

# 02

# Comparison to Approved Design : NW Plot Built Form & Design Description - Atrium Shape + Passenger Lift Shaft

## 2.05 Atrium Shape and Passenger Lift Shaft

In the process of working with the potential tenants on the workplace strategy, the atrium edges and staggering of the shorter and longer atrium articulation has been further developed and amended. In order to reflect the curved design of the Eastern façade, the atrium edges have also been curved. To activate the atrium further, the 4 lifts that were previously enclosed have now been exposed in an open shaft. By doing this, it was possible to convert all lifts into glass lift cars, creating greater animation and activation between floor levels for the future tenant.

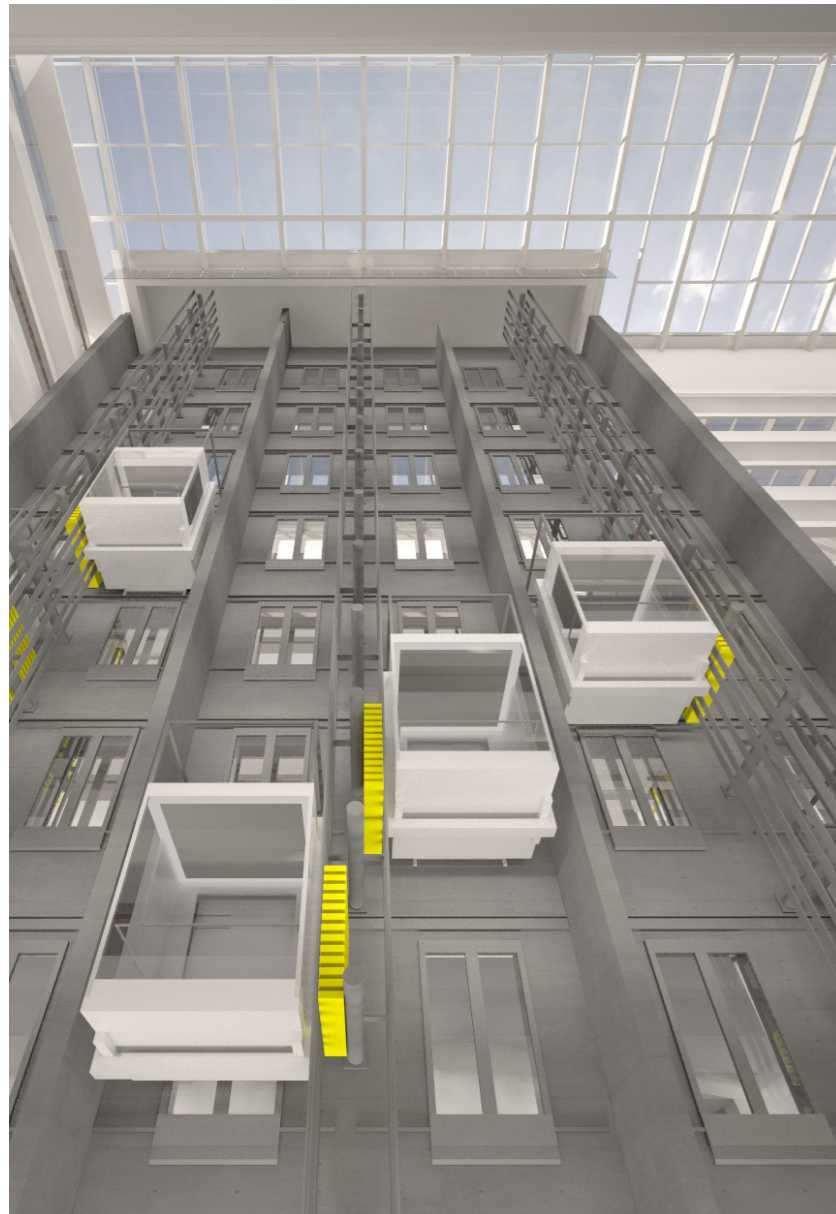


Figure 2.12 : Section 96 NW Plot proposed open passenger lift shaft

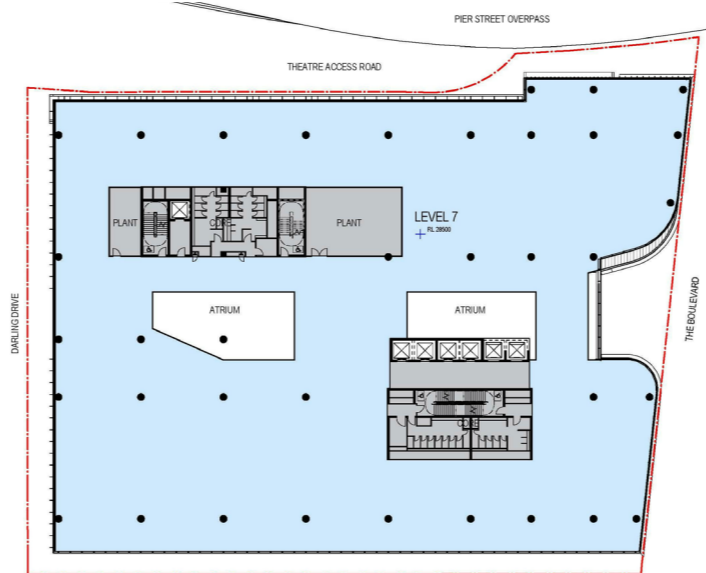


Figure 2.13 : Approved SSD 6013 MOD 1 Level 7 Plan

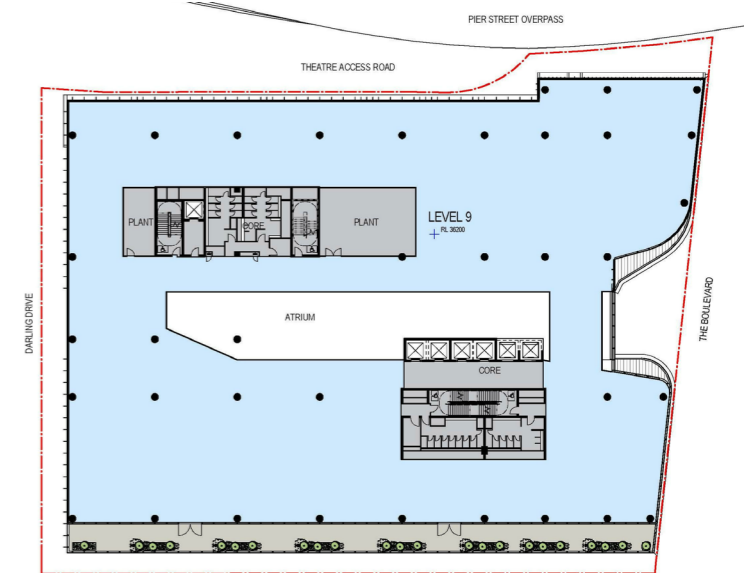


Figure 2.15 : Approved SSD 6013 MOD 1 Level 9 Plan

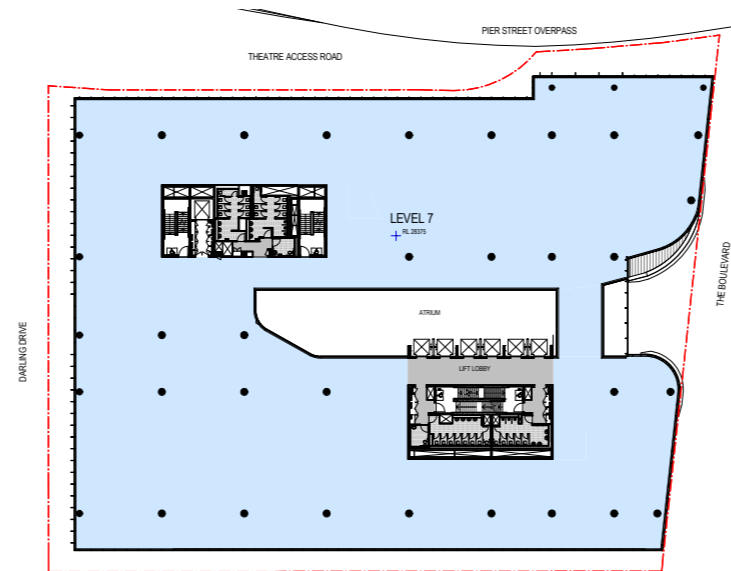


Figure 2.14 : Section 96 NW Plot proposed Level 7 Plan

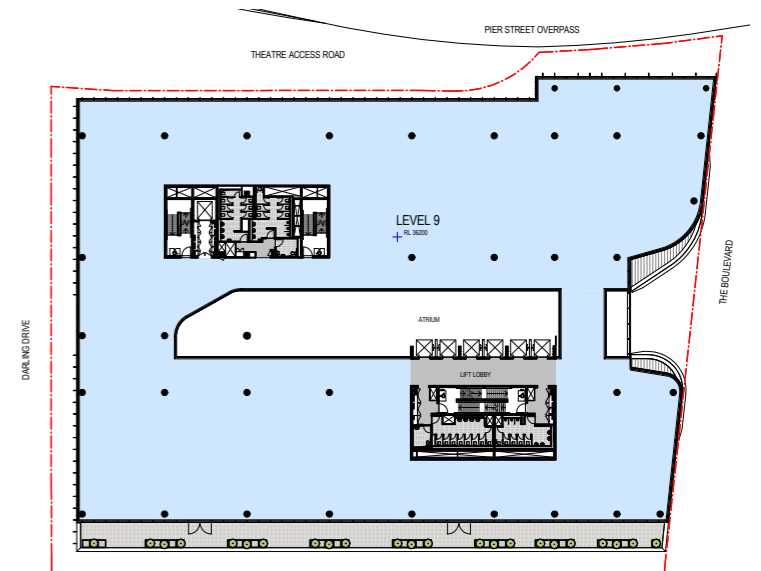


Figure 2.16 : Section 96 NW Plot proposed Level 9 Plan

# 02

## Comparison to Approved Design : NW Plot Built Form & Design Description

### 2.06 High Level Comparative Summary

ITEM	APPROVED SSD 6013 (as modified)	PROPOSED SECTION 96 SCHEME
<b>1. AREA</b>		
a. Total Gross Floor Area (GFA)	41,435 m2	44,010 m2
<b>2. STOREY</b>		
a. Total building storeys usable	12 Levels	12 Levels
b. Commercial office	7 Levels	8 Levels
c. Public Car parking	4 Levels (split levels)	4 Levels (split levels)
d. Active Uses & Entry	1 Level	1 Level
<b>3. HEIGHT &amp; LEVELS</b>		
a. Building height	Level 13 Top of Parapet RL 53.60	Level 13 Top of Parapet RL 53.60
<b>4. PARKING</b>		
a. Cars	400 public (including accessible) 50 ancillary commercial (including accessible) 1 car share	400 public (including accessible) 50 ancillary commercial (including accessible) 1 car share
b. Motorbikes	37	41
c. Bicycle	160 internal 32 external	175 internal 35 external
<b>4. LOCATION</b>		
a. Commercial entry lobby	East	East
b. Public carpark lift lobby	South	South
c. Carpark entry	North west	North west
d. Loading & BoH entry	North	North
e. Bicycle access	North west	North west
f. Building vertical core	2 cores at NW and SE of floor plate	2 cores at NW and SE of floor plate
g. Internal inter-floor voids	Yes, spanning east to west	Yes, spanning east to west
<b>5. SUSTAINABILITY</b>		
	GBCA Green Star target rating of 5 star V3 (design)	GBCA Green Star target rating of 5 star V3 (design)

Table 1 : Comparative Summary

# 03

# Response to Stage 1 Concept Proposal

The NW Plot is defined by the maximum building envelope as outlined in the approved Stage 1 DA Parameter Plans (Figures 3.01 - 3.05). The prescribed envelope establishes broad parameters for a detailed building to achieve a design excellence outcome which aligns with the SICEEP urban vision.

The Section 96 proposed design is generally consistent with the Stage 1 DA Parameter Plans and Design Guidelines. Refer to comparative diagrams (Figures 3.06 to 3.09) below for information details.

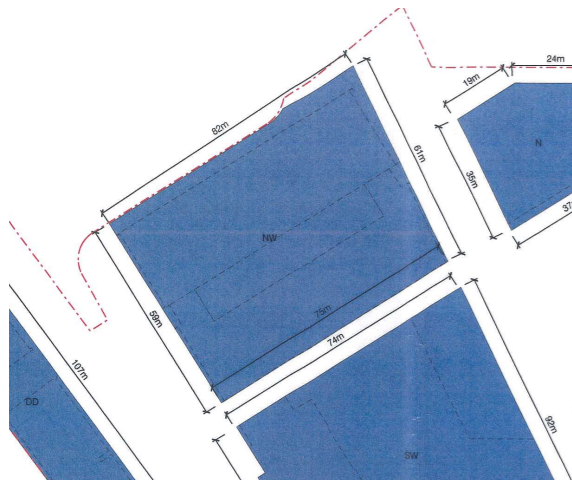


Figure 3.01 : Parameter Plan 01  
Maximum envelope plot sizes

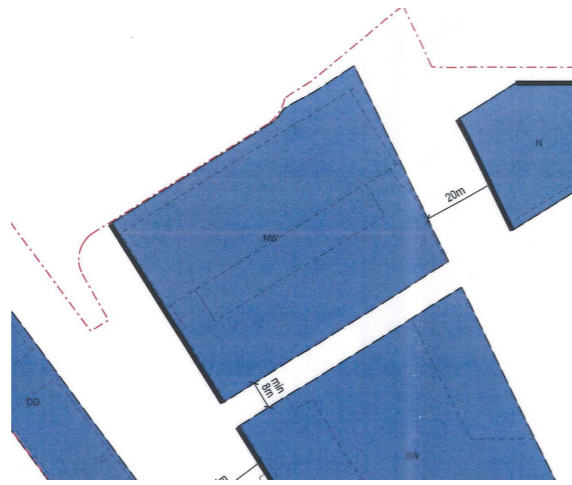


Figure 3.02 : Parameter Plan 02  
Maximum envelope plot separation

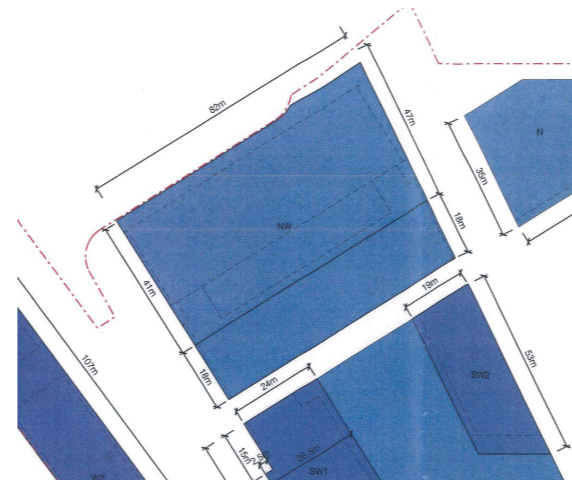


Figure 3.03 : Parameter Plan 03  
Maximum horizontal building envelope

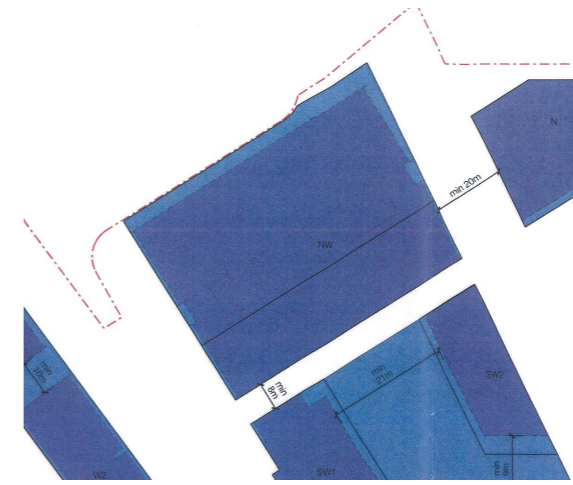


Figure 3.04 : Parameter Plan 04  
Maximum building envelope separation

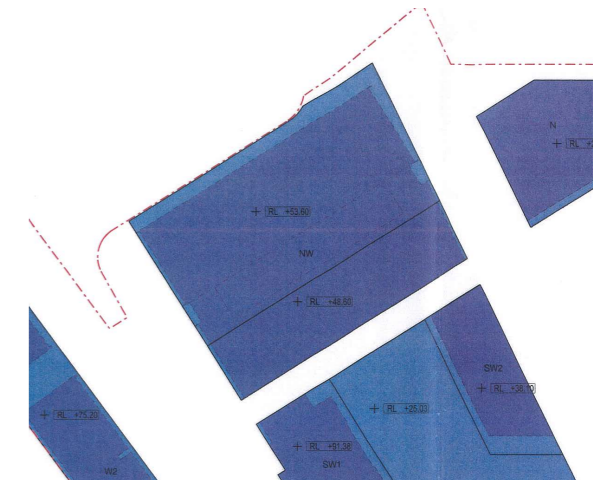


Figure 3.05 : Parameter Plan 05  
Maximum vertical building envelope

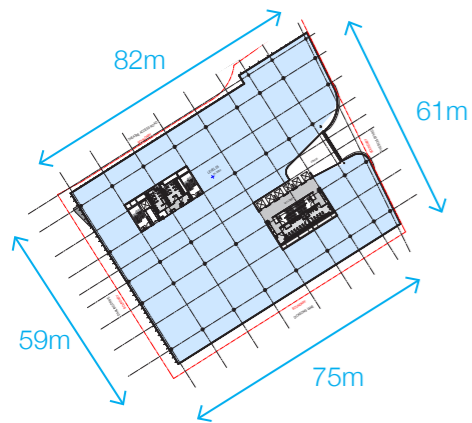


Figure 3.06 : Section 96 NW Plot  
Maximum size  
Typical Floor Plan (Level 5)

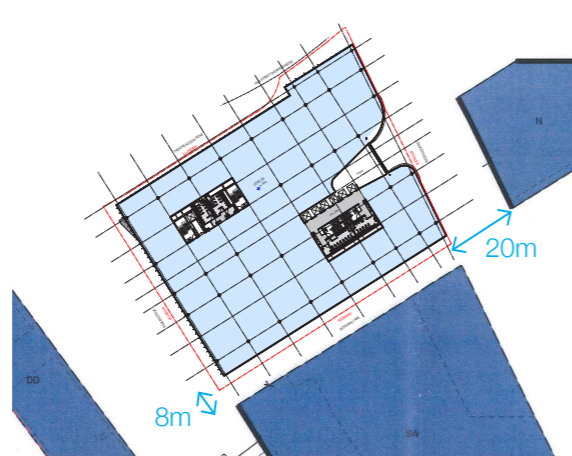


Figure 3.07 : Section 96 NW Plot  
Maximum separation  
Typical Floor Plan (Level 5)

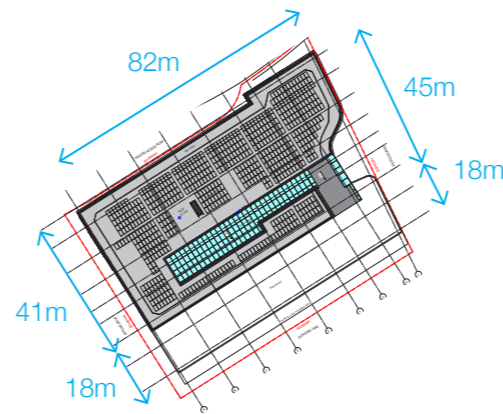


Figure 3.08 : Section 96 NW Plot  
Maximum horizontal building  
Roof Plan

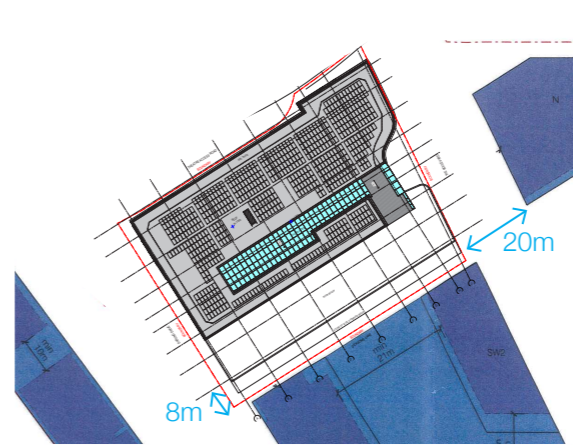


Figure 3.09 : Section 96 NW Plot  
Maximum building envelope separation  
Roof Plan

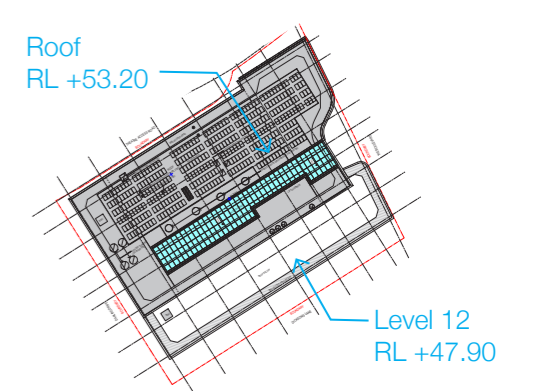


Figure 3.09 : Section 96 NW Plot  
Maximum vertical building  
Roof Plan

The following building section and volumetric massing of the proposed Section 96 NW Plot indicates the general consistency with the Stage 1 DA Parameter Plan envelope (indicated in red).

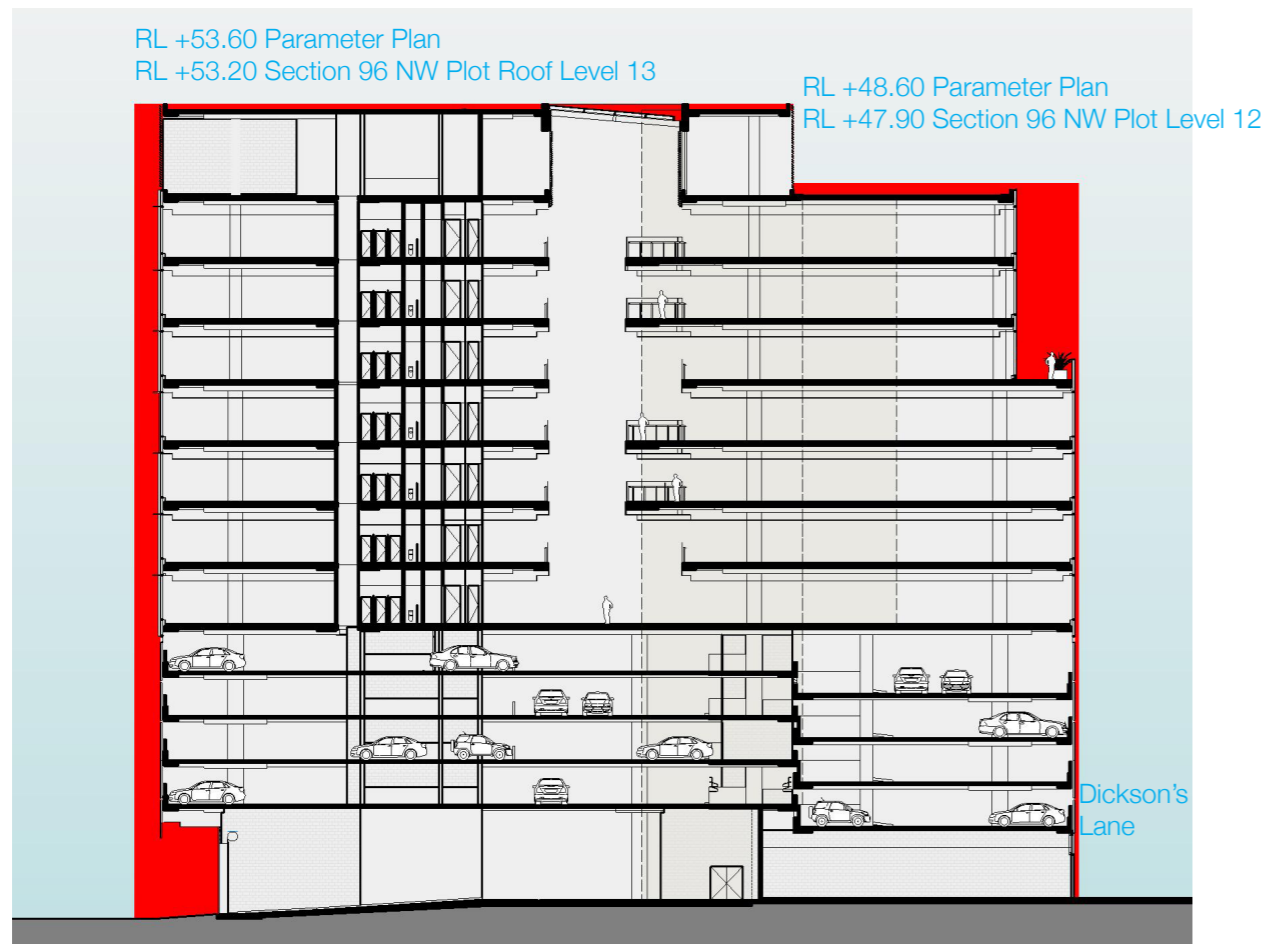


Figure 3.10 : Section 96 NW Plot proposed building north south section with Parameter Plan envelope overlay

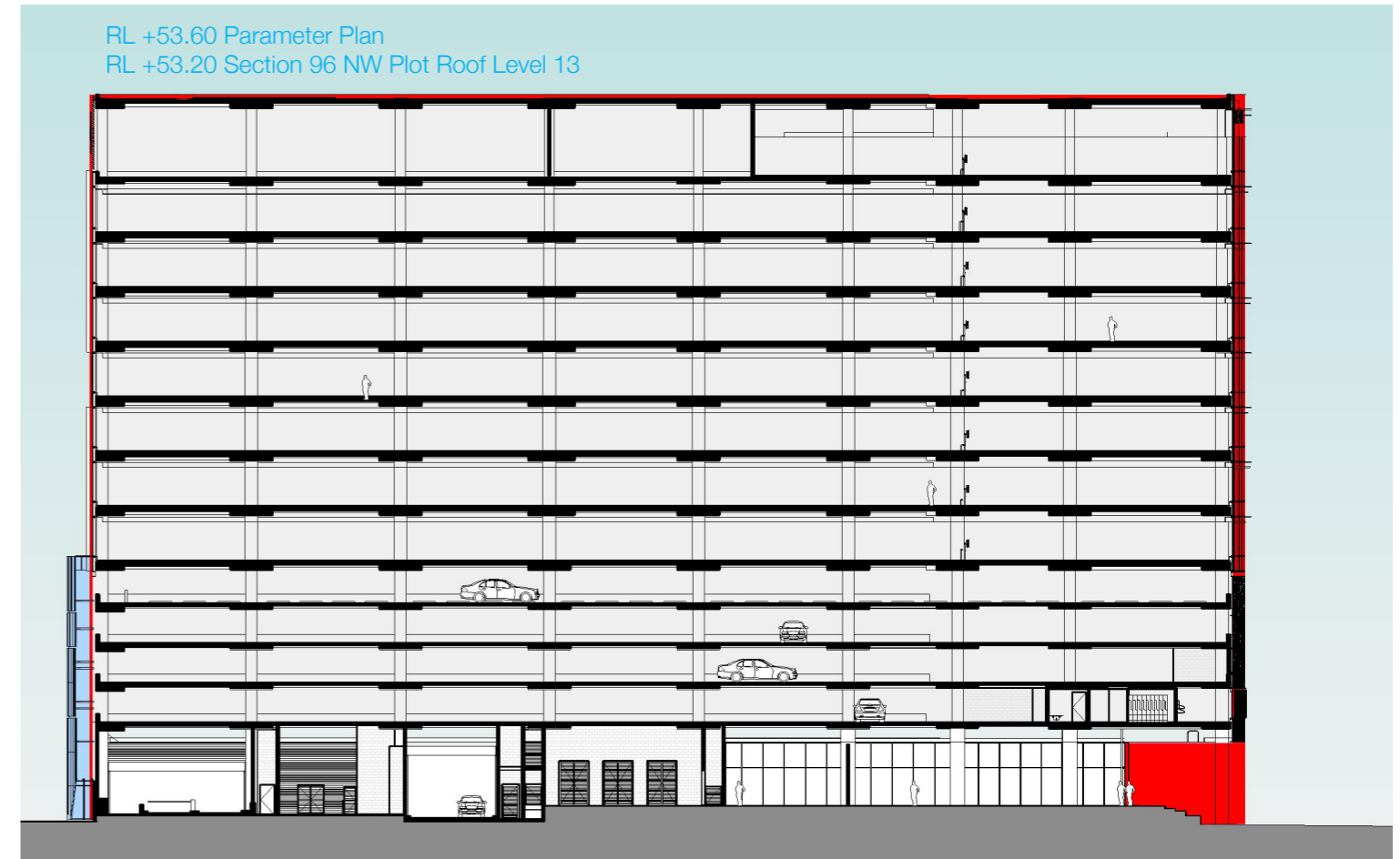


Figure 3.11 : Section 96 NW Plot proposed building east west section with Parameter Plan envelope overlay

# 03

## Response to Stage 1 Concept Proposal

The primary building elements are within the prescribed Parameter Plan envelope. Architectural detailing such as cladding, sunshading, and awnings project into the 500mm facade articulation zone.

The exception to the Parameter Plan is the limited encroachment at the north west corner containing a structural column and cladding, from Ground Level to Level 4 carpark.

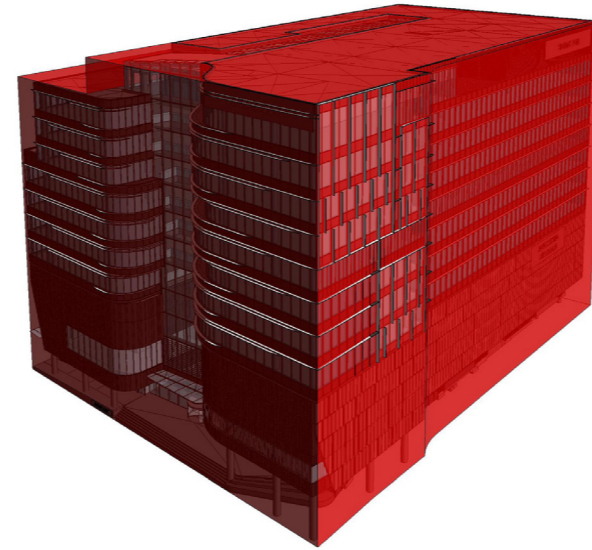


Figure 3.12 : Parameter Plan envelope overlay. Aerial view at north east corner.

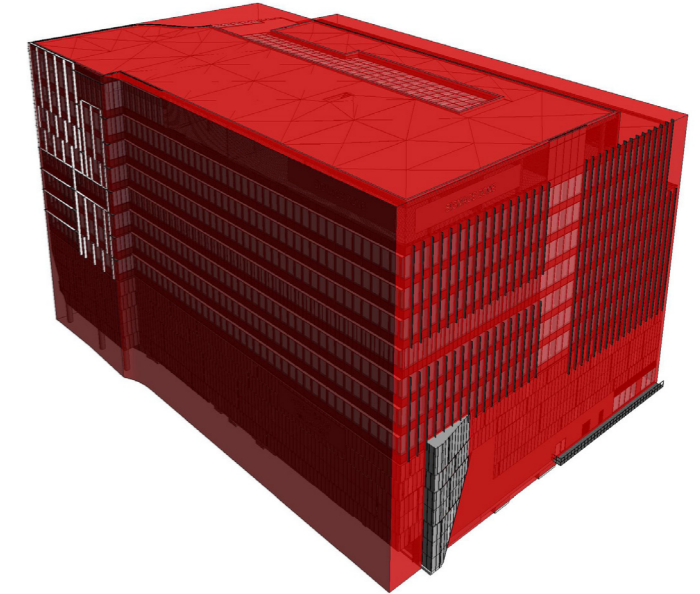


Figure 3.13 : Parameter Plan envelope overlay. Aerial view at north west corner.

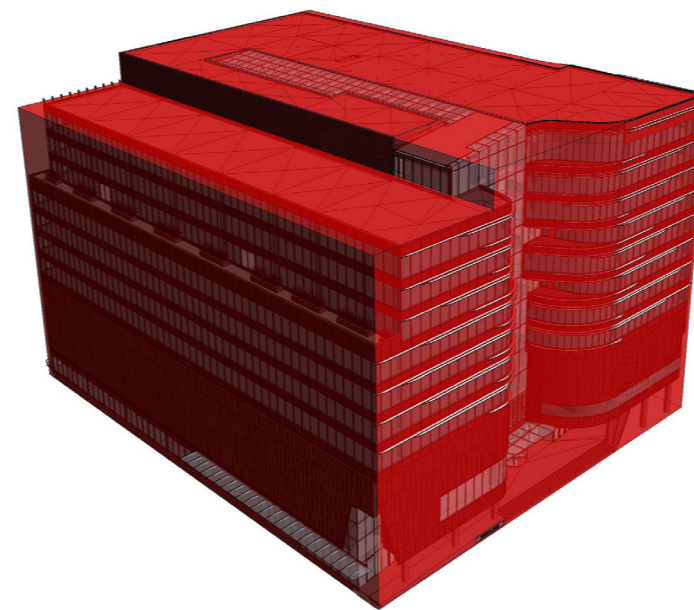


Figure 3.14 : Parameter Plan envelope overlay. Aerial view at south east corner.

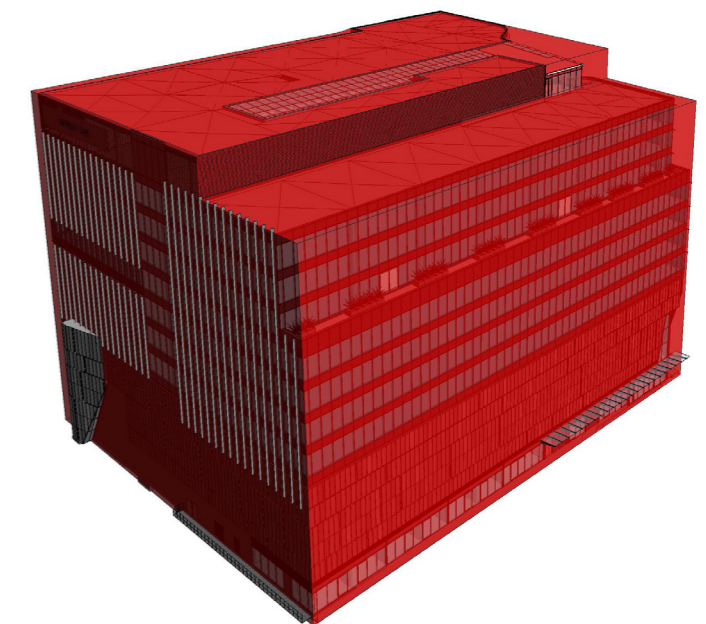


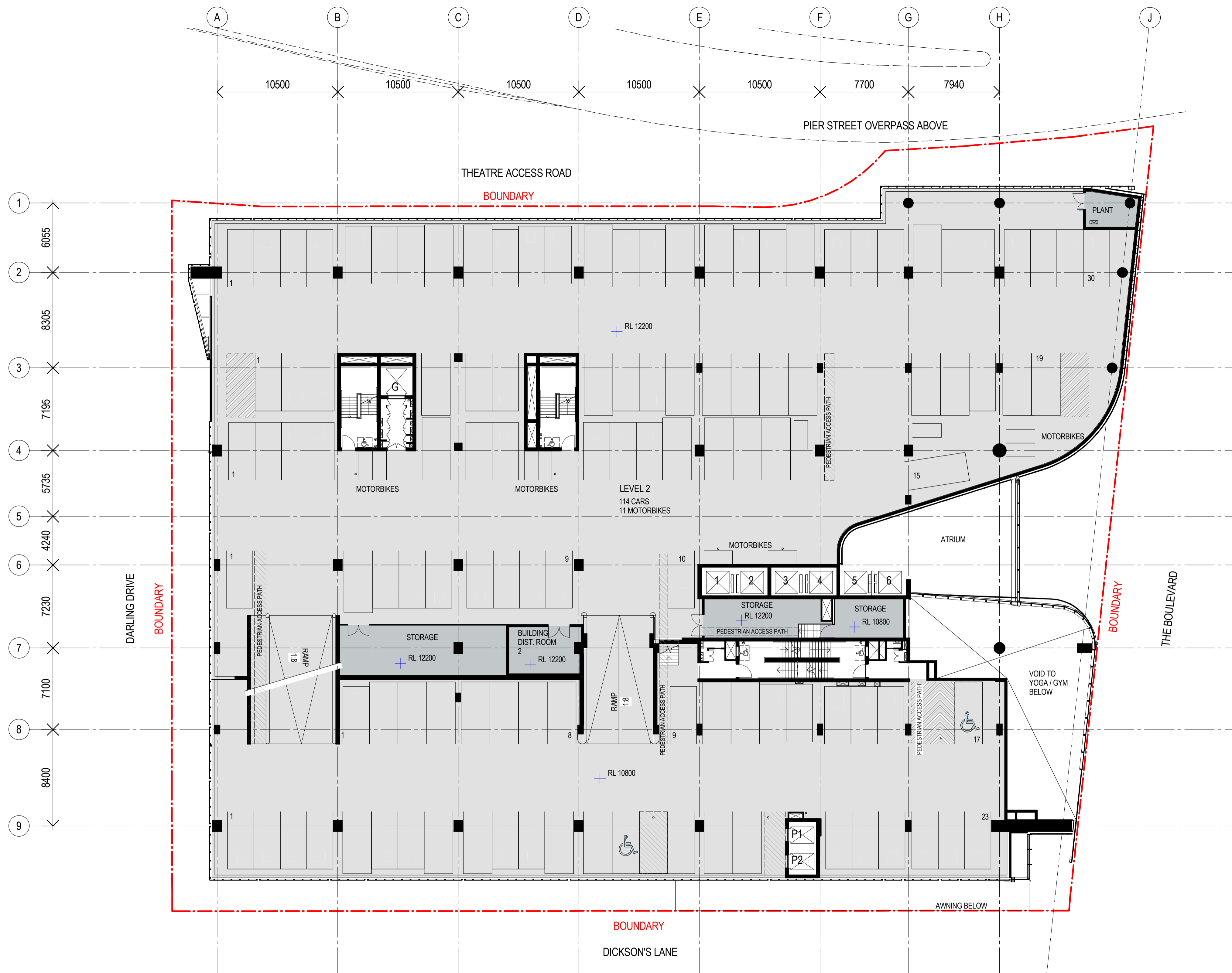
Figure 3.15 : Parameter Plan envelope overlay. Aerial view at south west corner.











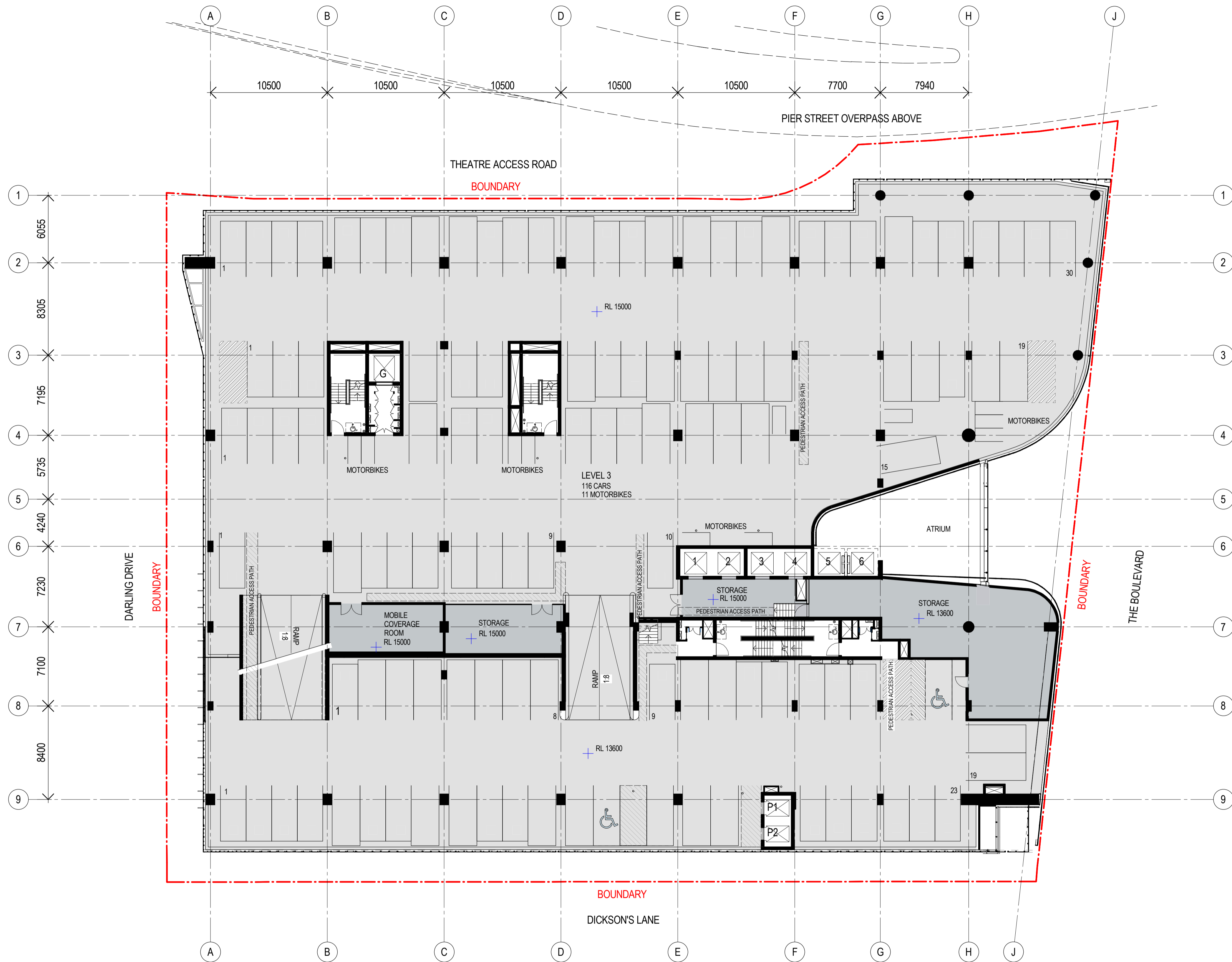
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A		SECTION 96 SUBMISSION	10/03/15
B		AMENDMENTS FOR RTS	20/05/15
C		REVISED SECTION 96 SUBMISSION	26/06/15
D		S96_2 SUBMISSION	22/09/15
E		S96_2 SUBMISSION	01/10/15

**Notes & Legend**  
 Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.  
 NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.

Project  
**DARLING SQUARE NW PLOT**  
 Client  
**LEND LEASE**

Issuer  
**WOODS BAGOT**  
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 Project number  
**120605**  
 Checked Approved  
 Size check  
 25mm  
 Sheet size  
 A1  
 Scale  
 1:200

Sheet title  
**GENERAL ARRANGEMENT PLAN - CARPARK LEVEL 2**  
 Sheet number  
**DA2003**  
 Status  
 Revision  
**E**



Recent revision history	Description	Date	Notes & Legend
# Status			Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A	SECTION 96 SUBMISSION	10/03/15	
B	REVISED SECTION 96 SUBMISSION	26/06/15	
C	S96_2 SUBMISSION	22/09/15	NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.
D	S96_2 SUBMISSION	01/10/15	



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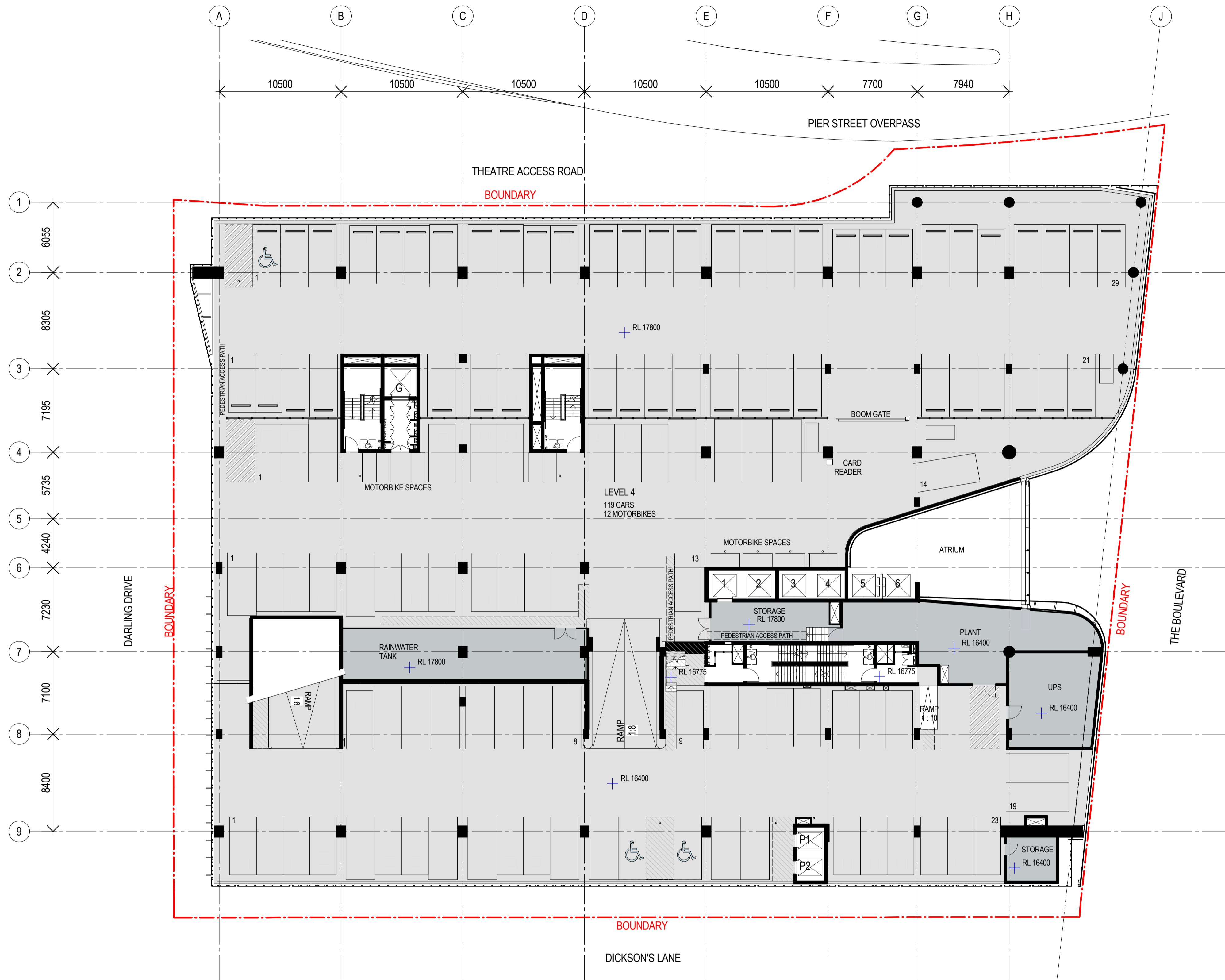
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Status



Recent revision history	Description	Date	Notes & Legend
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A	SECTION 96 SUBMISSION	10/03/15	
B	REVISED SECTION 96 SUBMISSION	26/06/15	
C	S96_2 SUBMISSION	22/09/15	NOTE: Issued for Section 96 only. Subject to review and design development - not to be used for construction.
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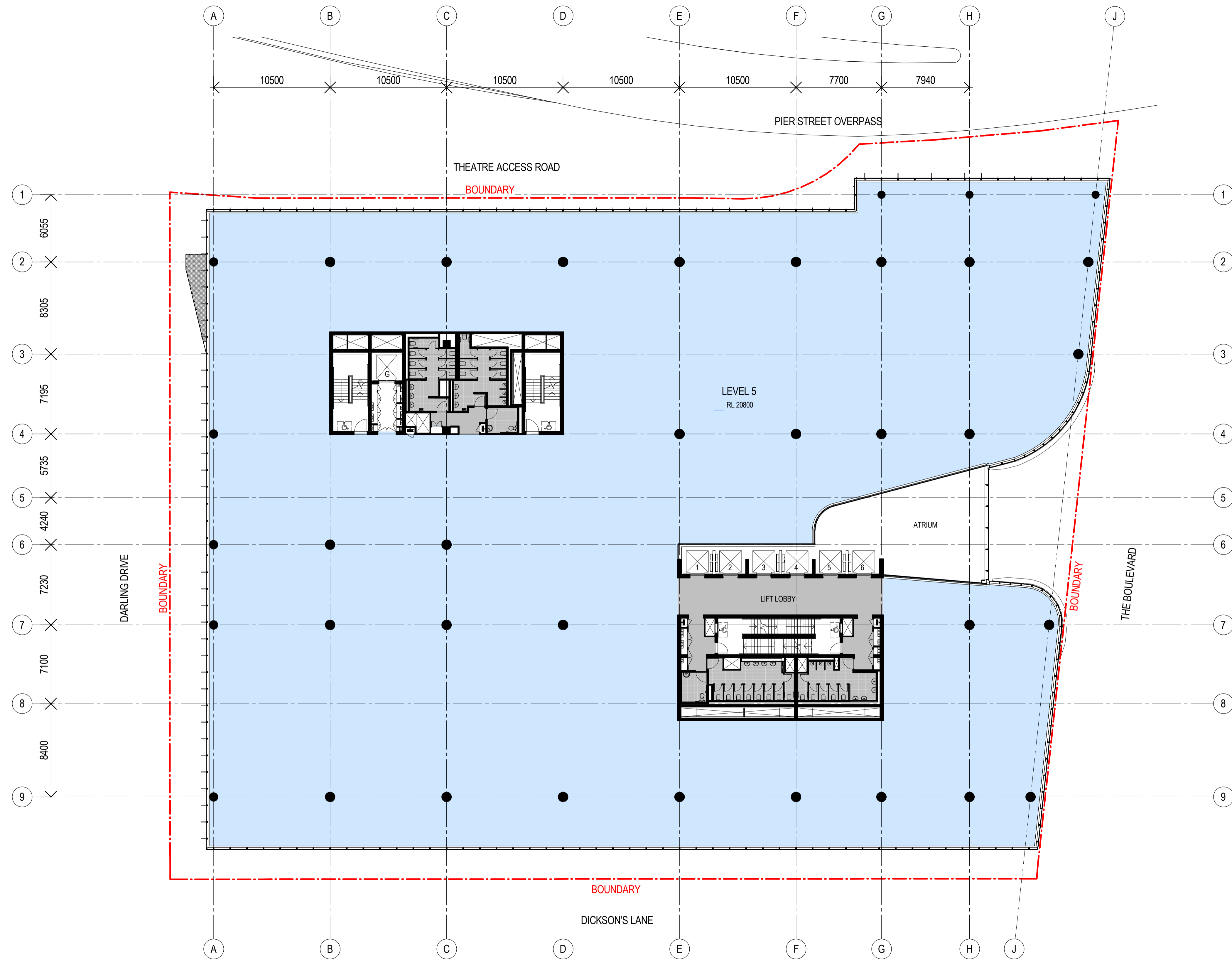
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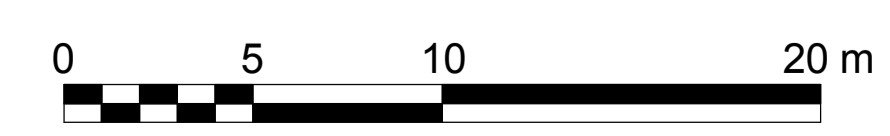
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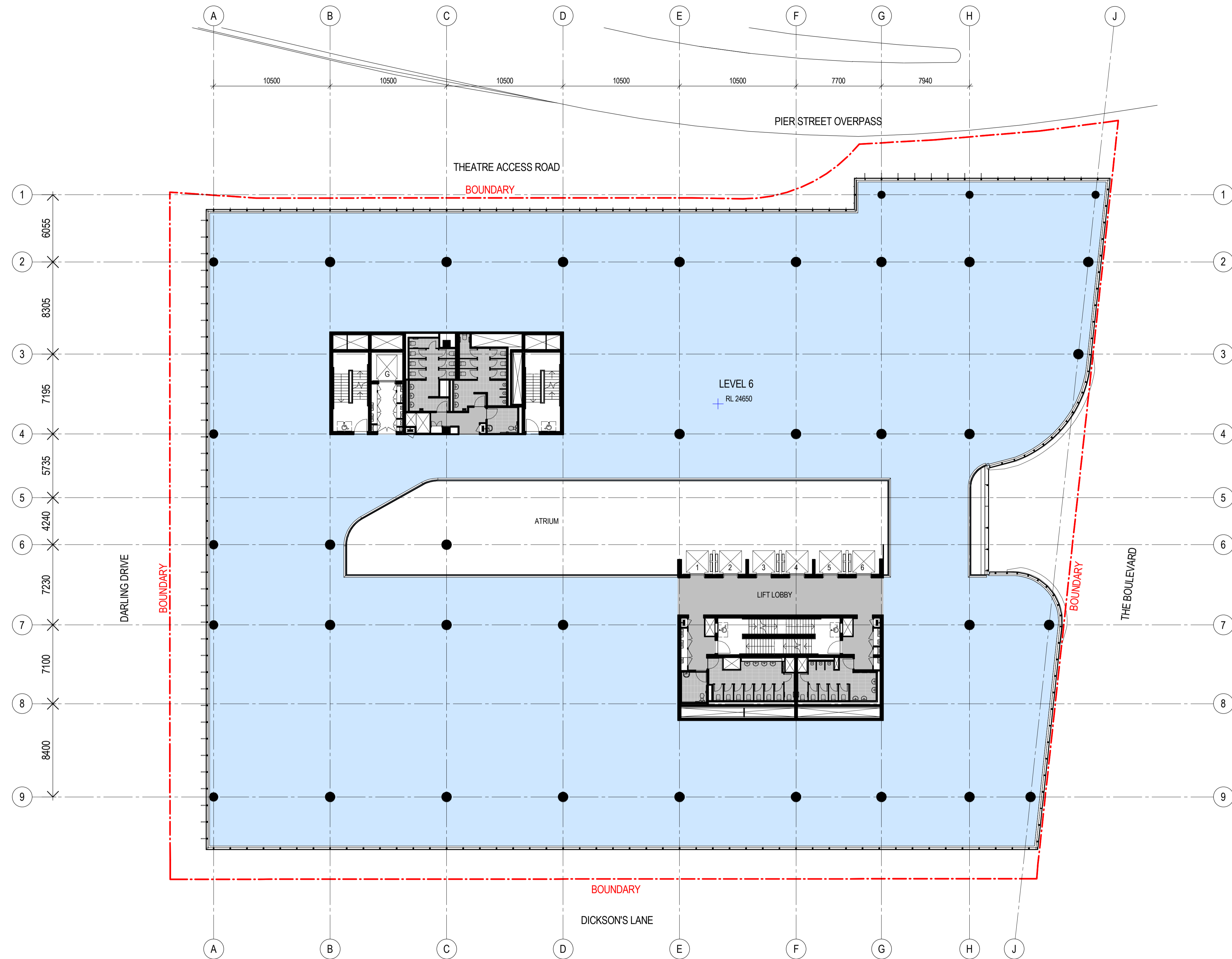
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Revision  
D



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B	REVISED SECTION 96 SUBMISSION	26/06/15	
C	S96_2 SUBMISSION	22/09/15	
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