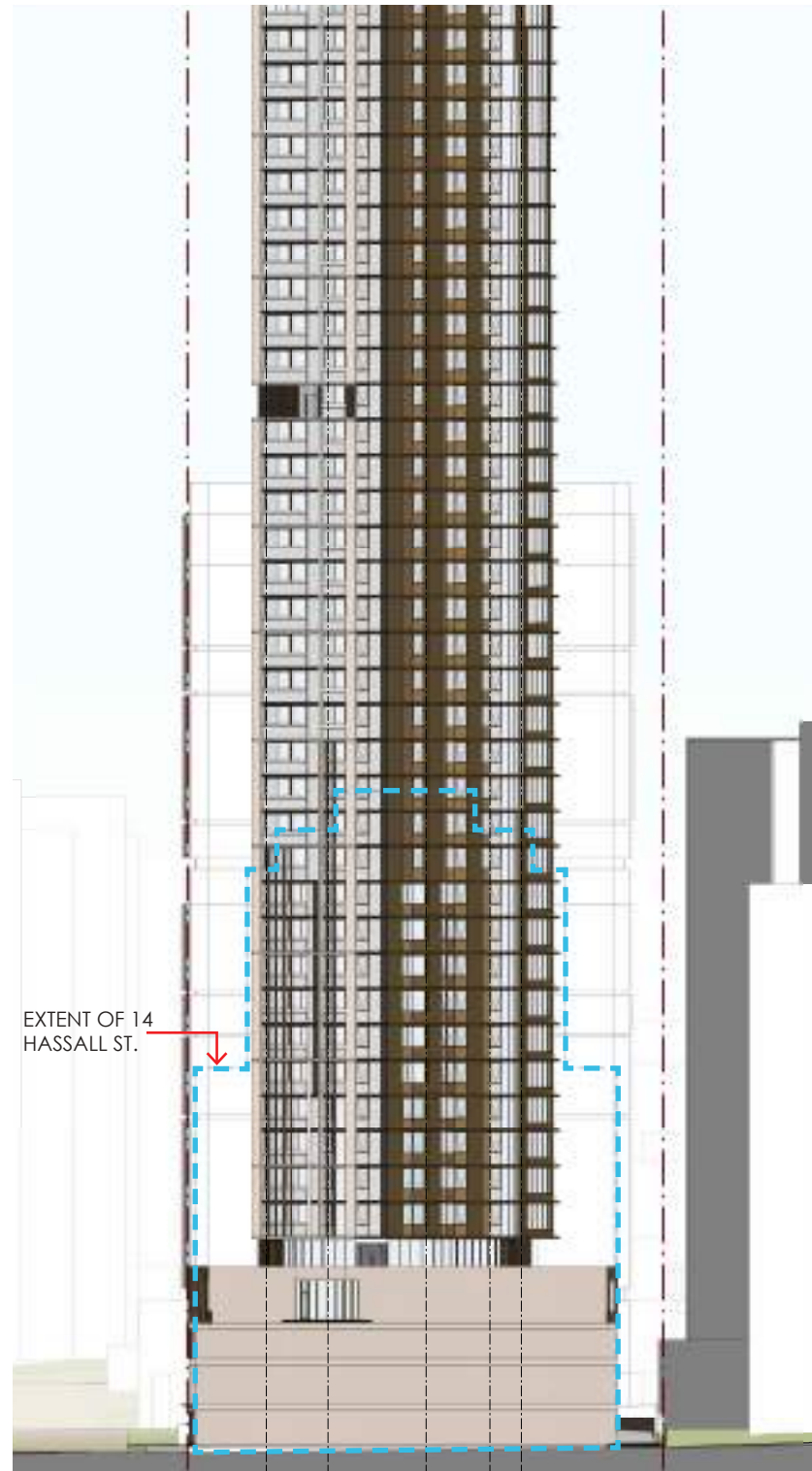
GL02

GL03

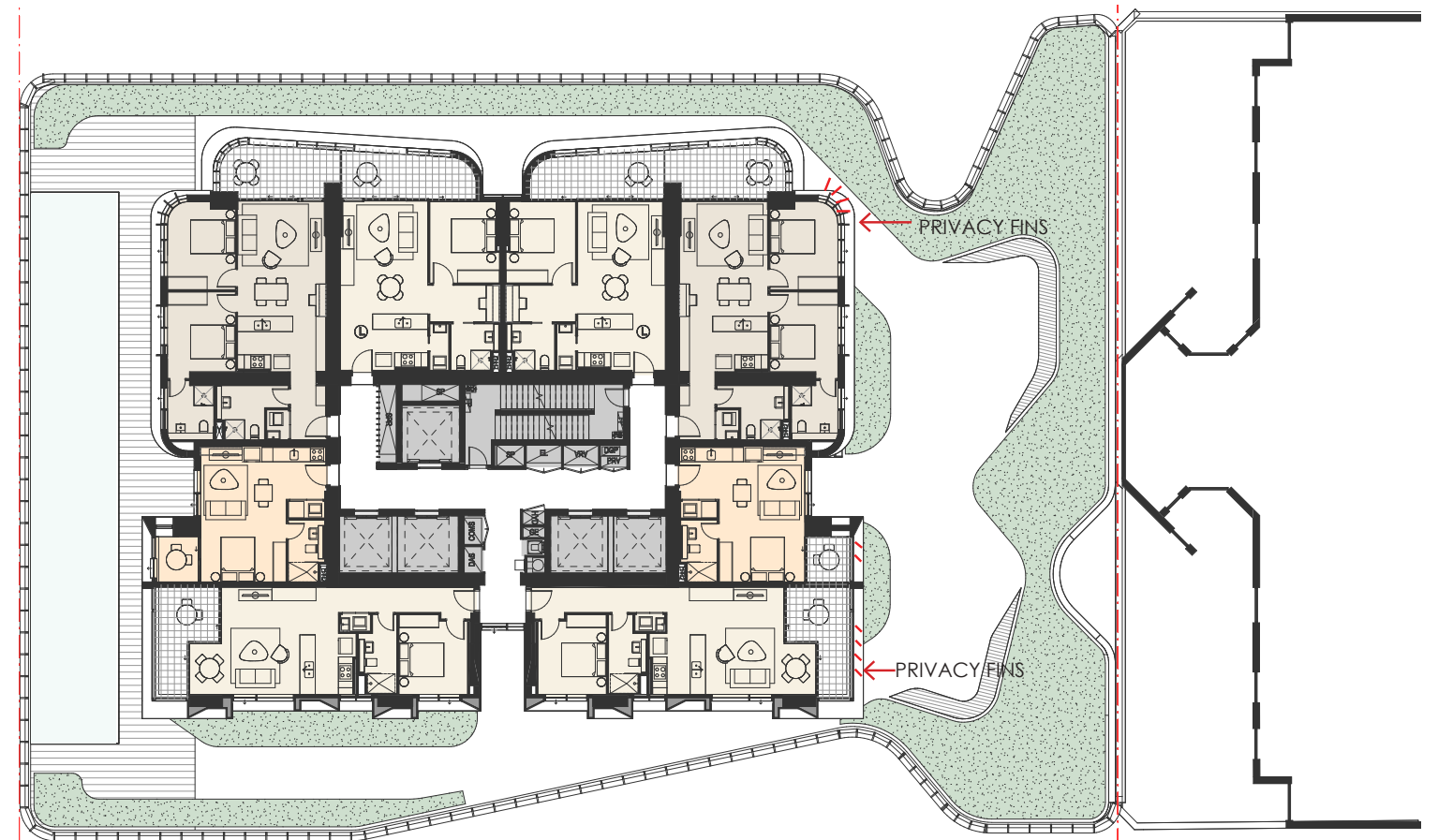
GL04

2.6 - TOWER FACADE - PRIVACY FINS

Privacy fins have been added to respond to the location of windows on 14 Hassall St apartments.



SSDA SCHEME- EAST ELEVATION



SSDA SCHEME- TYPICAL LOWER TOWER PLAN WITH PRIVACY FINS TO THE EAST



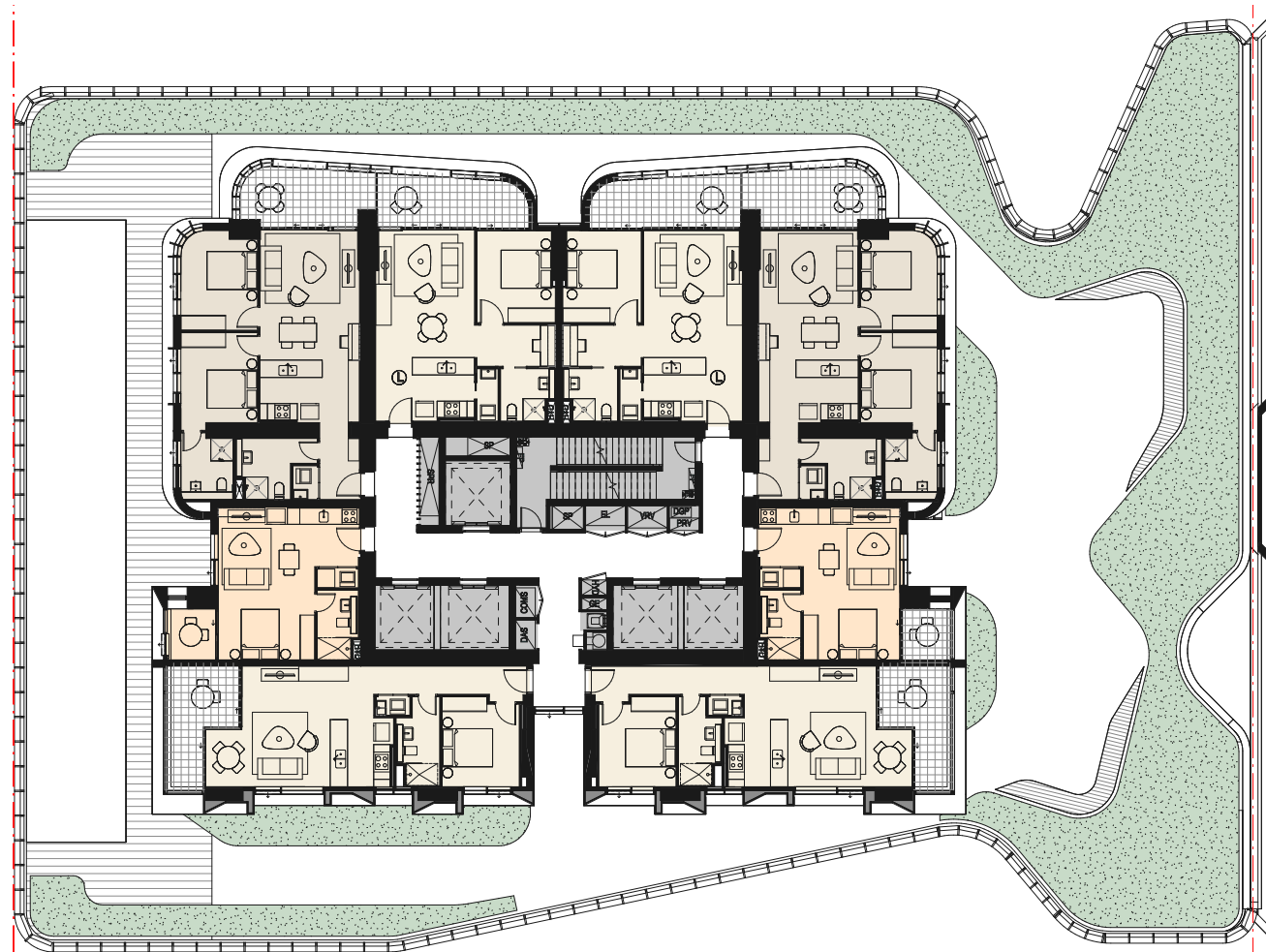
SSDA SCHEME- PERSPECTIVE VIEW OF EASTERN FACADE WITH PRIVACY FINS

2.7 - CURVED FACADES + BALUSTRADE

JURY RECOMMENDATION 5.1: THE JURY WOULD LIKE TO ENSURE THAT ALL PROPOSED CURVILINEAR FINISHES OF THE PODIUM AND TOWER ARE RETAINED.

THE JURY ARE SUPPORTIVE OF THE SUBMITTED NON-COMPLYING SCHEME THAT PROPOSES A WELL-DESIGNED PODIUM THAT IS CONSIDERED AN ACCEPTABLE DEPARTURE FROM THE SITE SPECIFIC DCP.

- The curvilinear forms of the podium and tower expressions have been retained.
- In the podium, the curvilinear form is used to pull people through the site and create dynamic spaces.
- The curved edges of the tower creates the tapering “scar” expression inspired by Parramatta’s remaining scar trees, which are identifiable aboriginal landmarks in Parramatta as referenced in the competition report.
- The 12m northern setback being flexible in the brief allowed the tower to respond better to its context by diverting views away from the Police HQ and outwards towards view vistas once the tower rose above the Police HQ.



SSDA SCHEME TOWER & PODIUM FLOOR PLAN

PERSPECTIVE LOOKING UP FROM NORTHERN COURTYARD



COMPETITION SCHEME



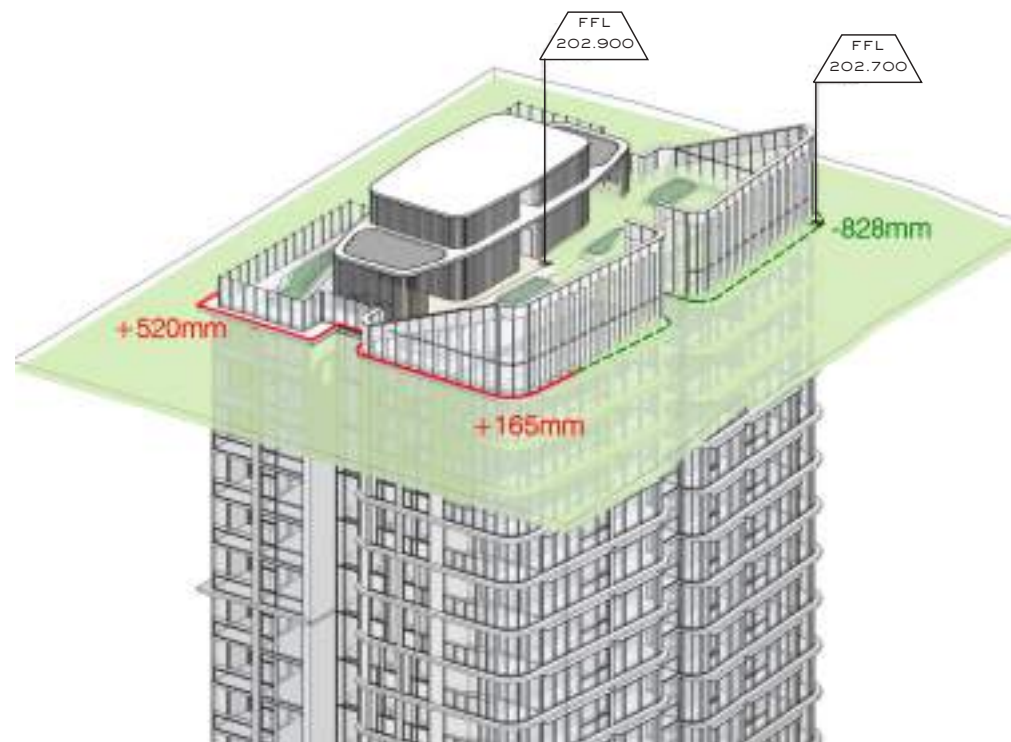
SSDA SCHEME

2.8 - BUILDING HEIGHT

JURY RECOMMENDATION 5.1: THE HEIGHT OF THE BUILDING IS TO COMPLY WITH THE MAXIMUM PERMITTED HEIGHT UNDER THE DRAFT LEP. ANY ARCHITECTURAL ROOF FEATURE MUST STRICTLY COMPLY WITH THE DEFINITION IN THE PARRAMATTA LEP.

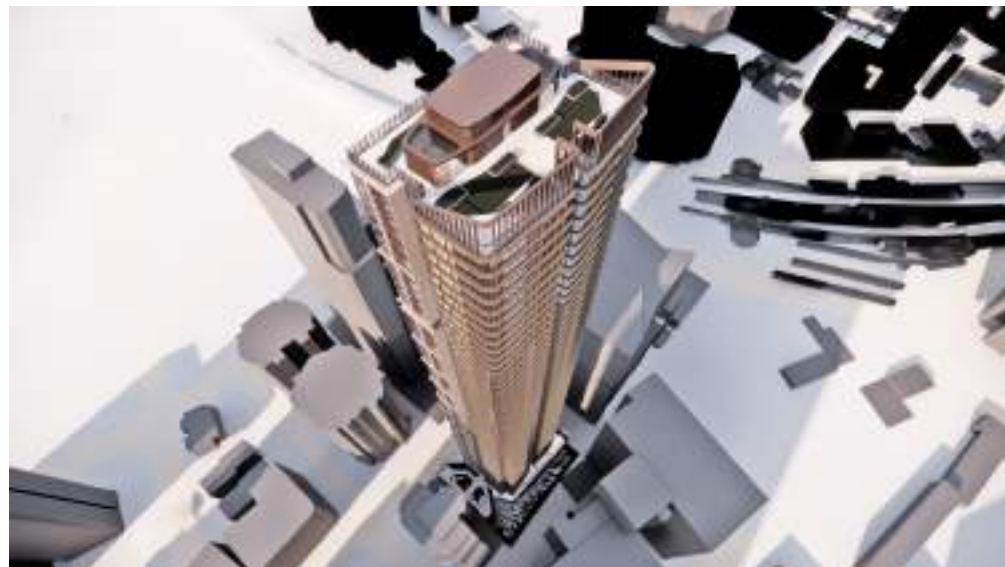
Areas enclosed by and including the perimeter rooftop screening are considered to be an 'architectural roof feature'.

BUILDING HEIGHT PLANE APPLIED TO TOWER

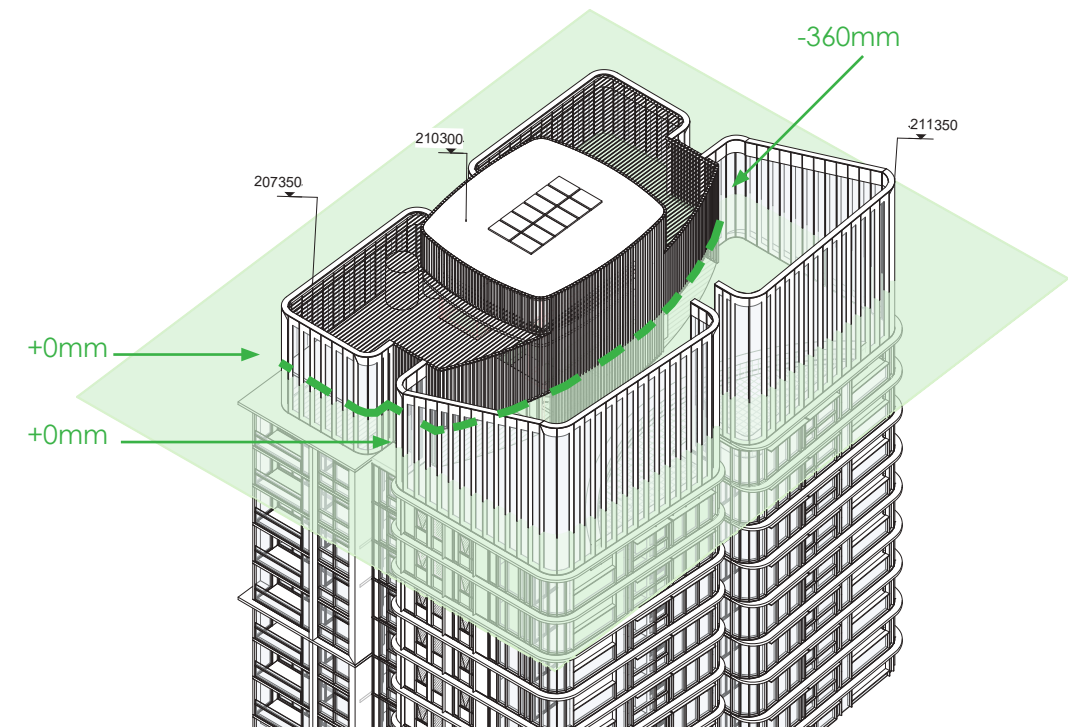


COMPETITION SCHEME

192M OFFSET FROM EXISTING GROUND LEVEL - NORTH EAST VIEW

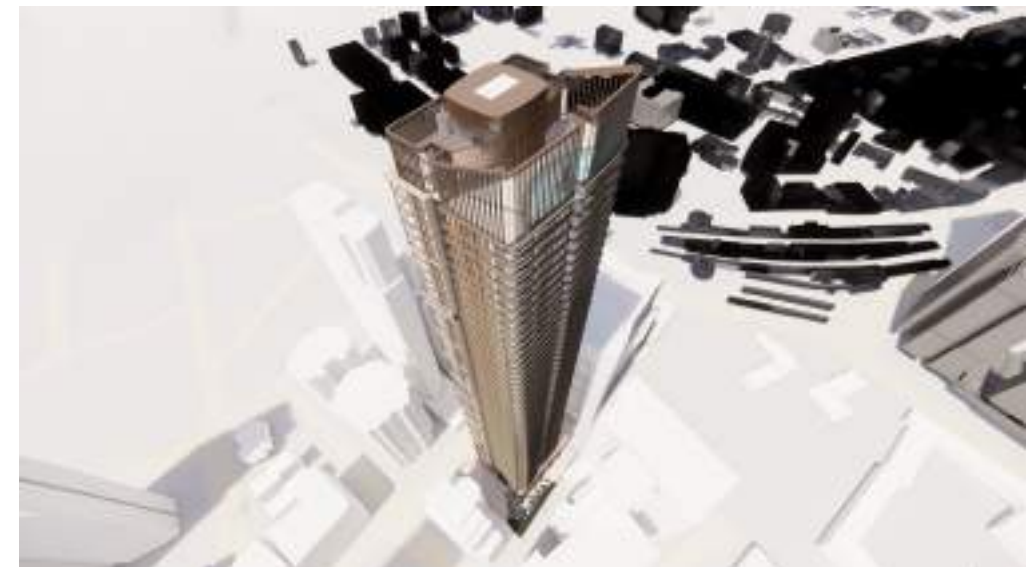


COMPETITION SCHEME BIRD'S EYE VIEW



SSDA SCHEME

192M OFFSET FROM EXISTING GROUND LEVEL - NORTH EAST VIEW



SSDA SCHEME BIRD'S EYE VIEW

2.9 - WIND IMPACTS

JURY RECOMMENDATION 5.1: PTW ARCHITECTS ARE TO LIAISE WITH THE WIND CONSULTANT TO ADDRESS THE POTENTIAL VENTURI EFFECT OF THE GROUND LEVEL LINK TO THE REAR COURTYARD. ANY DESIGN SOLUTION MUST ENSURE THE SOUTHERN FORECOURT REMAINS OPEN TO THE SKY.

A detailed investigation into the wind environment impact of the proposal was undertaken by Windtech Consultants. Testing was performed at Windtech's boundary layer wind tunnel facility.

The results of the study indicated the wind conditions for the majority of trafficable locations within and around the proposed development will be suitable for their intended uses. Only two areas did not initially satisfy the target comfort criteria, and the following wind mitigation measures were introduced and tested.

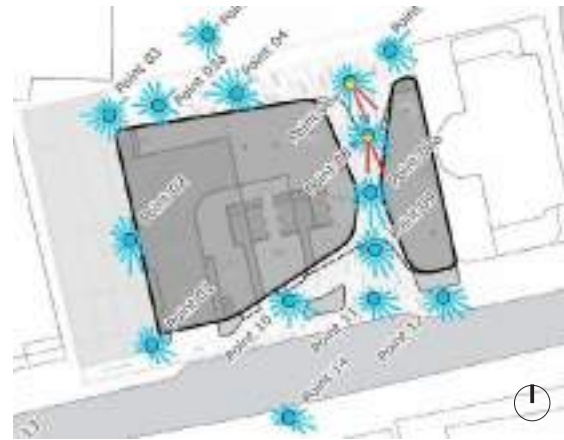
- Inclusion of a wind scoop (secondary art piece to be attached to the underside of the designed wind scoop), suspended 1.3m from the breezeway soffit and extending the entire length of the breezeway area. The wind scoop was modelled at approximately 30% porosity.
- Inclusion of dense, evergreen shrub planting to the Level 04 communal terrace planter boxes. The height of the planting was modelled at approximately 1 to 1.5m in height

These treatments to the final design, it is expected that wind conditions for all outdoor trafficable areas within and around the development will be suitable for their intended uses. As required by the jury, the southern forecourt remains open to the sky.

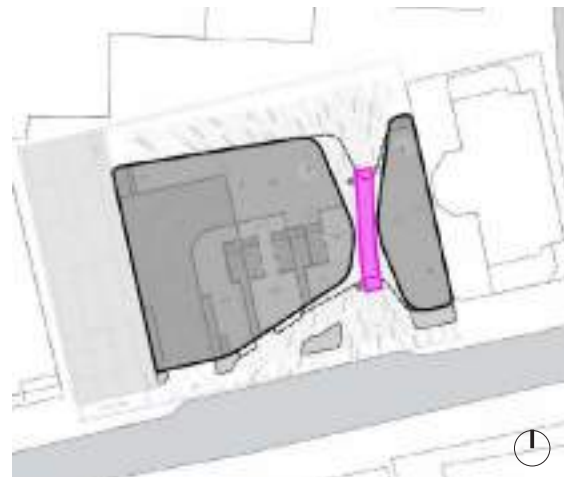


Photograph of the Wind Tunnel Model (view from the north-east)

WIND CONDITIONS FOR OUTDOOR TRAFFICABLE AREAS:

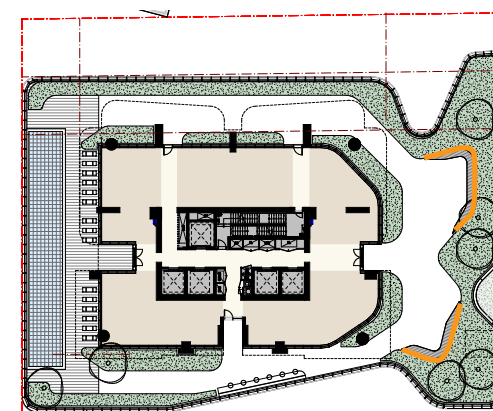


Wind Impact on Podium Link (Ground Level)

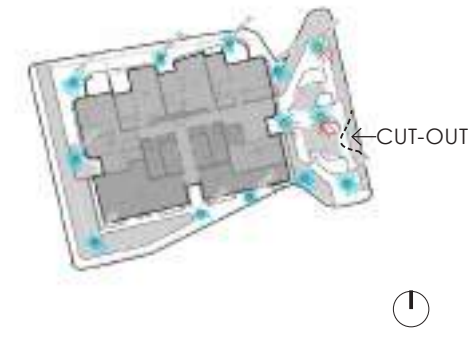


BREEZEWAY HANGING WIND SCOOP. STRUCTURE TO BE UP TO 30% POROUS.

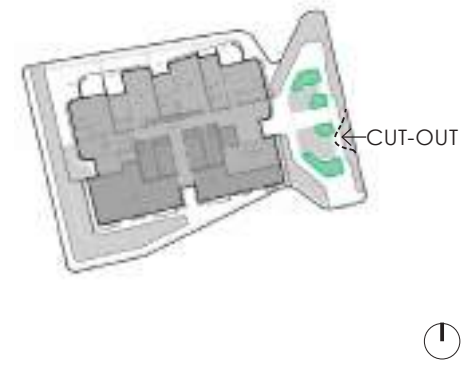
Treatments Tested for Ground Level



1.5M ABOVE GROUND POROUS SCREEN
VERTICAL SLATS 25% POROSITY

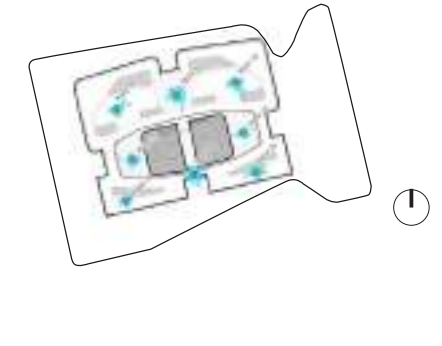


Wind Impact on Podium Open Space (Level 4)



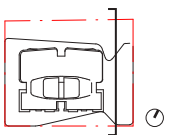
DENSE, EVERGREEN SHRUB PLANTING

Treatments Tested for Open Space at Level 4



Wind Impact on Rooftop Open Space (Level 61)

WIND SPEED MAGNITUDE FROM DIRECTIONS
 EXCEEDING CRITERIA
 WIND SPEED MAGNITUDE FROM DIRECTIONS
 SATISFYING CRITERIA
 PASSING SAFETY LIMIT AND COMFORT CRITERIA
 FAILING SAFETY LIMIT
 FAILING COMFORT CRITERIA
 FAILING SAFETY LIMIT AND COMFORT CRITERIA



2.10 - DRIVEWAY TREATMENT

JURY RECOMMENDATION 5.1: PTW ARCHITECTS SHALL ENSURE PARTICULAR ATTENTION IS GIVEN TO THE MATERIALS AND FINISHES OF THE DRIVEWAY ENTRANCE TO ENSURE IT IS OF A HIGH QUALITY FINISH THAT INTEGRATES WITH THE MATERIALS OF THE BUILDING. THE ADJACENT WSU INNOVATION HUB PROVIDES A HIGH QUALITY PRECEDENT THAT ILLUSTRATES THE STANDARD THAT IS EXPECTED.

The light sandy brick and bronze metal expression of the podium is continued in the driveway entrance up to the roller shutter door, ensuring a harmonious integration with the materiality of the building.

PTW propose to align the frontage with the adjacent WSU Innovation Hub and match the use of pavers. The City of Parramatta concrete paver is extended from the public domain into the driveway entrance completing a high quality finish to the area. 3D Views illustrates the nature of finishes of the driveway.

PODIUM FINISHES

BRICK FINISHES



BR01 Chillingham White (Stretcher Bond)



BR02 Chillingham White (Soldier Course)

POWDERCOAT FINISHES



PC02 Dulux Electro Natural Bronze

PAVING FINISHES

FOOTPATH



City Of Parramatta PDG Paving:
300x300x60mm - Shotblast

VEHICLE CROSSING

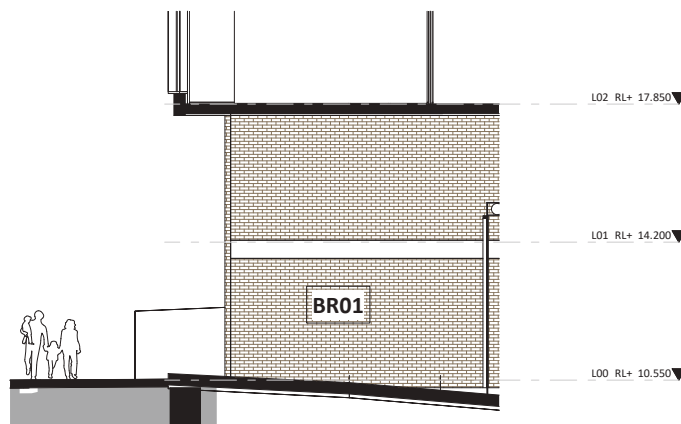


City Of Parramatta PDG Paving:
150x150x60mm - Honed

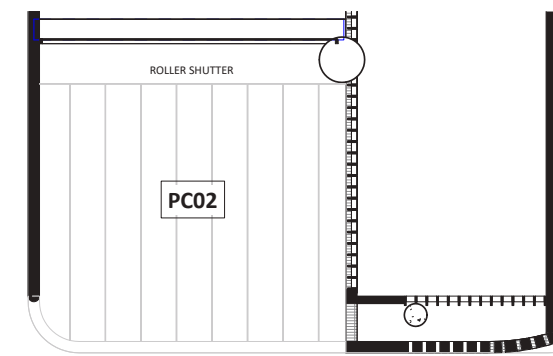
MATERIALS AND FINISHES OF THE DRIVEWAY ENTRANCE:



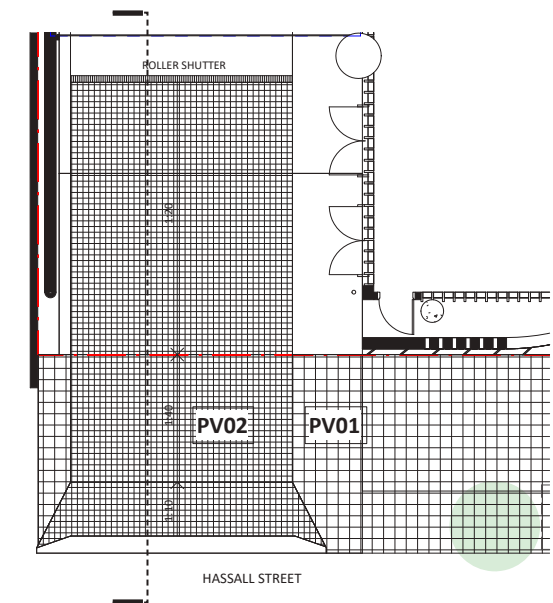
SSDA SCHEME 3D VIEW OF DRIVEWAY ENTRANCE



SSDA SCHEME SECTION



SSDA SCHEME PART REFLECTED CEILING PLAN

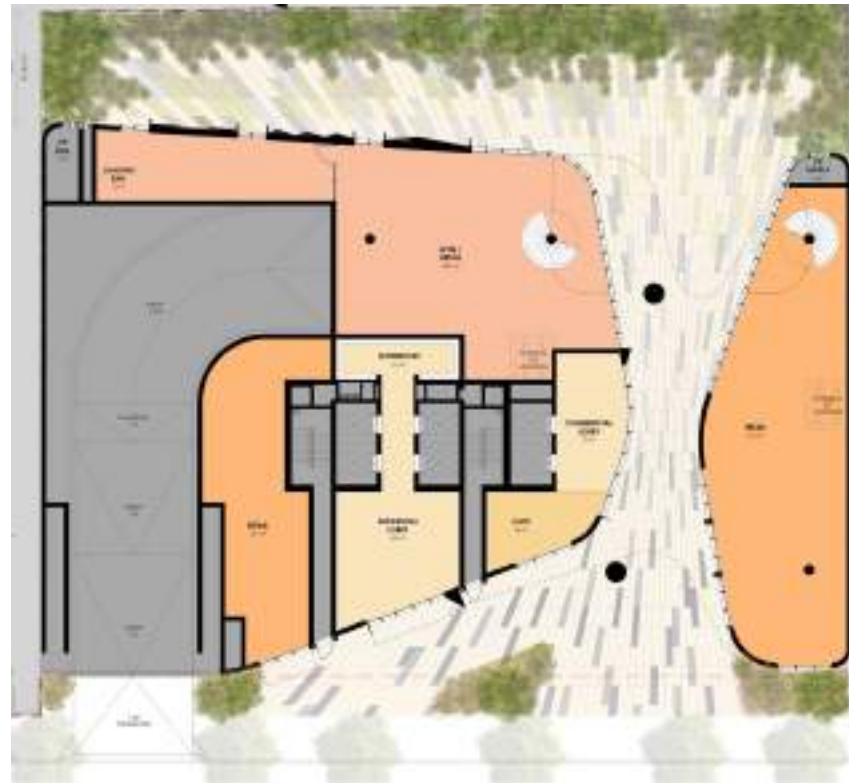


SSDA SCHEME PART FLOOR PLAN

2.11 - LANDSCAPING

JURY RECOMMENDATION 5.1: PTW ARCHITECTS ARE TO EXPLORE THE OPPORTUNITY FOR A 'FEATURE TREE' WITHIN THE HASSALL STREET SETBACK HELD BY THE CURVILINEAR FORM OF THE BUILDING.

COMPETITION SCHEME



SSDA SCHEME



The feature tree - Kurragong (Brachion populneus) welcomes people to site and signifies a meeting place. Seating is built-in around the planter.

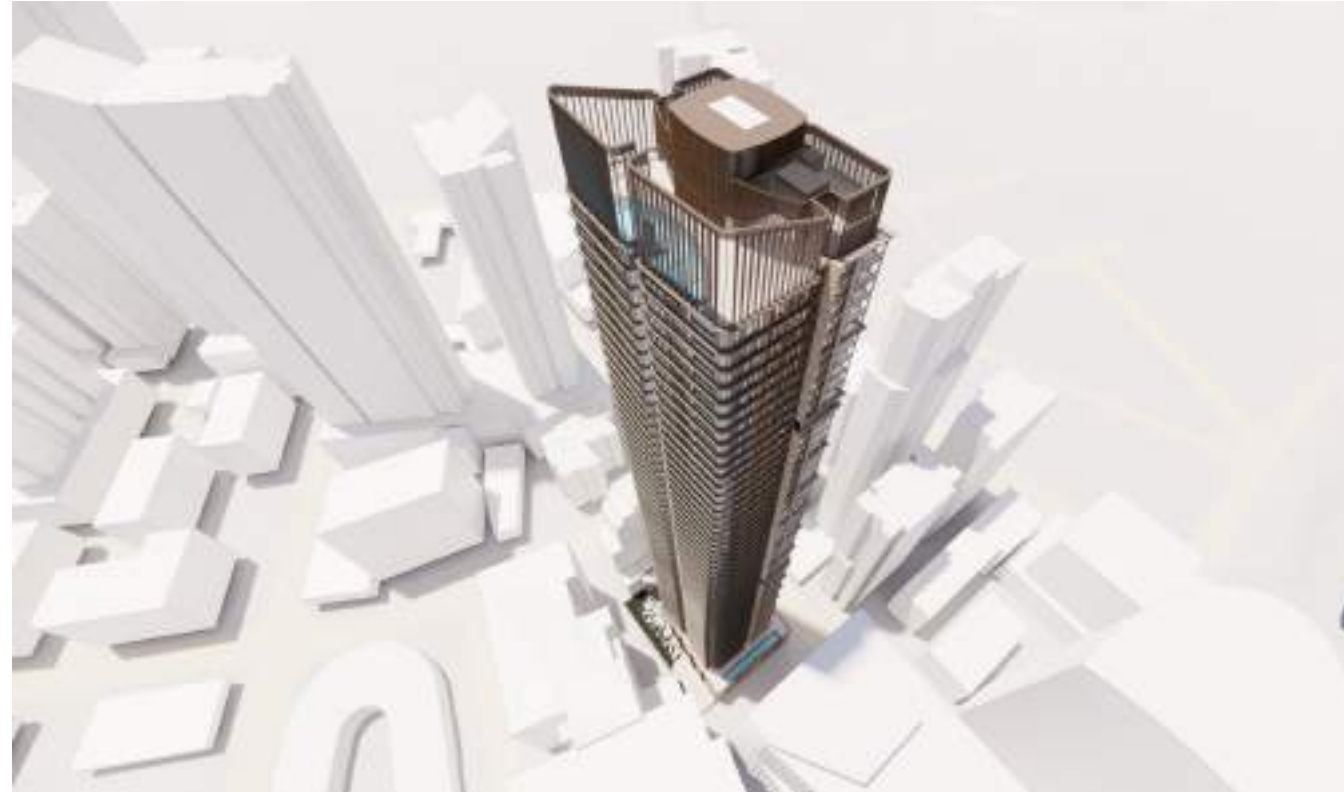


2.12 - HEAT REJECTION

JURY RECOMMENDATION 5.1: THE JURY RECOMMEND THAT ALL HEAT REJECTION IS CONTAINED IS NOT LOCATED ON PRIVATE BALCONIES. HEAT REJECTION UNITS SHOULD BE CONSOLIDATED IN CENTRALISED 'CONDENSER FARMS' THAT ARE INTEGRATED INTO THE EXTERNAL FAÇADE OF THE TOWER.

The heating strategy shifted from a traditional air-cooled method to a more sustainable VRV system which is now located on the roof. In the competition submission it was located across 3 levels throughout the tower. The 4 VRV units are located on the roof over the rooftop amenities. These are enclosed within the architectural roof feature with louvred façades. It is raised above L60, allowing L60 to be fully utilised as an amenities level.

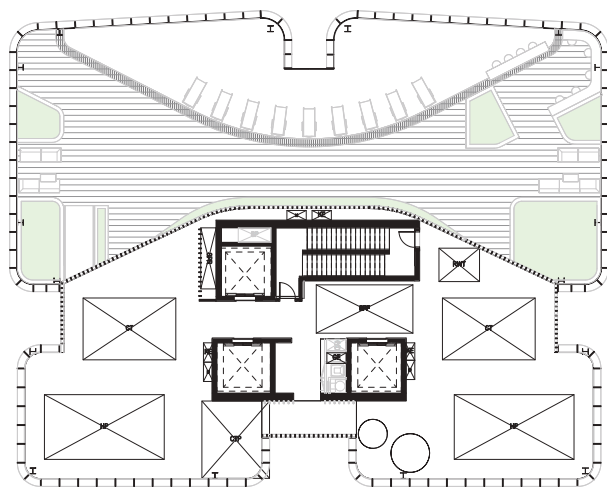
Three lifts serve the rooftop amenities level with the lift motor rooms.



SSDA - BIRD'S EYE VIEW OF ROOF ENCLOSURE



SSDA - NORTHERN VIEW OF ROOF ENCLOSURE



SSDA - PLANT ROOM LEVEL 61

2.13 - ENVIRONMENTALLY SUSTAINABLE DESIGN

Green Star :

The proposed scheme is designed to achieve 5 Star Green Star under the new tool Green Star Buildings.

The proposed scheme can be considered as an Innovation Challenge by the incorporation of PTW's Reconciliation Action Plan (via an Indigenous Site Analysis in the early design stage) , and by the proposed provision of First Nation Public Art.

Sustainability targets:

- NCC 2019 - Section, Energy Efficiency Compliance
- 4.5 Star NABERS office Energy (Base Building) rating
- 10 point increase above the minimum Energy and Water BASIX targets

Urban Heat Island Effect :

- The proposed scheme also aims to reduce and remove heat from the urban environment through light-coloured solid facade surfaces, and where we have reflective fenestration, slabs have been projected 450mm out at northern and western surfaces.
- Climate-resilient and indigenous plants and vegetation, additional street trees at public domain.

Sustainability Initiatives already incorporated :

- The apartments have appropriate depth to avoid heat gain.
- Majority of the north-facing apartments have balconies in front of living rooms.
- Apartments with dual aspects are maximised to improve cross ventilation and thermal comfort
- South-facing solid façades have been maximised.
- Passive design has been promoted

Sustainability Initiatives that can be explored at the next stage:

- 100% Electric design to residential areas, offset to be carbon neutral in operation. Gas to be used in retail is to be offset by the purchase of carbon credits.
- Smart meters in each apartment.
- Policy and amenity in line with WELL. Clean air, clean water, healthy spaces, good living.
- Circadian lighting
- Supply of FF&E and materials in line with Green Star
- Policy and amenity in line with WELL.

SUSTAINABLE STRATEGIES



RENEWABLE ENERGY
ROOFTOP SOLAR PANEL AND INTEGRATION



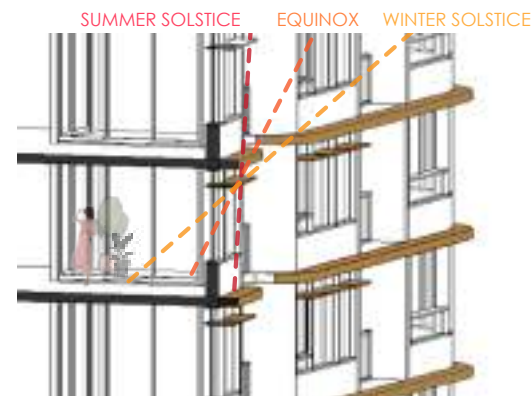
WASTE WATER AND LITTER
PROPOSED SECOND PIPE FOR FUTURE NON-POTABLE WATER SUPPLY



NATURAL VENTILATION
NATURALLY VENTILATED FAÇADES & HIGH LEVEL OF CROSS VENTILATION. WINDOWS ON BALCONIES THAT CAN OPEN ENOUGH TO ALLOW FOR REAL AIR MOVEMENT



URBAN HEAT ISLAND
MINIMISED VIA REDUCTION IN HARD LANDSCAPING, INCORPORATION OF LIGHT COLOURS, MAXIMISING VEGETATION AND WATER BODIES



NORTH FACING FAÇADE SOLAR PROTECTION



ENERGY AND CARBON
INDUCTION COOK-TOP
GOOD QUALITY OF NATURAL LIGHTING



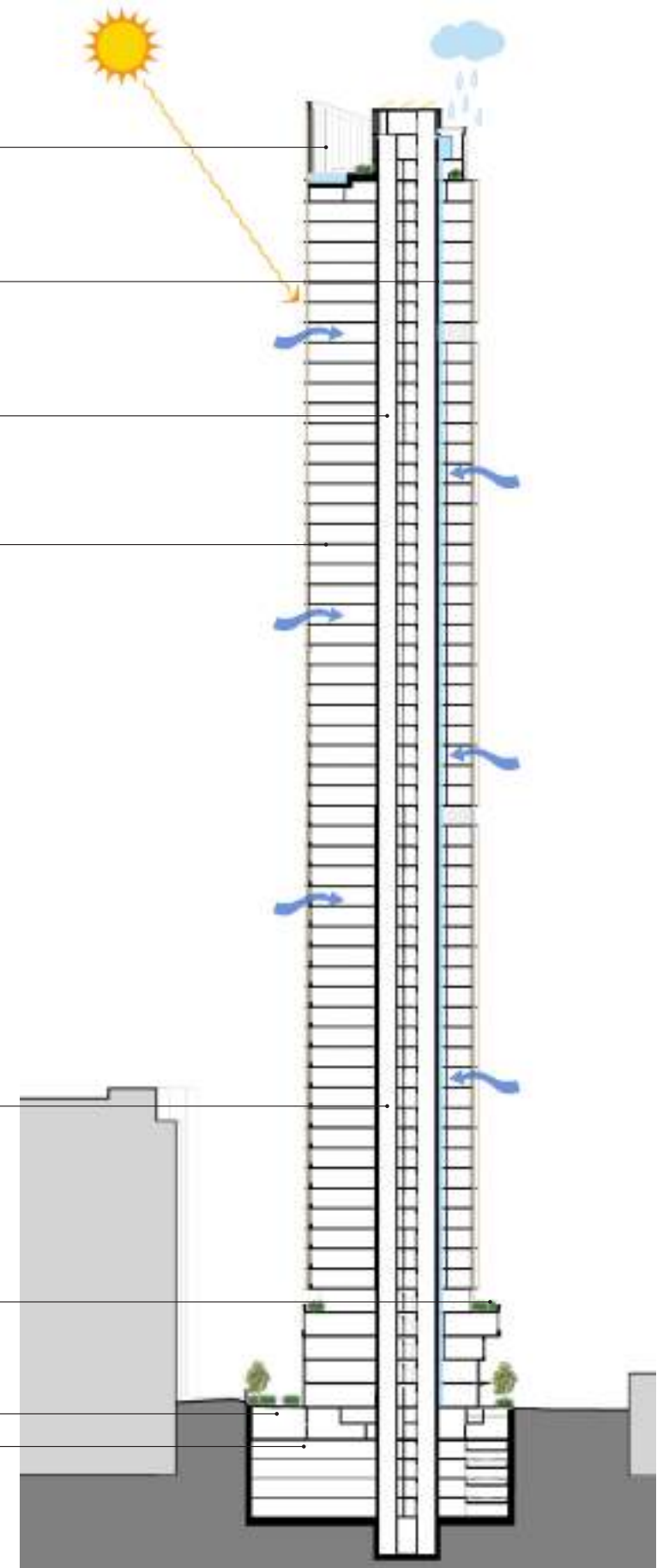
COMPOSTING



SUSTAINABLE TRANSPORT
BICYCLE PARKING: 1 PER 2 DWELLING FOR RESIDENTS, 1 PER 10 DWELLINGS FOR VISITORS.



ADAPTIVE FUTURE
ELECTRICAL VEHICLE PARKING STATION



^c
RESIDENTS' AMENITIES

3.1 – RESIDENTIAL AMENITIES SUMMARY

- Although the number of apartments has increased, the number of bedrooms has in fact decreased.
- Communal areas have simultaneously increased, resulting in a significant increase of amenity per apartment, and an even greater increase per bedroom.

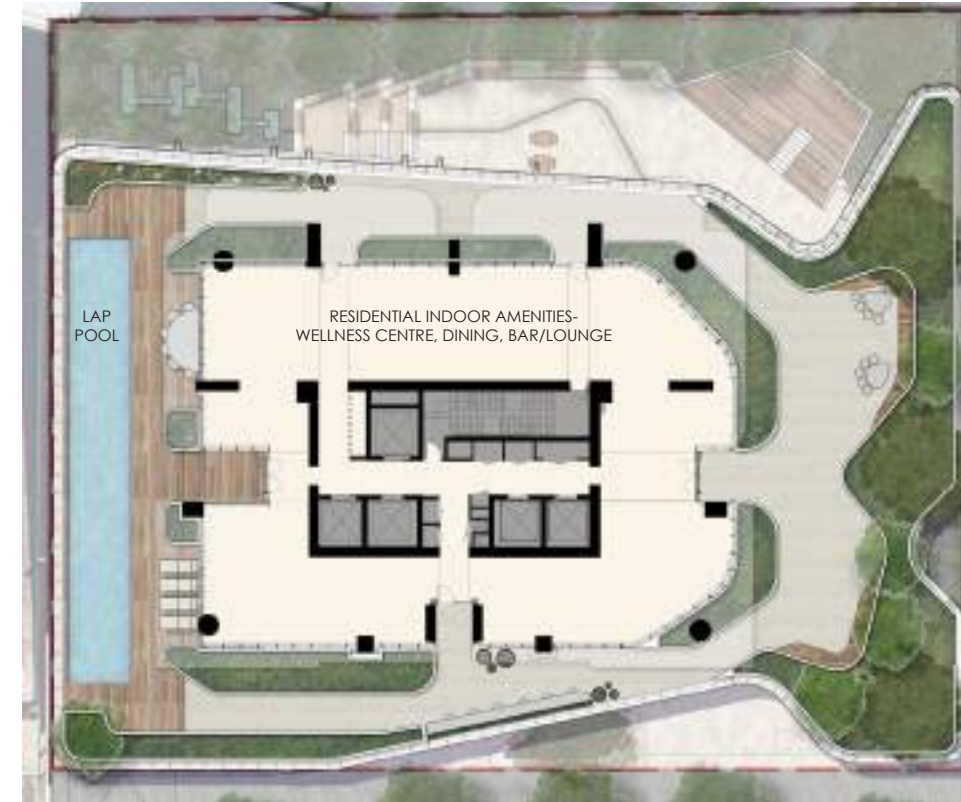
COMPETITION DESIGN: 325 APARTMENTS						
	INDOOR COMMUNAL AREA	OUTDOOR COMMUNAL AREA	TOTAL NO. OF UNITS	m ² OF AMENITIES/UNIT	TOTAL NO. OF BEDS	m ² OF AMENITIES/BED
PODIUM L4	37m ² (Community Room)	303m ²				
ROOFTOP (L61)		554m ²				
TOTAL COMMUNAL AREA	37m ²	857m ²				
	TOTAL 894m ²		325	2.75m ² /unit	1B x 48= 48 2B x 244= 488 3B x 33= 99 Total: 635 beds	1.41m ² /bed

STATE SIGNIFICANT DEVELOPMENT APPLICATION: 391 APARTMENTS						
	INDOOR COMMUNAL AREA	OUTDOOR COMMUNAL AREA	TOTAL NO. OF UNITS	m ² OF AMENITIES/UNIT	TOTAL NO. OF BEDS	m ² OF AMENITIES/BED
PODIUM L4	408m ²	971m ²				
ROOFTOP (L60)		562m ²				
TOTAL COMMUNAL AREA	408m ²	1,533m ²				
	TOTAL 1,941m ²		391	4.96m ² /unit	STUDIO x 97 = 97 1B x 116= 116 2B x 158= 316 3B x 20= 60 Total: 589 beds	3.3m ² /bed

3.2 - LEVEL 4 PODIUM AMENITIES



COMPETITION SCHEME

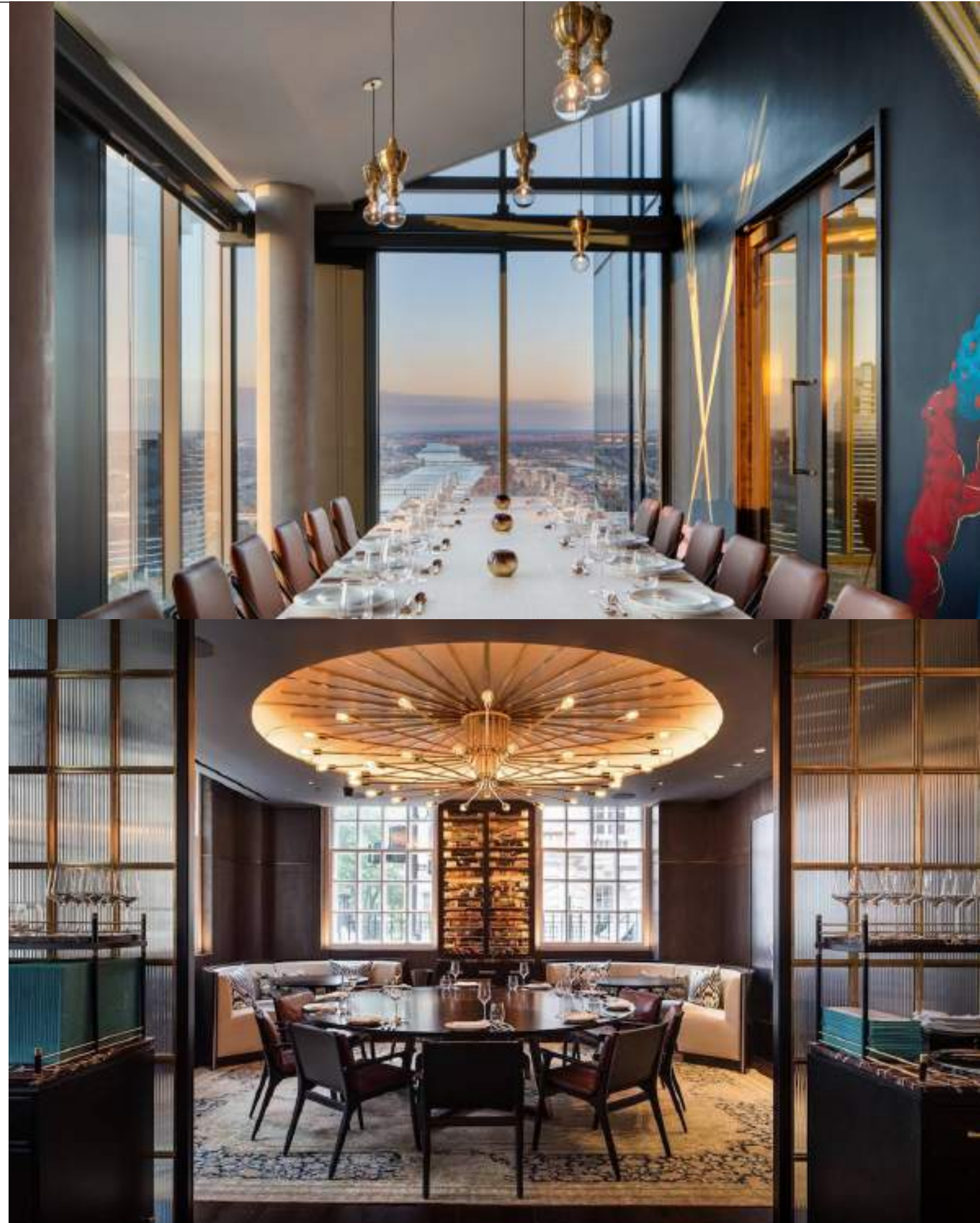


SSDA SCHEME



PODIUM AMENITY

FLEXIBLE PRIVATE DINING ROOM ALLOWS YOU TO MEET,
ORGANISE OR ENTERTAIN, IN THE COMFORT OF YOUR OWN
BUILDING.



3.3 - LEVEL ROOFTOP AMENITIES



COMPETITION SCHEME



SSDA SCHEME



COMPETITION SCHEME



SSDA SCHEME



SSDA SCHEME (INDICATIVE MOOD IMAGE)

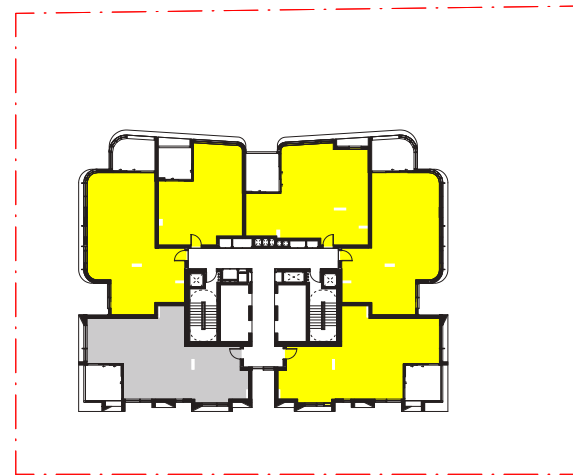


ROOFTOP POOL & ENTERTAINMENT

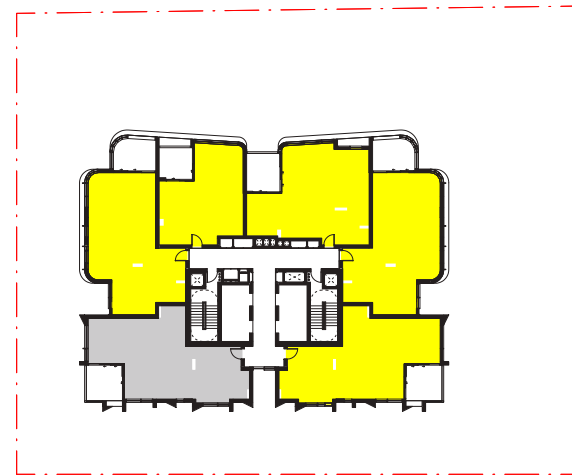
TAKE IN THE SURROUNDING ELEVATED VIEWS OF THE PRECINCT
ACCOMPANIED WITH FRIENDS, THERE IS NO BETTER WAY TO
SPEND YOUR DOWNTIME.



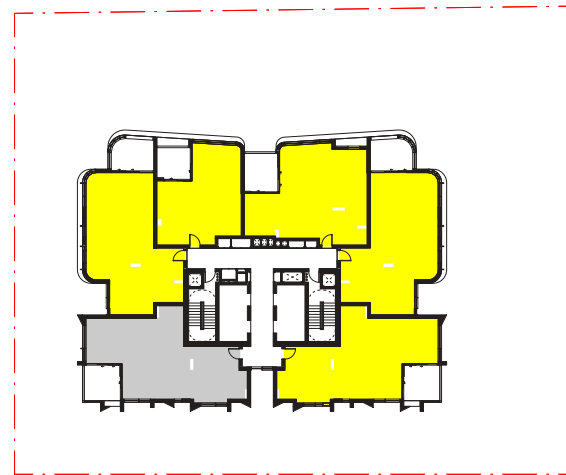
3.4 - COMPETITION SCHEME SOLAR DIAGRAM



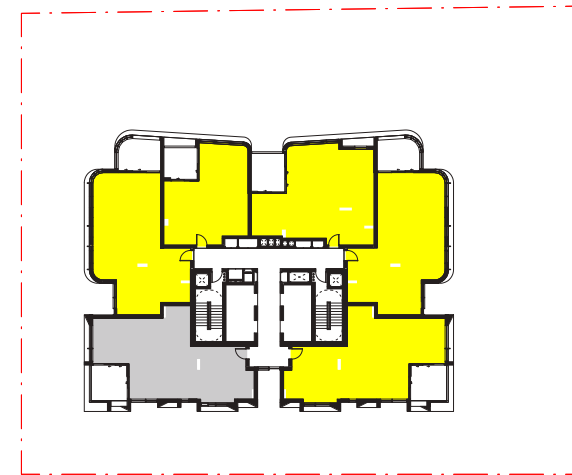
L16



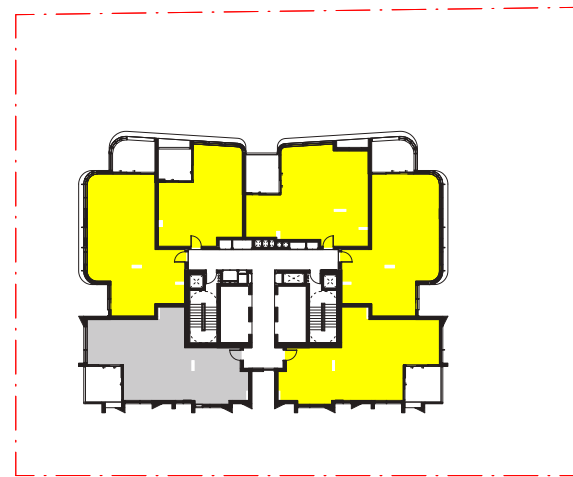
L17



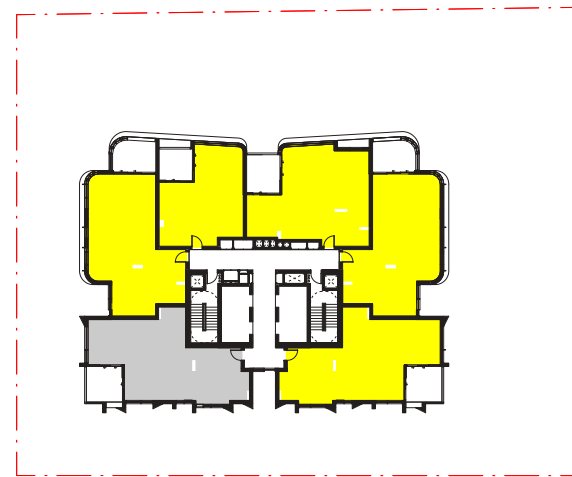
L18



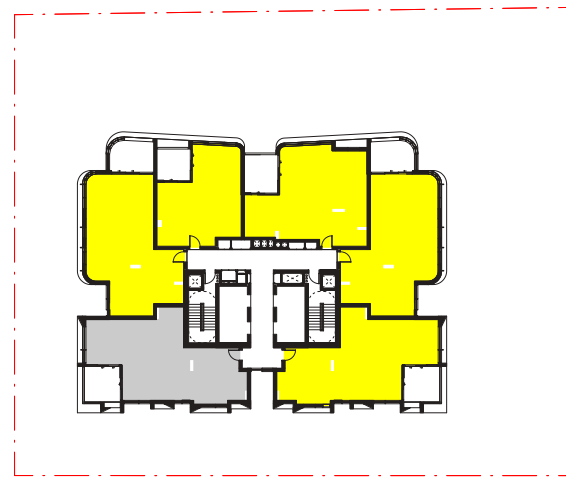
L19



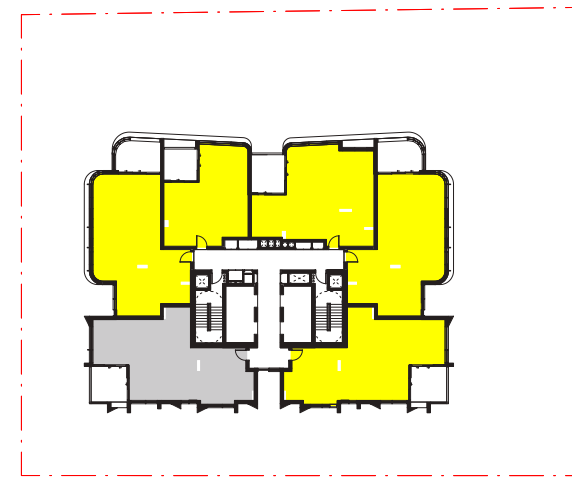
L20



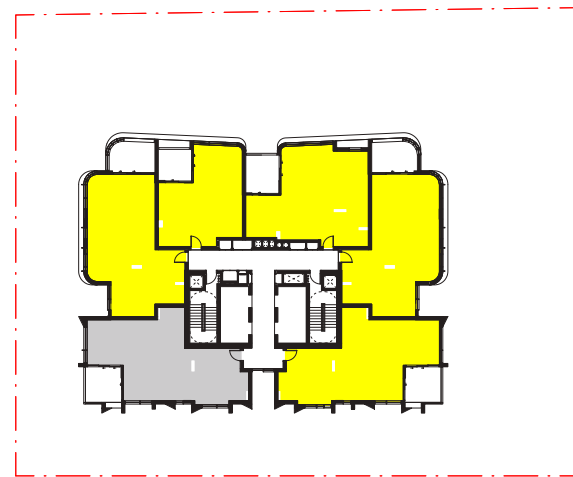
L21



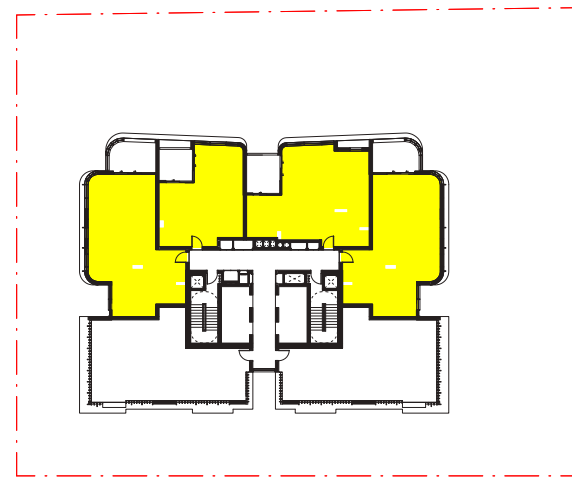
L22



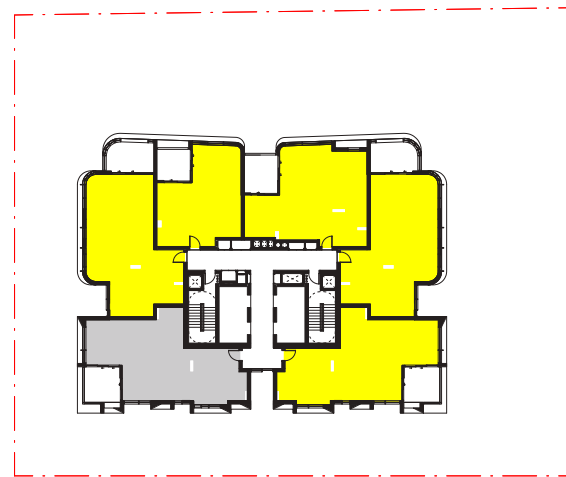
L23



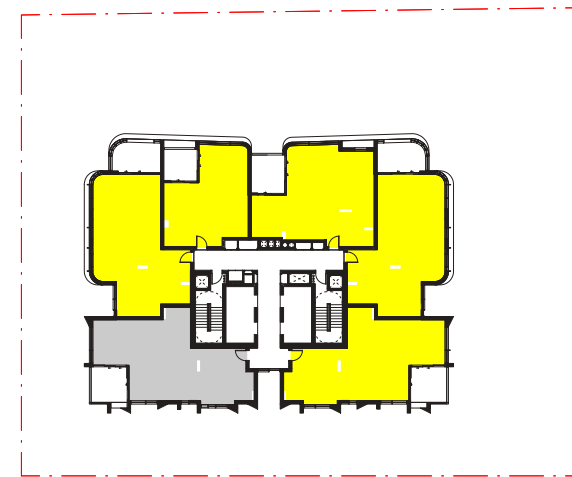
L24



L25



L26



L27

In the average SSDA typical tower level, only the south-western corner apartment received less than 2hrs of solar access. Of 6 apartments, that means 83.3% solar access was achieved on the typical levels.

Lower floors fared less well due to overshadowing from buildings to the immediate north.

3.4 - SSDA SCHEME SOLAR DIAGRAM



In the average typical SSDA tower levels, two south-western corner apartments are now affected, receiving less than 2hrs of solar access between 9 and 3 in midwinter.

Of 8 apartments, that means 75% solar access is still achieved on a typical level.

To enhance this typical floor yield (and to counteract the lower levels being overshadowed), we have introduced a winter-garden to some 24 south-western studio apartments (levels 15 - 38). If we count these studios from 8 to 4pm, then 87.5% solar access is achieved on a typical level.

3.4 - SOLAR ACCESS SUMMARY

COMPETITION DESIGN: 9AM TO 3PM (325 APARTMENTS)			
SOLAR ACCESS	NUMBER OF APARTMENTS	% OF APARTMENTS	TARGET
0 HRS	26	8%	MAX 15%
< 2HRS	63	19%	
>2HRS	236	73%	MIN 70%

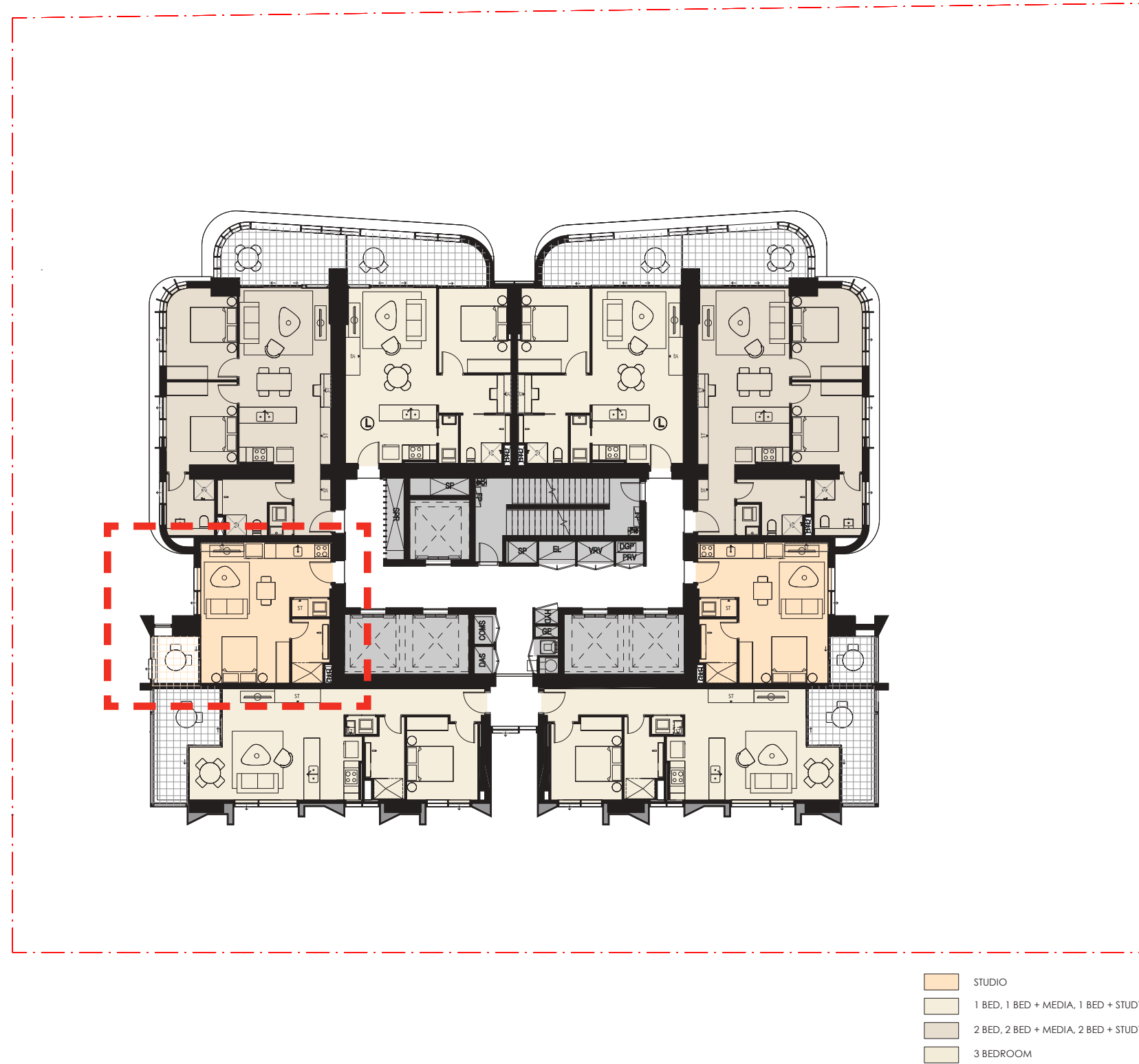
STATE SIGNIFICANT DEVELOPMENT APPLICATION: 9AM TO 3PM (391 APARTMENTS)			
SOLAR ACCESS	NUMBER OF APARTMENTS	% OF APARTMENTS	TARGET
0 HRS	33	8%	MAX 15%
< 2HRS	94	24%	
>2HRS	264	68%	MIN 70%

STATE SIGNIFICANT DEVELOPMENT APPLICATION: 8AM TO 4PM (391 APARTMENTS)			
SOLAR ACCESS	NUMBER OF APARTMENTS	% OF APARTMENTS	TARGET
0 HRS	33	8%	MAX 15%
< 2HRS	70	18%	
>2HRS	288	74%	MIN 70%

(24 APARTMENTS HAVE A WINTERGARDEN TO ACHIEVE> 2HRS SOLAR ACCESS, LEVELS 15-38)

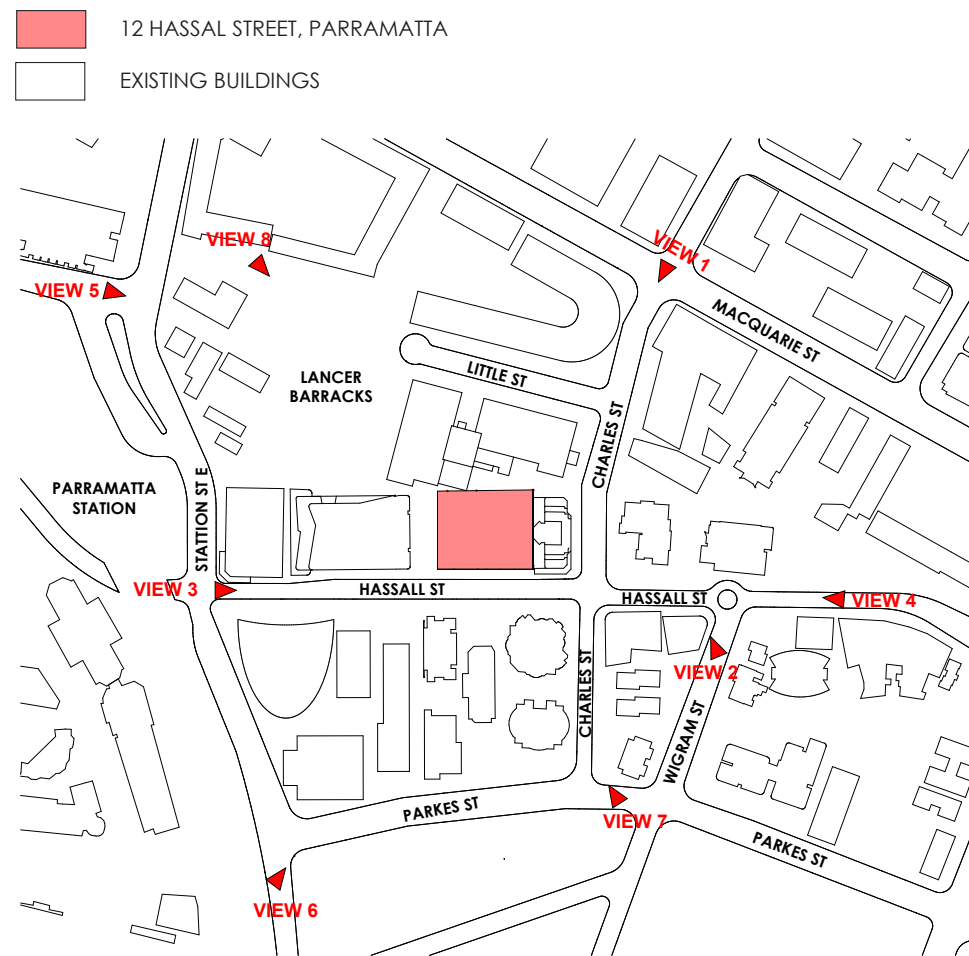
Note that the Competition and the SSDA designs both have only 8% zero solar access apartments. This we always feel is the most important metric, as the target maximum is 15%, and we are well under that figure.

3.4 - STUDIO WITH WINTER GARDEN



D
VIEW ANALYSIS

4.1 - VIEW ANALYSIS



The tall and elegant tower rises above the neighbouring buildings, reflecting the city centre and nearby Parramatta River. With a height of 61 storeys, 12 Hassall Street is characterised by a podium + tower typology. It comprises of a four storey street wall (podium) and a residential tower setback above.

The tower form is articulated into four quadrants with deep central indentations on all facades. The south facade consists of a strong weave like cladding with a vertical emphasis and an ochre colour scheme. The north facade is characterised by dominant horizontal elements, a uniform colour palette and a subtle transition from base to apex.

The lower podium levels have been designed to maximise street activation and encourage pedestrian activity. Visible from many key locations around the city, the tower rises with calmness and serenity.



VIEW 1: SOUTH WEST FROM CHARLES ST

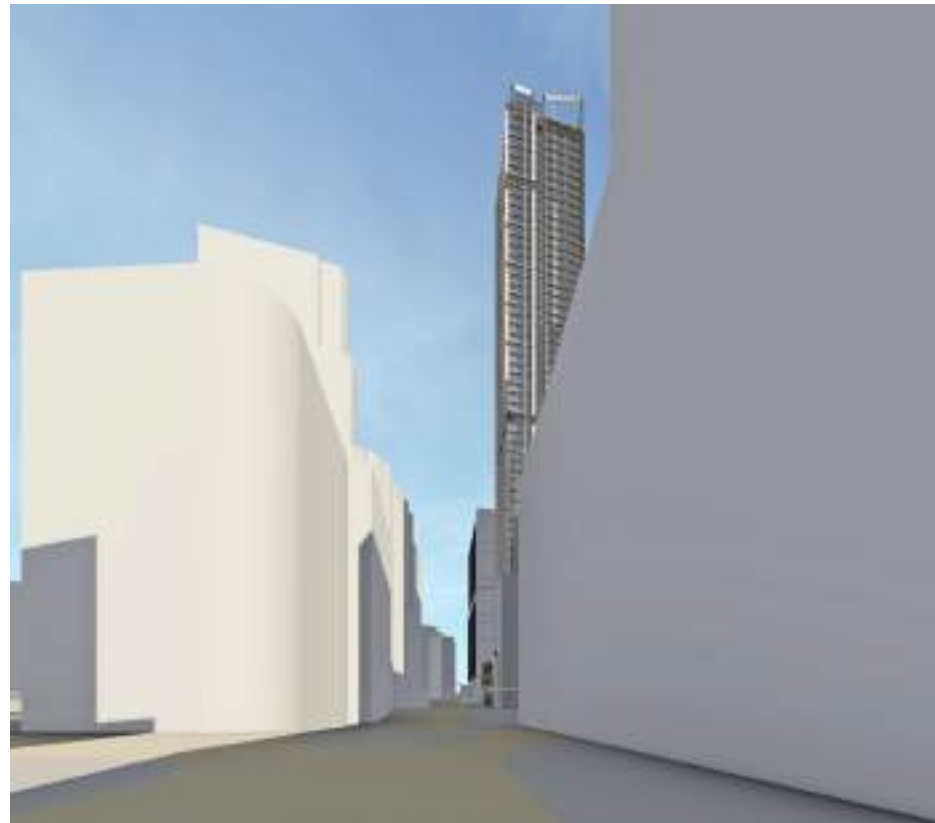


VIEW 2: SOUTH EAST FROM WIGRAM ST

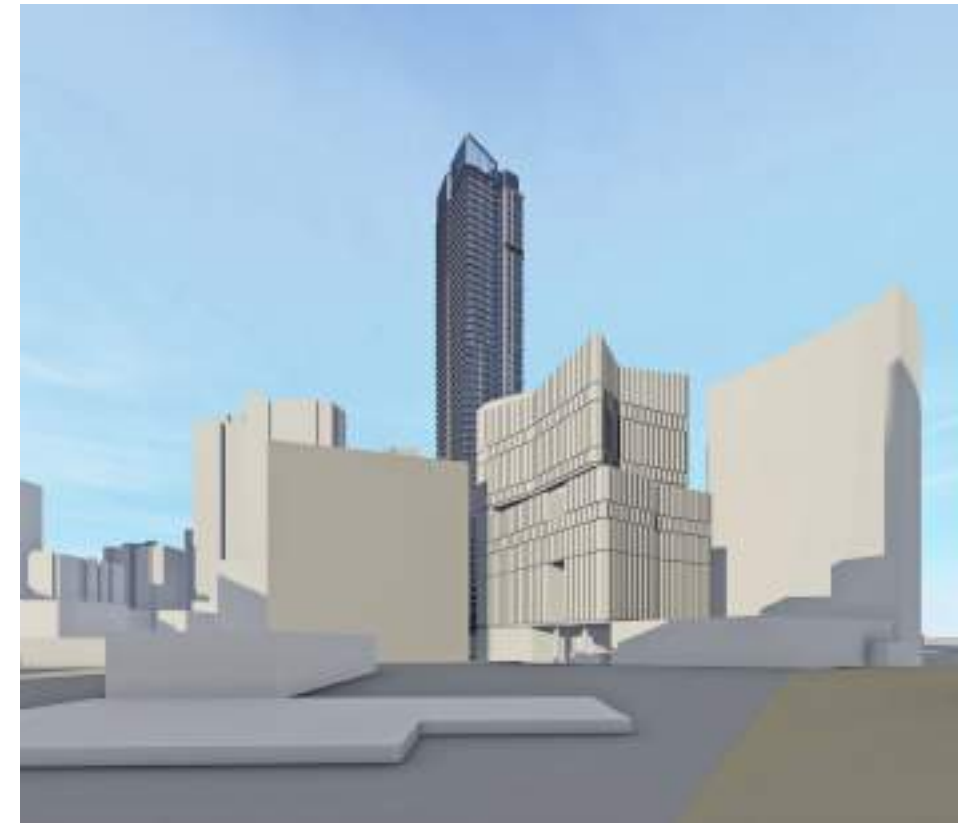
4.1 - VIEW ANALYSIS



VIEW 3: LOOKING EAST ALONG HASSALL ST



VIEW 4: LOOKING WEST ALONG HASSALL ST



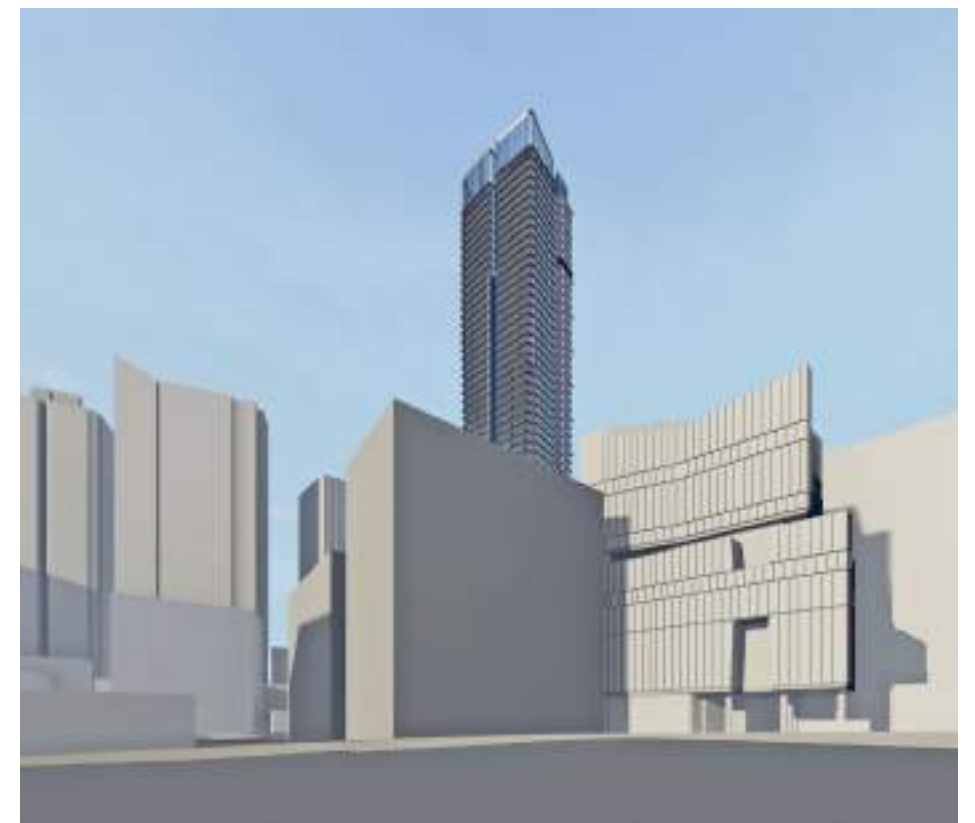
VIEW 5: LOOKING EAST FROM STATION ST E



VIEW 6: LOOKING NORTH EAST FROM STATION ST E



VIEW 7: LOOKING NORTH EAST FROM PARKES ST



VIEW 8: LOOKING FROM BARRACK PLACE

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