6|HSL

6 HASSALL STREET PARRAMATTA

MOD 04

23.07.2020

RICHARD CROOKES CONSTRUCTIONS

WESTERN SYDNEY UNIVERSITY | Charter Hall

Tzannes + BlightRayner

Table of Contents

Approved vs. Proposed Retail Roof Activation 3

Key Benefits 4

View 01 5

View 02 6

View 03 7

Approved Ground Floor Plan 8

Proposed Ground Floor Plan 9

Comparison Ground Floor Plan 10

Approved Level 1 Plan 11

Proposed Level 1 Plan 12

Comparison Level 1 Plan 13

Comparison Section 14

Approved Elevations 15

Public Domain & Plaza Finishes 16

Proposed Elevations 17

Proposed Sections 18

Stair Details 19

Exhaust Compliance 20

Lancer Barracks Future Access 21

PWD Accessibility 22

GFA Comparison 23

Proposed Revolving Door to Commercial Entry 24

Hassall Street Entry Plan Comparison 25

Hassall Street Entry View Comparison 26

Proposed Increase in Height to WSU Entry Portal 27

WSU Entry Portal Plan Comparison 28

WSU Entry Portal Elevation Comparison 29

WSU Entry Portal View 01 Comparison 30

WSU Entry Portal View 02 Comparison 31

Approved vs. Proposed Retail Roof Activation

Key Benefits

1. **Greater retail presence and improvements**
   The angle and presentation of the retail facade is more readily apparent to pedestrians along Hassall Street.

2. **Retail usability and alignment for future operators**
   Retail tenancies are of a better size and dimension, improving viability for operators in the future.

3. **Enhances public through site link**
   The proposed design creates more usable and active space outside of the WSU lobby space and removes an inactive and awkward corner adjacent a column.

4. **Additional useable space on rooftop**
   Placemaking. Improved viability and connection with Lancer Barracks, creates a unique experience for students and workers.

5. **Lancer Barracks Future Access**
   The proposed design provide lift access to the retail roof, the roof is only 0.85m higher than the adjacent Lancer Barracks site so will make the resolution of levels between the two site much more amenable in the future.

View 01

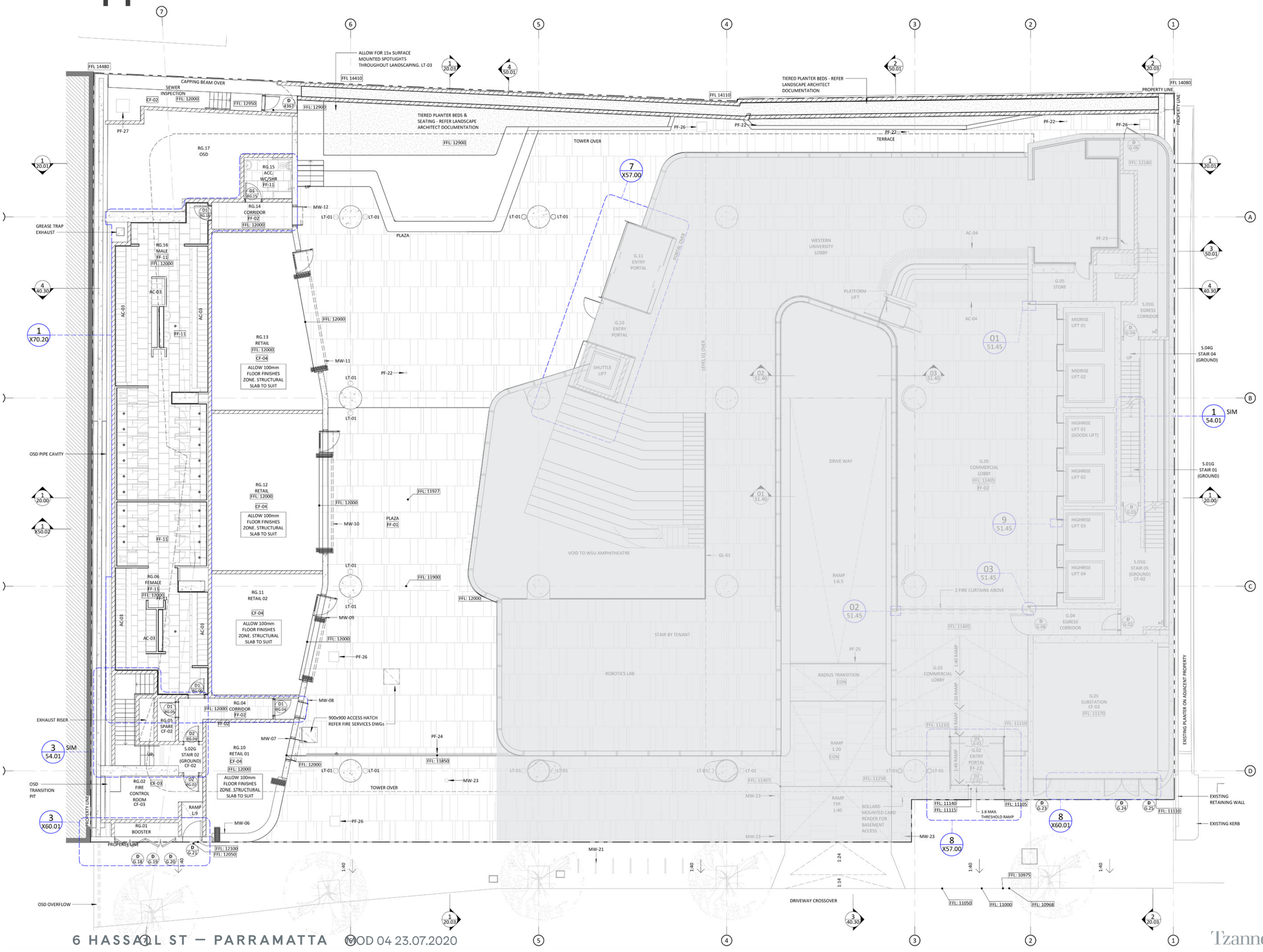
View 02

SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
Class 03 Off-Form
Concrete Finish

View 03

Approved Ground Floor Plan

1:200@A3 0 2 4 6m



LEGEND

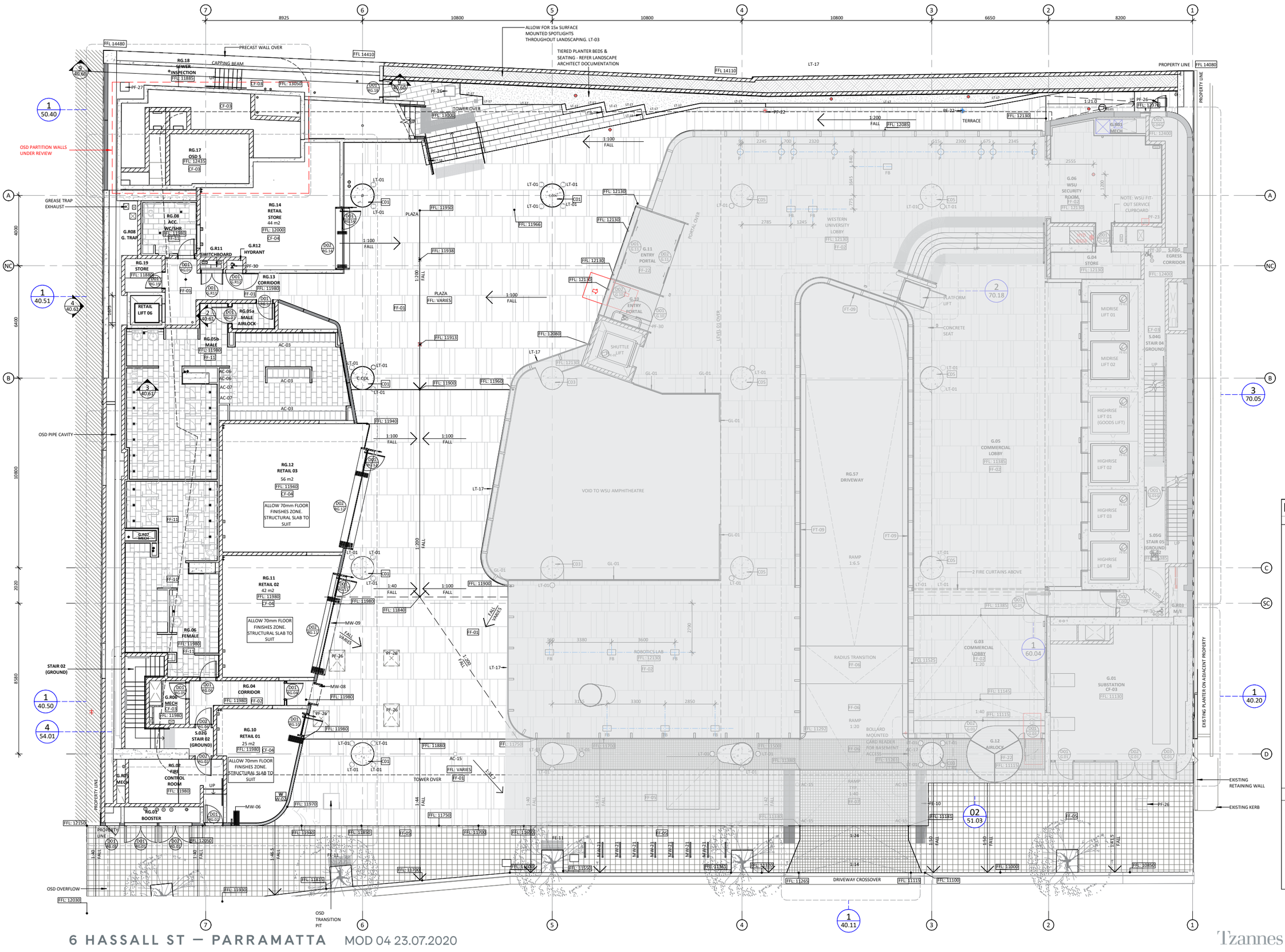
SYMBOL	DESCRIPTION
X / XX	DOOR TAG - REFER DOOR SCHEDULE
FFL: 0.00	FINISHED FLOOR LEVEL
XX-XX	FLOOR FINISH / MATERIAL TAGS
	CONCRETE
	BLOCKWORK / MASONRY
	CONCRETE SLAB PENETRATION SIZE VARIES, COORDINATE WITH SERVICE DWGs
DP ○	DOWN PIPE - REFER HYDRAULIC DRAWINGS
	MECHANICAL EXHAUST - REFER MECHANICAL ENGINEER FOR SPECIFICATION
	LT-01 AS SCHEDULED
	FW AS SCHEDULED
	SA-03 AS SCHEDULED. SETOUT TO BE COORDINATED WITH FACADE CONSULTANT

GENERAL NOTES

- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANT INFORMATION
- ALL WALLS FULL HEIGHT UNLESS NOTED OTHERWISE
- FOR ALL DOORS REFER TO DOOR SCHEDULE
- FOR WALL TYPES AND PARTITION TYPES REFER TO ARCHITECTURAL SCHEDULE
- REFER TO ARCHITECTURAL SCHEDULE FOR DETAILS OF MATERIAL FINISHES

Proposed Ground Floor Plan

1:200@A3 0 2 4 6m



LEGEND

SYMBOL	DESCRIPTION
X / XX	DOOR TAG - REFER DOOR SCHEDULE
FFL: 0.00	FINISHED FLOOR LEVEL
XX-XX	FLOOR FINISH / MATERIAL TAGS
	CONCRETE
	BLOCKWORK / MASONRY
	CONCRETE SLAB PENETRATION SIZE VARIES, COORDINATE WITH SERVICE DWGs
DP	DOWN PIPE - REFER HYDRAULIC DRAWINGS
	MECHANICAL EXHAUST - REFER MECHANICAL ENGINEER FOR SPECIFICATION
	LT-01 AS SCHEDULED
	FW AS SCHEDULED
	SA-03 AS SCHEDULED. SETOUT TO BE COORDINATED WITH FACADE CONSULTANT

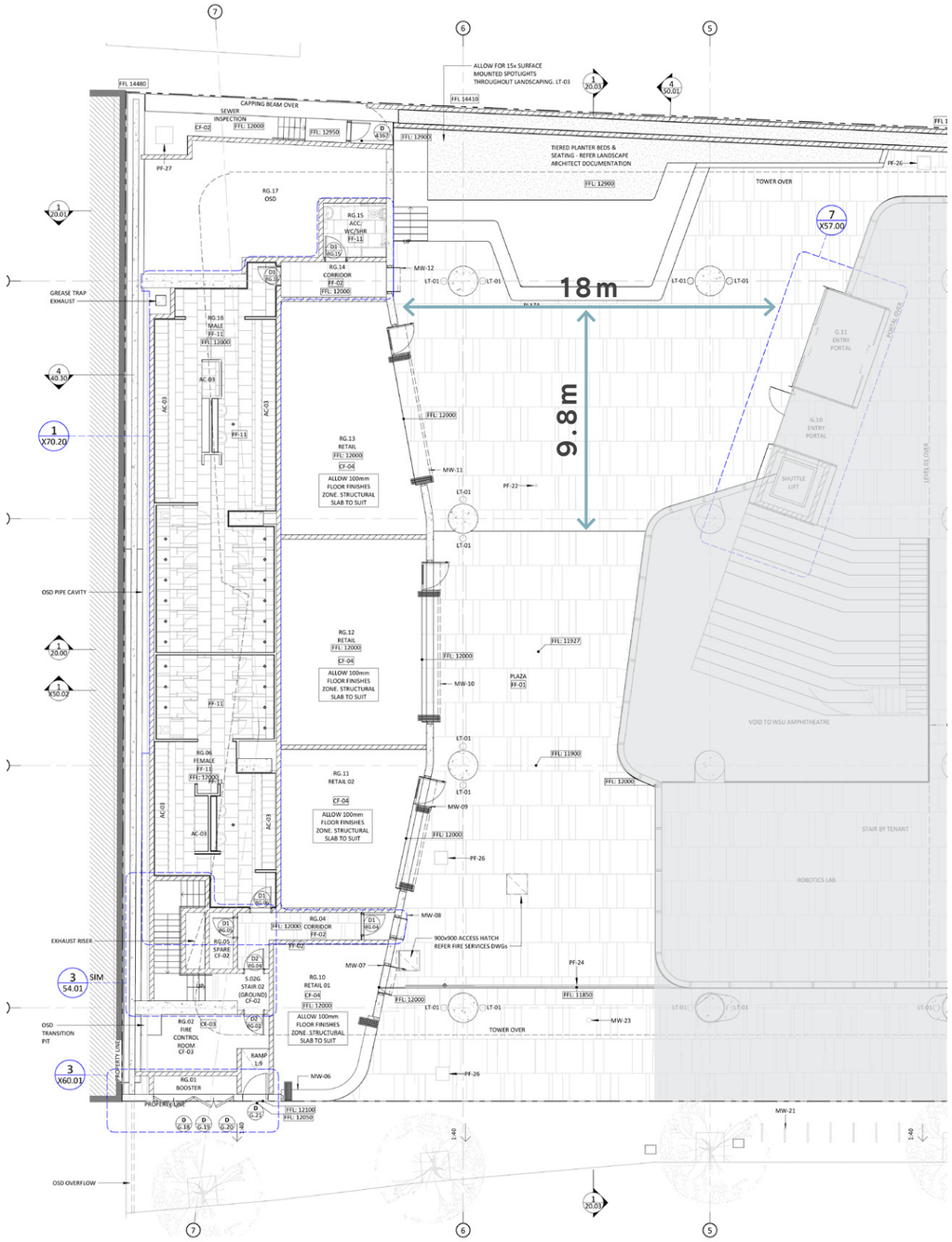
GENERAL NOTES

- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANT INFORMATION
- ALL WALLS FULL HEIGHT UNLESS NOTED OTHERWISE
- FOR ALL DOORS REFER TO DOOR SCHEDULE
- FOR WALL TYPES AND PARTITION TYPES REFER TO ARCHITECTURAL SCHEDULE
- REFER TO ARCHITECTURAL SCHEDULE FOR DETAILS OF MATERIAL FINISHES

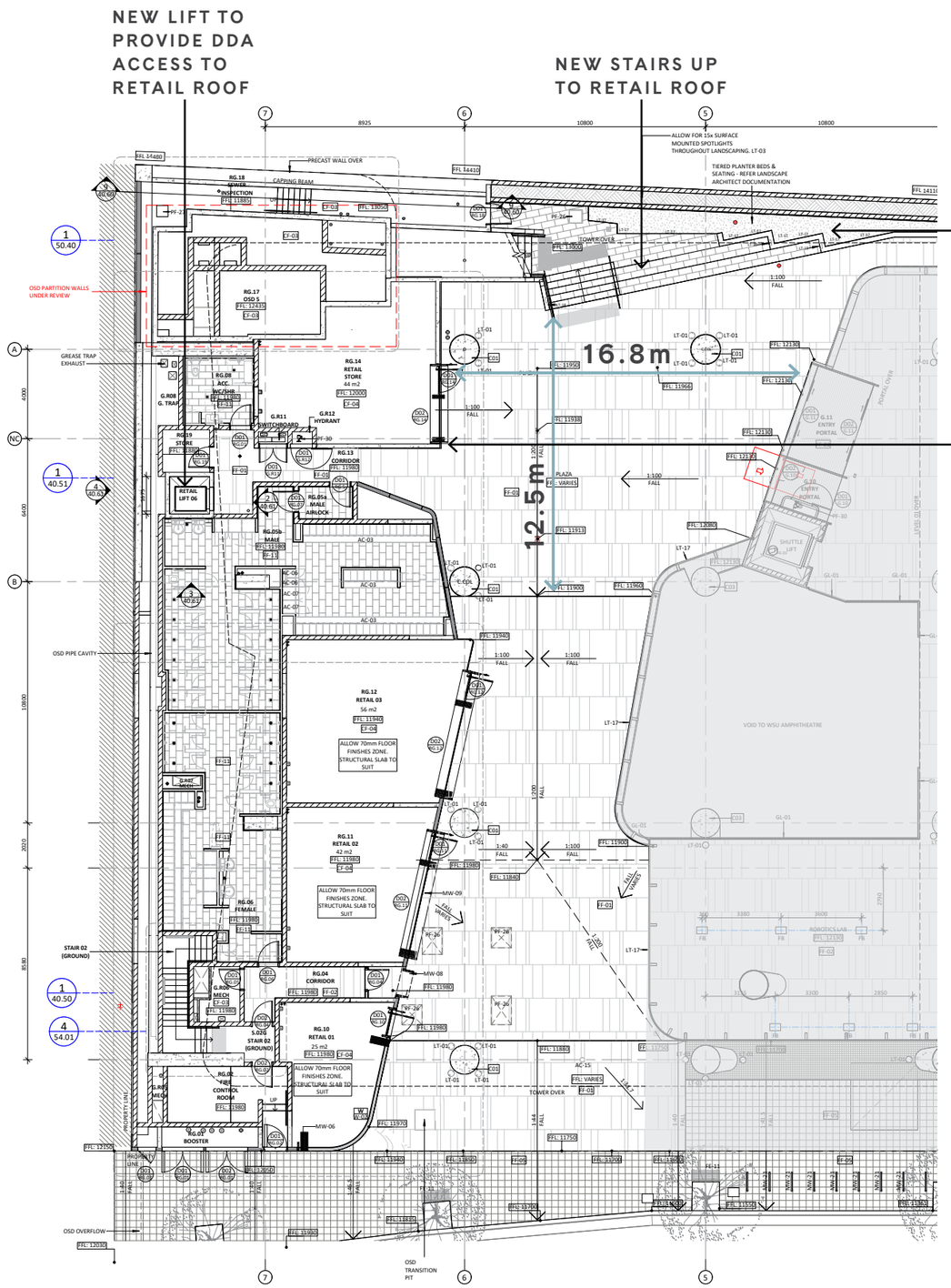
Comparison Ground Floor Plan

1:250@A3 0 2 4 6m

Approved Ground Floor Plan



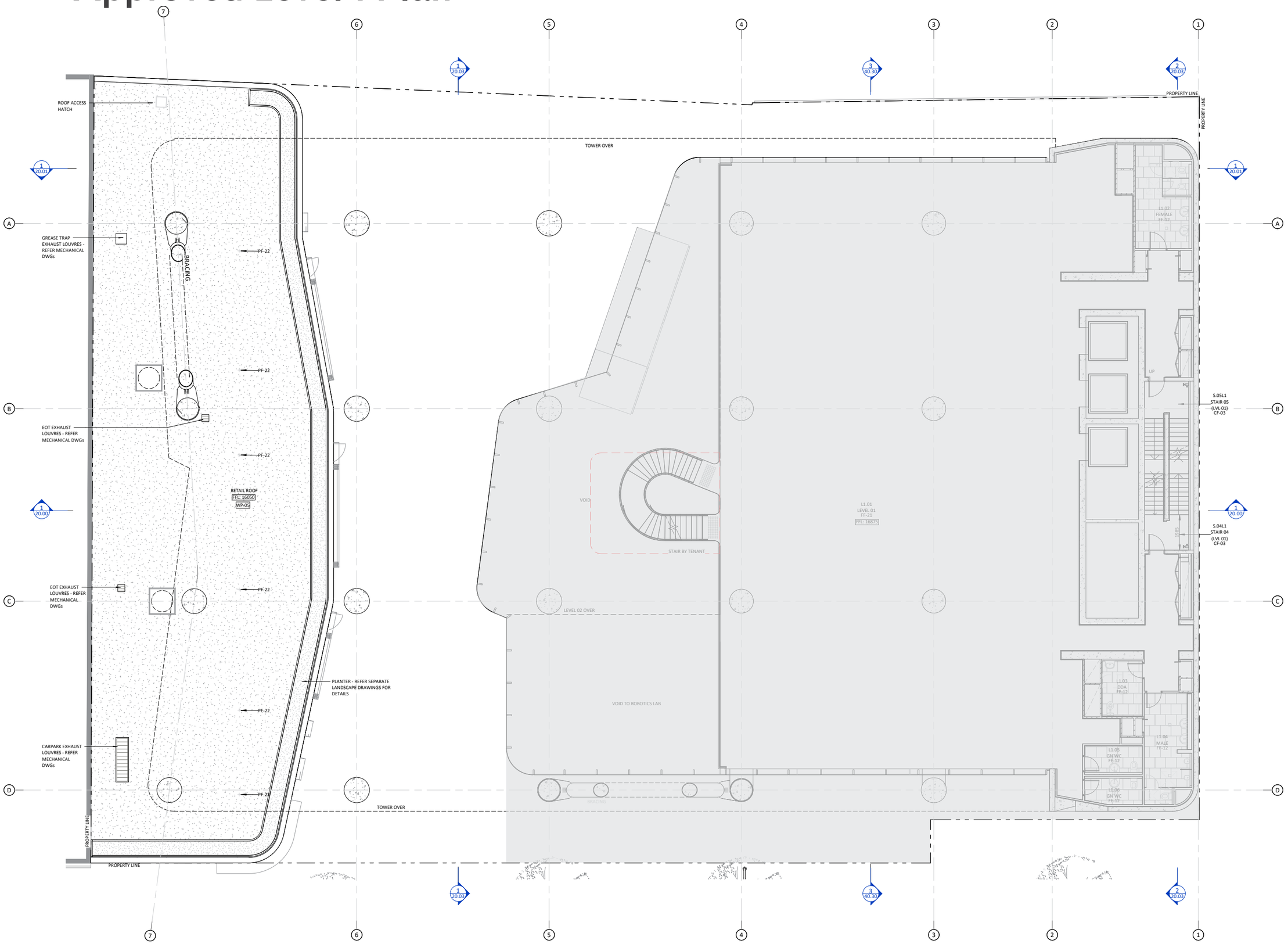
Proposed Ground Floor Plan



Tzannes + BlightRayner

Approved Level 1 Plan

1:200@A3 0 2 4 6m



LEGEND

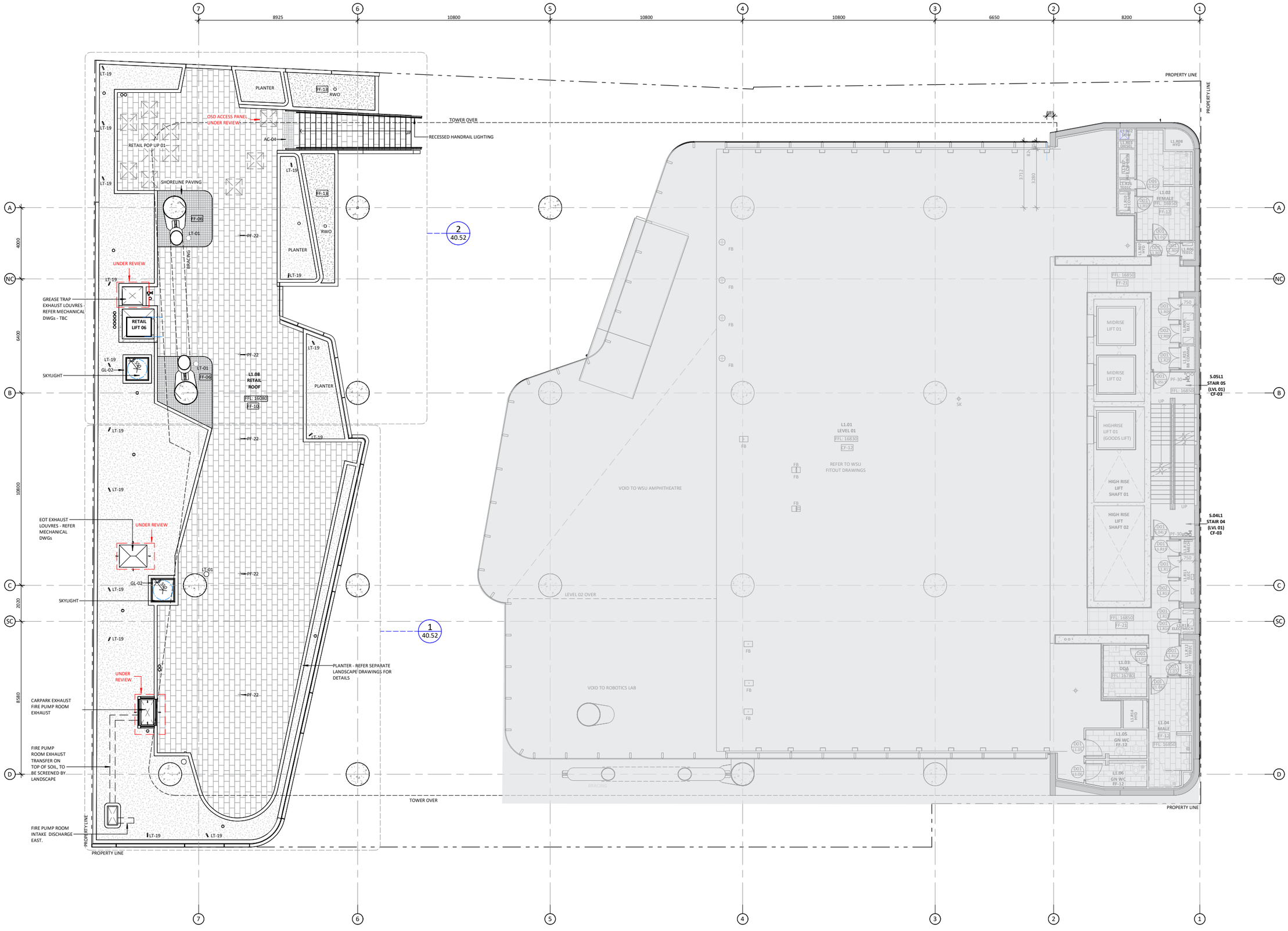
SYMBOL	DESCRIPTION
X / XX	DOOR TAG - REFER DOOR SCHEDULE
FFL: 0.00	FINISHED FLOOR LEVEL
XX-XX	FLOOR FINISH / MATERIAL TAGS
	CONCRETE
	BLOCKWORK / MASONRY
	CONCRETE SLAB PENETRATION SIZE VARIES, COORDINATE WITH SERVICE DWGs
DP	DOWN PIPE - REFER HYDRAULIC DRAWINGS
	MECHANICAL EXHAUST - REFER MECHANICAL ENGINEER FOR SPECIFICATION
	LT-01 AS SCHEDULED
	FW AS SCHEDULED
	SA-03 AS SCHEDULED. SETOUT TO BE COORDINATED WITH FACADE CONSULTANT

GENERAL NOTES

- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANT INFORMATION
- ALL WALLS FULL HEIGHT UNLESS NOTED OTHERWISE
- FOR ALL DOORS REFER TO DOOR SCHEDULE
- FOR WALL TYPES AND PARTITION TYPES REFER TO ARCHITECTURAL SCHEDULE
- REFER TO ARCHITECTURAL SCHEDULE FOR DETAILS OF MATERIAL FINISHES

Proposed Level 1 Plan

1:200@A3 0 2 4 6m



LEGEND

SYMBOL	DESCRIPTION
X / XX	DOOR TAG - REFER DOOR SCHEDULE
FFL: 0.00	FINISHED FLOOR LEVEL
XX-XX	FLOOR FINISH / MATERIAL TAGS
	CONCRETE
	BLOCKWORK / MASONRY
	CONCRETE SLAB PENETRATION SIZE VARIES, COORDINATE WITH SERVICE DWGs
DP	DOWN PIPE - REFER HYDRAULIC DRAWINGS
	MECHANICAL EXHAUST - REFER MECHANICAL ENGINEER FOR SPECIFICATION
	LT-01 AS SCHEDULED
	FW AS SCHEDULED
	SA-03 AS SCHEDULED. SETOUT TO BE COORDINATED WITH FACADE CONSULTANT

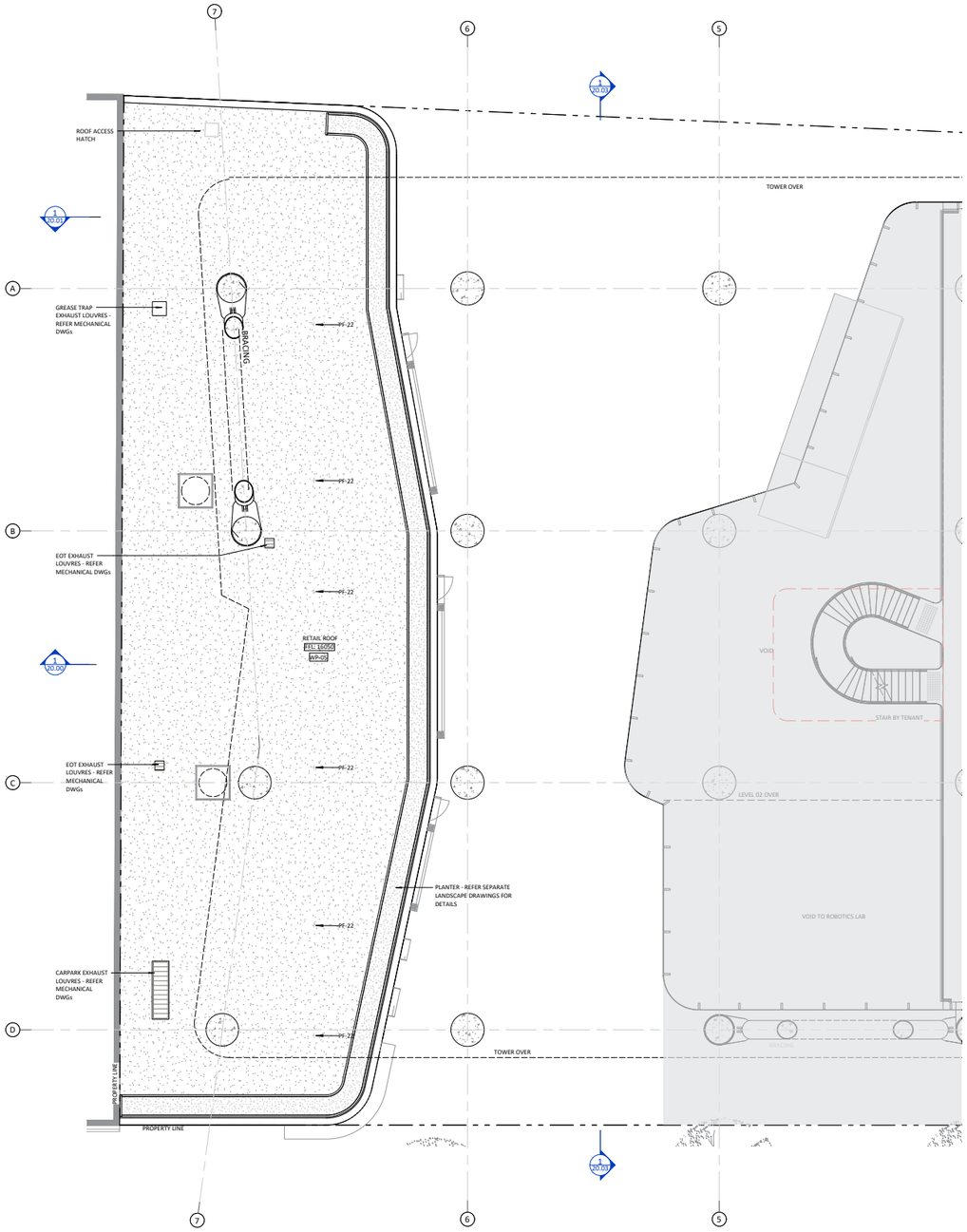
GENERAL NOTES

- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANT INFORMATION
- ALL WALLS FULL HEIGHT UNLESS NOTED OTHERWISE
- FOR ALL DOORS REFER TO DOOR SCHEDULE
- FOR WALL TYPES AND PARTITION TYPES REFER TO ARCHITECTURAL SCHEDULE
- REFER TO ARCHITECTURAL SCHEDULE FOR DETAILS OF MATERIAL FINISHES

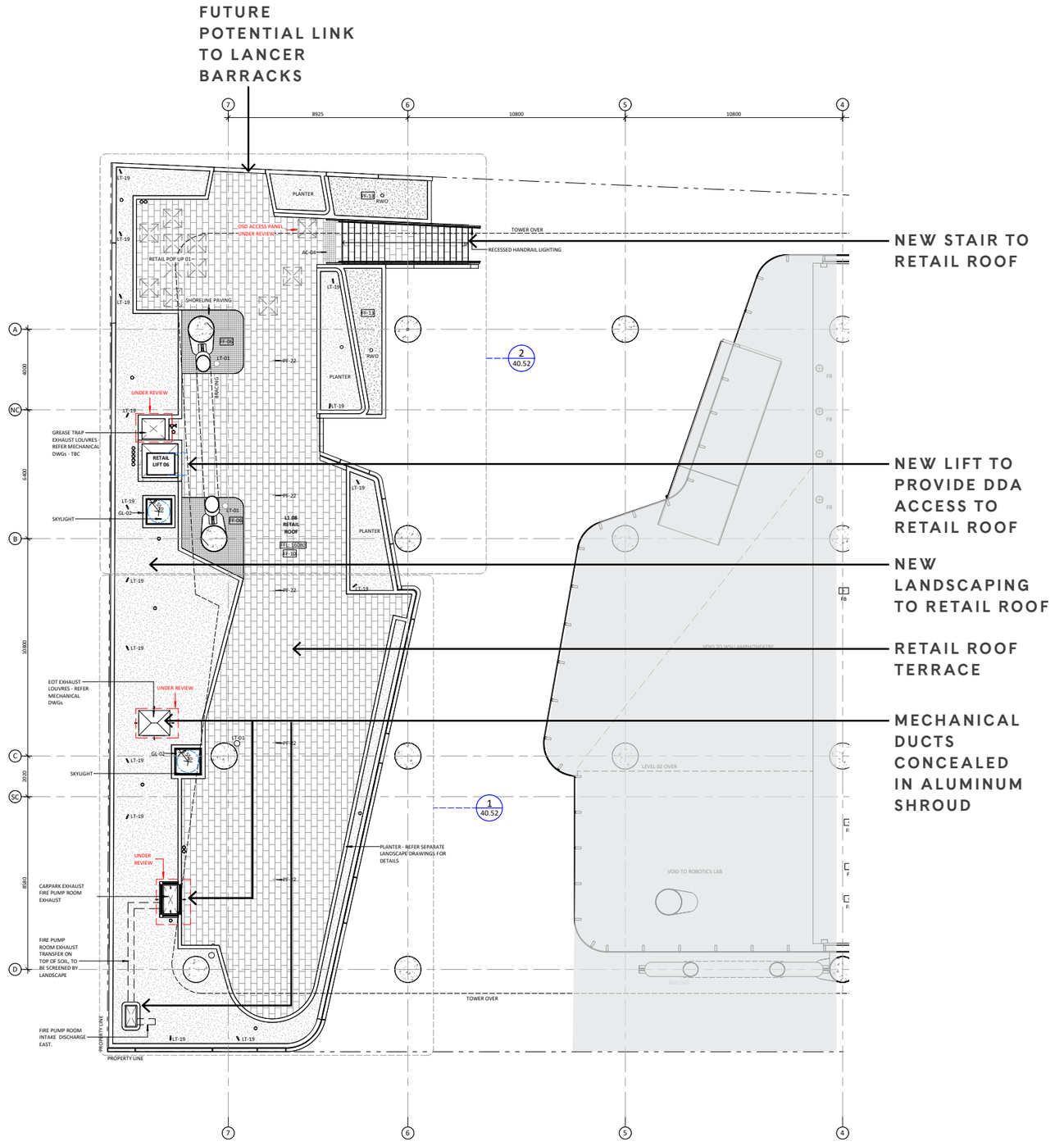
Comparison Level 1 Plan

1:250@A3 0 2 4 6m

Approved Level 1 Plan



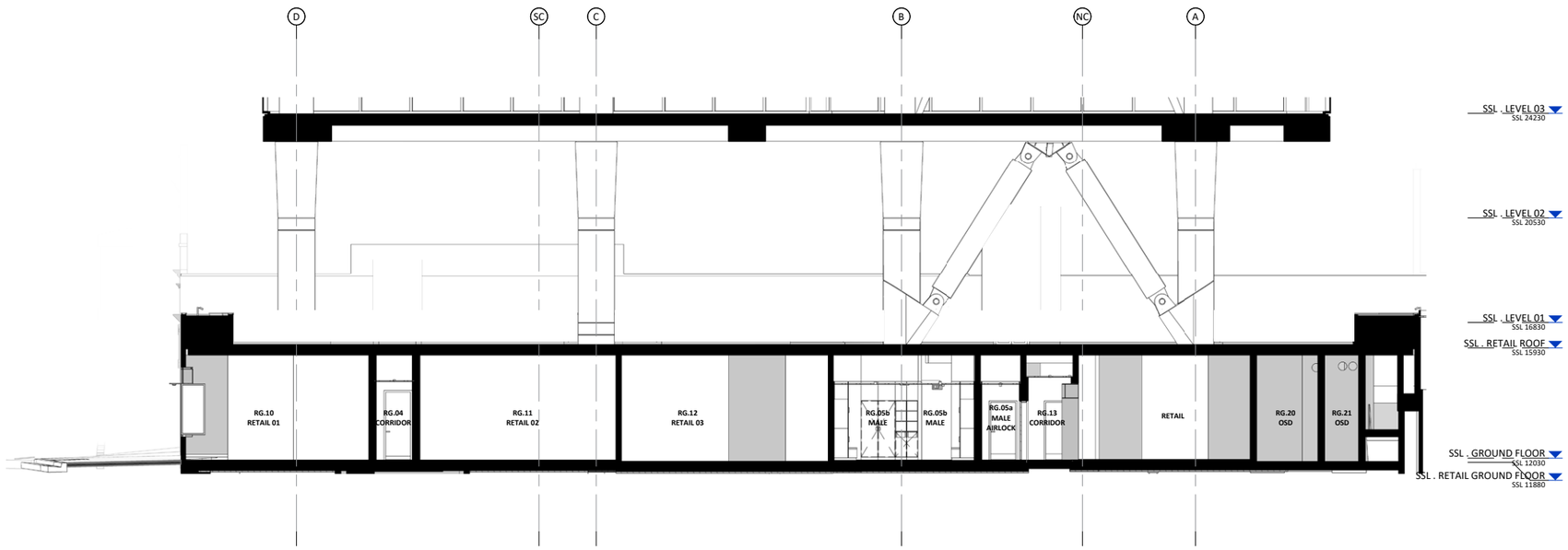
Proposed Level 1 Plan



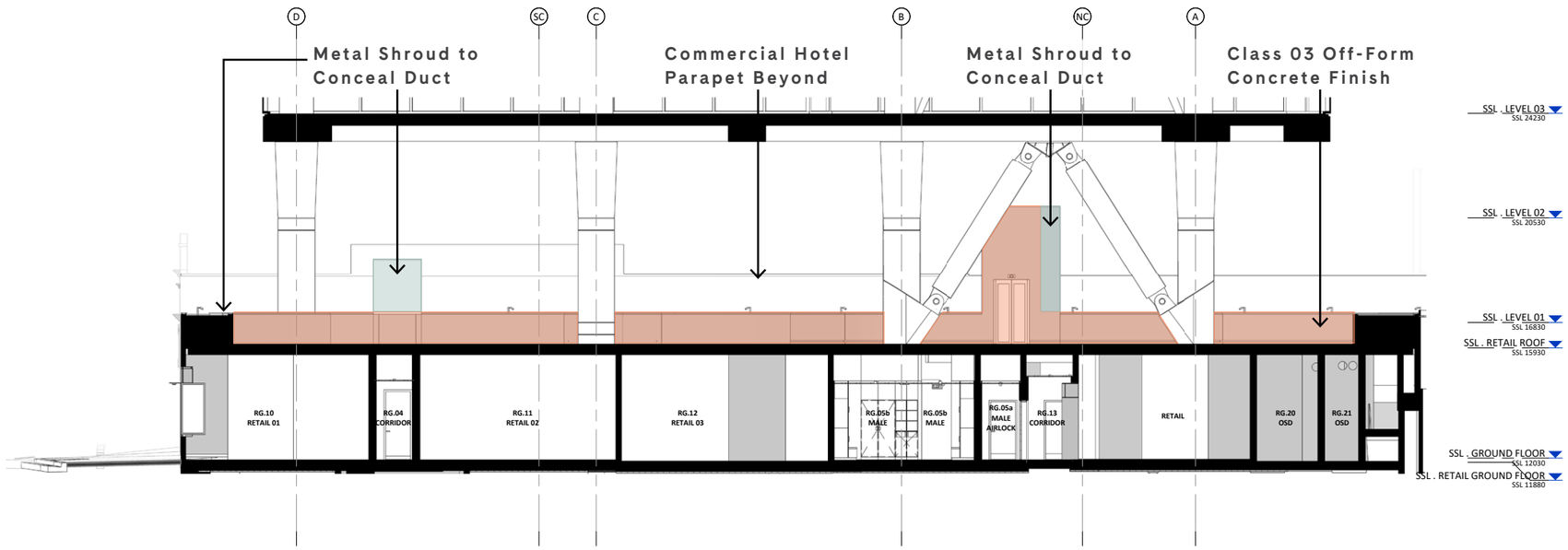
Comparison Section

1:200@A3 0 2 4 6m

Approved Section

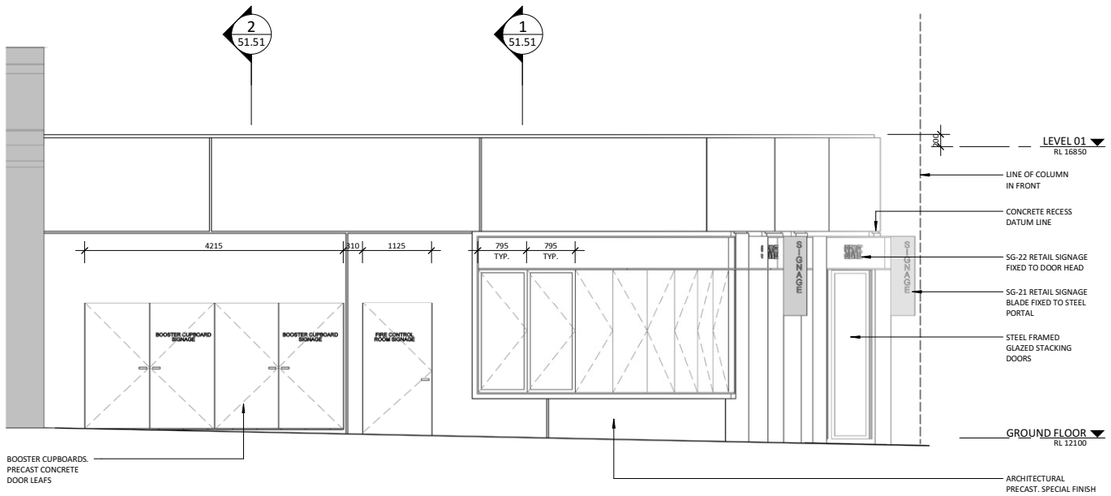


Proposed Section

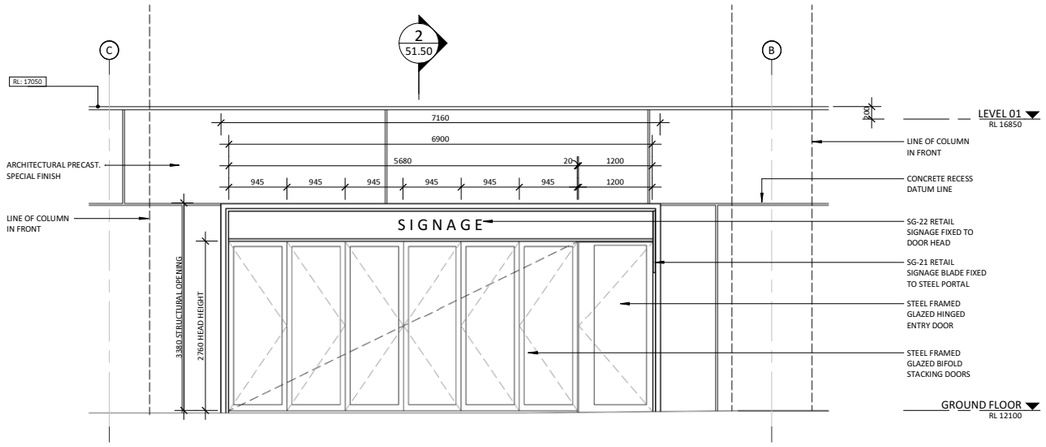


Approved Elevations

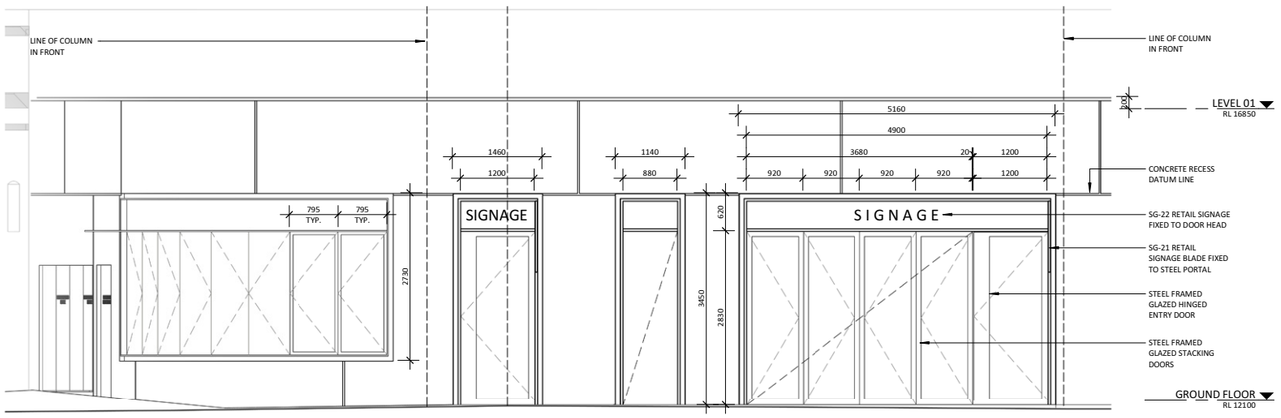
1:200@A3 0 2 4 6m



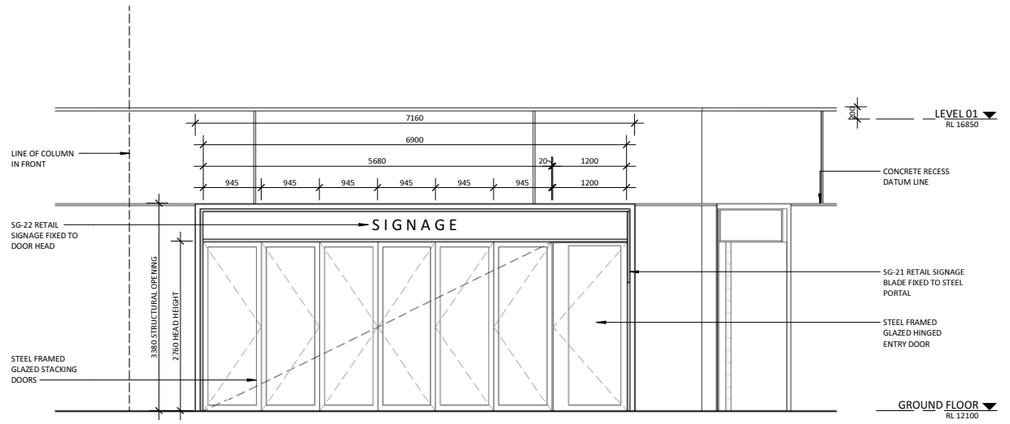
2 / 40.02 RETAIL PODIUM - SOUTH-EAST ELEVATION
1 : 50



2 / 40.01 RETAIL PODIUM - EAST ELEVATION
1 : 50



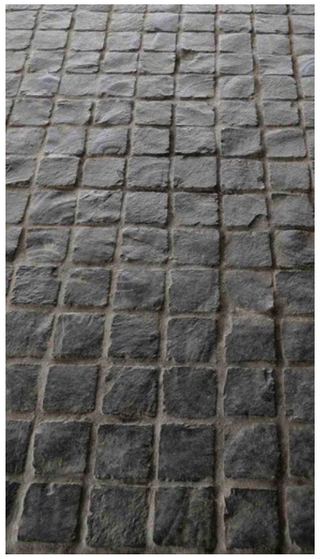
3 / 40.01 RETAIL PODIUM - SOUTH ELEVATION
1 : 50



3 / 40.01 RETAIL PODIUM - NORTH-EAST ELEVATION
1 : 50

Public Domain & Plaza Finishes

PCC Paver

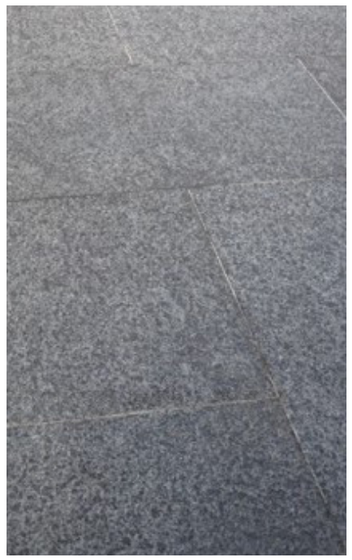


PCC Cobble

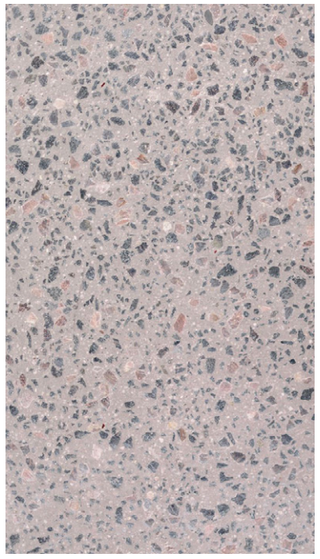
Class 02
Off Form Concrete
- Example of Concrete Finish to Date

Tree Grates

Seating



Adelaide Black
Granite Paver



Precast Walls

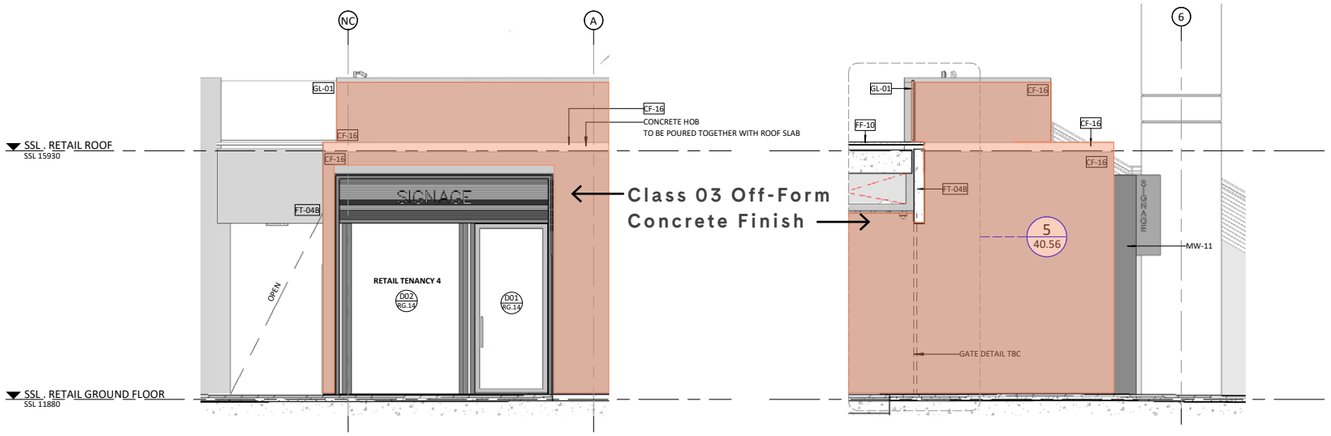
Concrete Columns

Bollards

Bike Parking

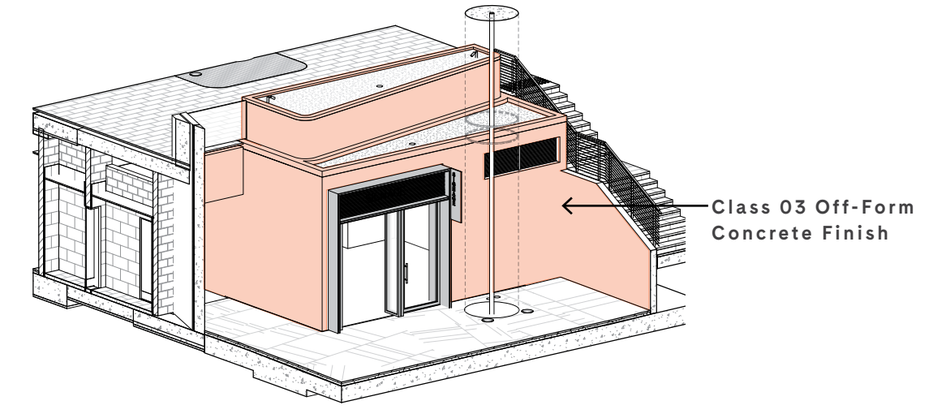
Proposed Elevations

1:100@A3 0 1 2 3m

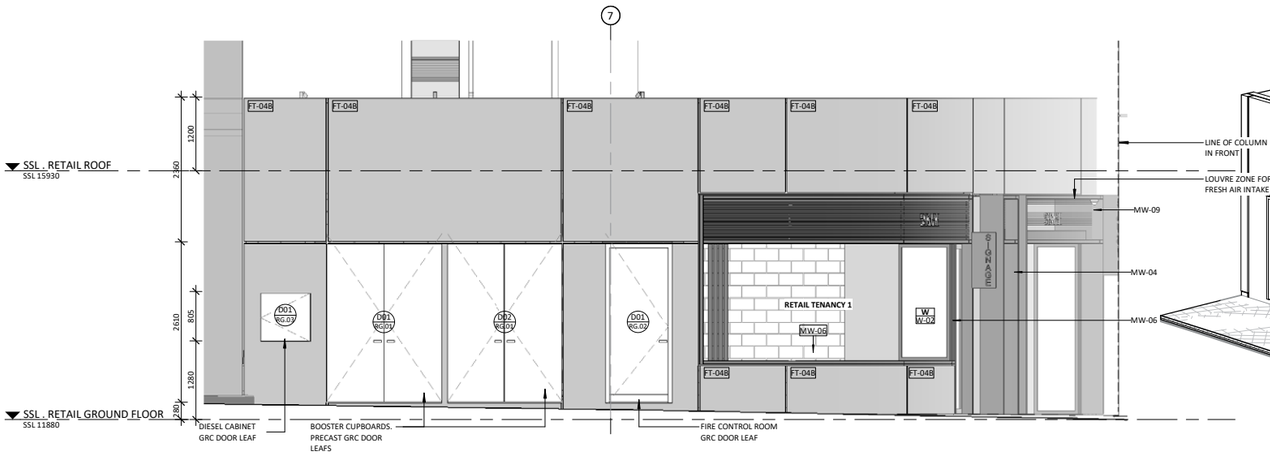


1 40.51 RETAIL PODIUM - ELEVATION C
1 : 50

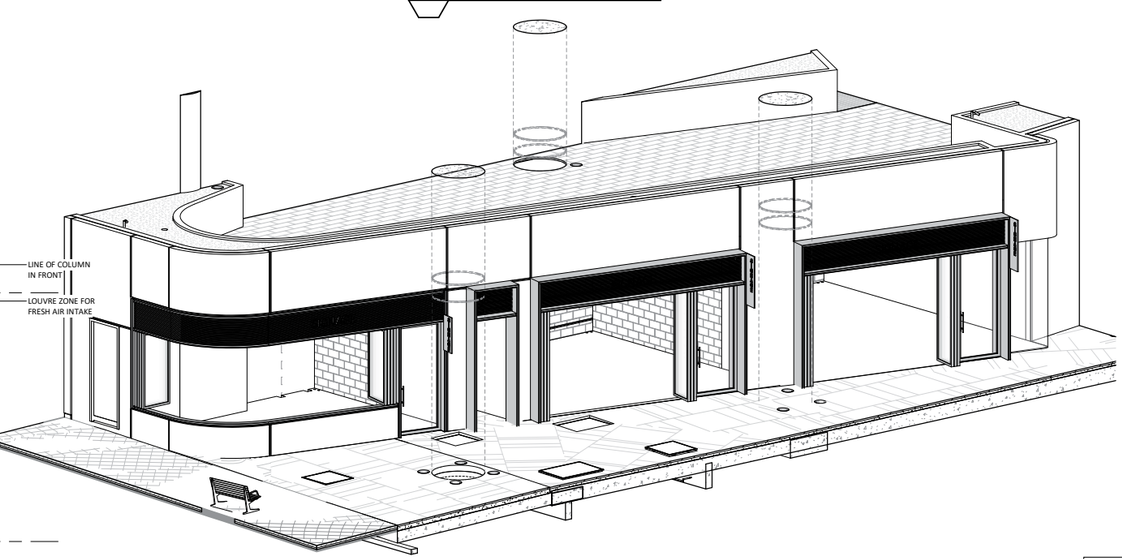
2 40.51 RETAIL 04 - ELEVATION D
1 : 50



7 AXONOMETRIC - RETAIL TENANCY 4



3 40.50 RETAIL PODIUM - ELEVATION A
1 : 50



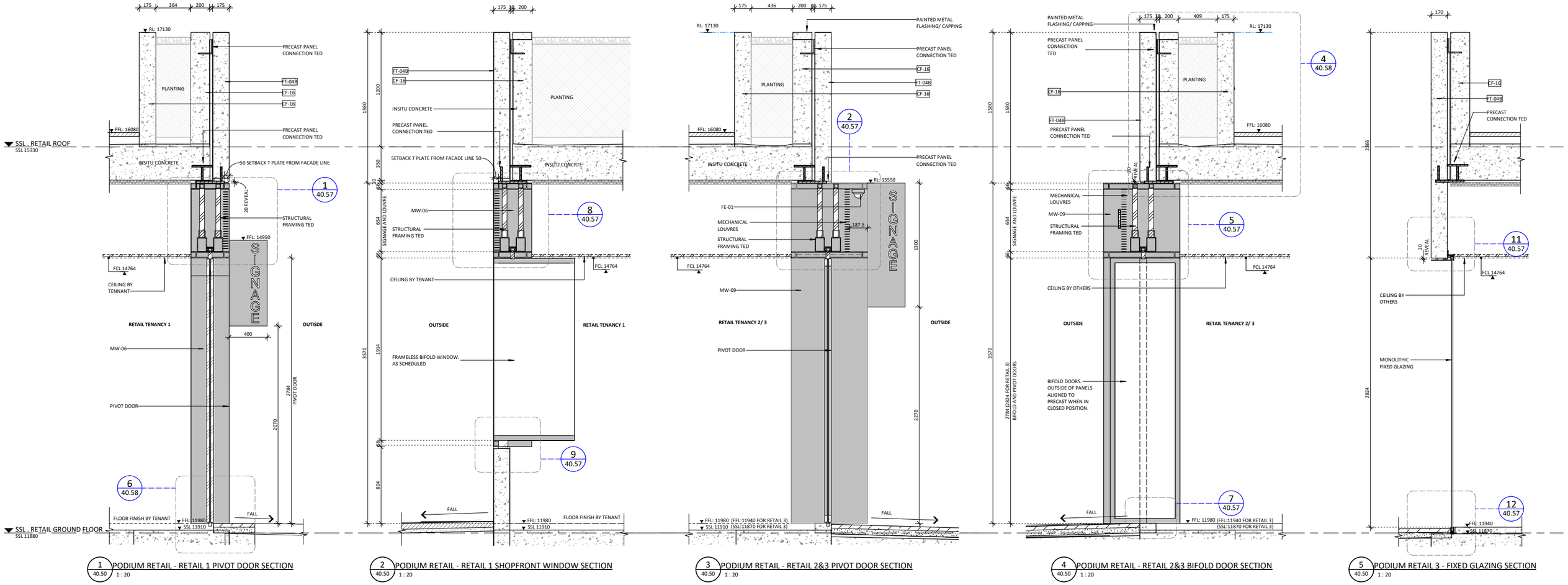
6 AXONOMETRIC - RETAIL TENANCIES 1,2&3

Finishes

FT-04B	Precast with Decorative Finish
CF-16	Class 03 Off-Form Concrete Finish

Proposed Sections

1:200@A3 0 2 4 6m



1 40.50 1 : 20 PODIUM RETAIL - RETAIL 1 PIVOT DOOR SECTION

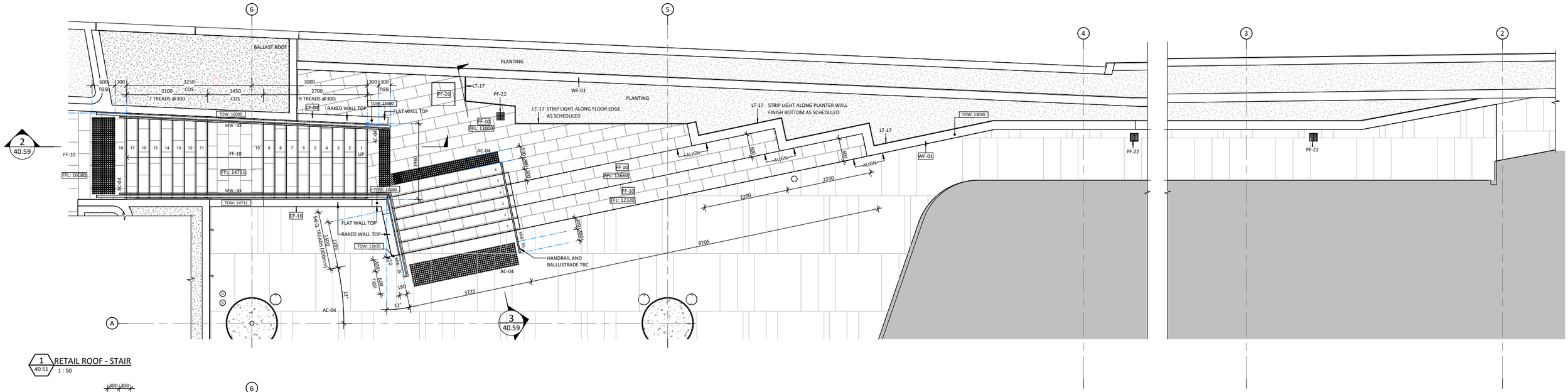
2 40.50 1 : 20 PODIUM RETAIL - RETAIL 1 SHOPFRONT WINDOW SECTION

3 40.50 1 : 20 PODIUM RETAIL - RETAIL 2&3 PIVOT DOOR SECTION

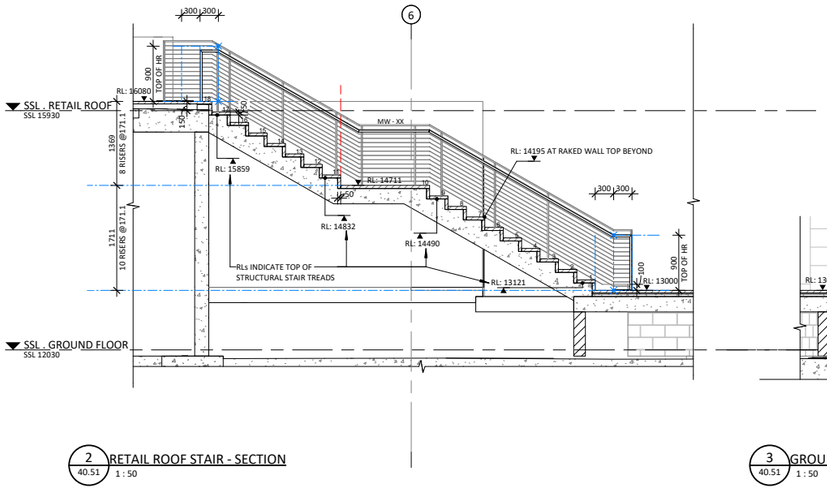
4 40.50 1 : 20 PODIUM RETAIL - RETAIL 2&3 BIFOLD DOOR SECTION

5 40.50 1 : 20 PODIUM RETAIL 3 - FIXED GLAZING SECTION

Stair Details

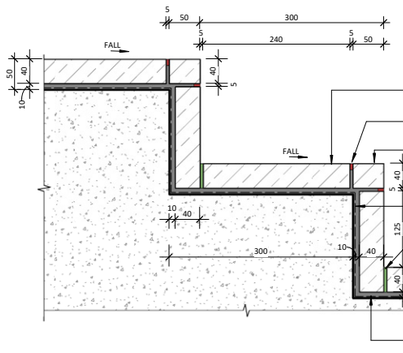


1 RETAIL ROOF - STAIR
40.51 — 1 : 50

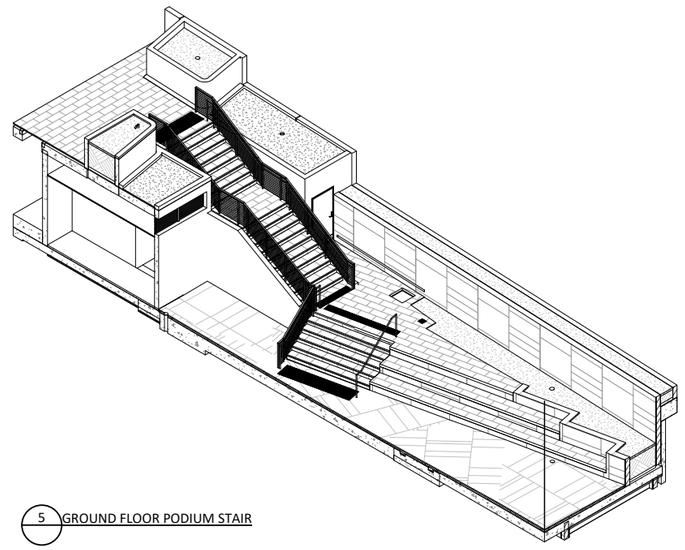


2 RETAIL ROOF STAIR - SECTION
40.51 — 1 : 50

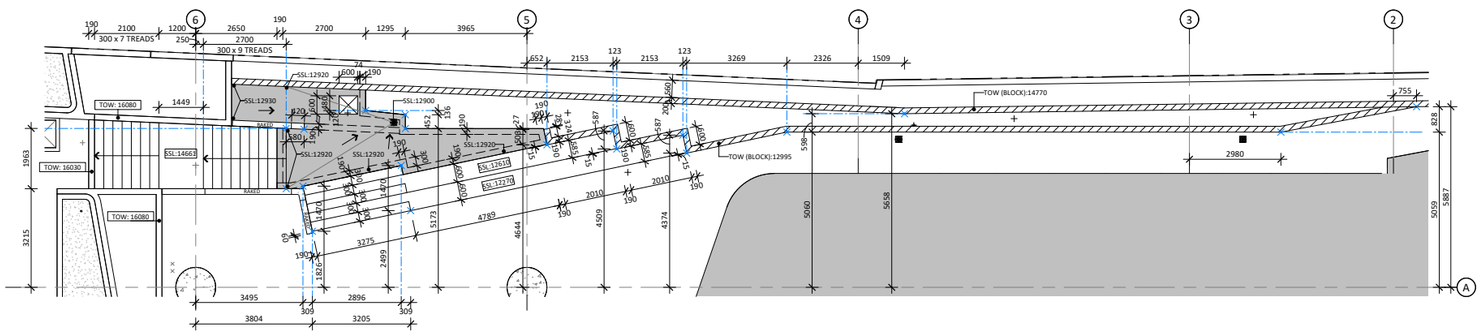
3 GROUND FLOOR PODIUM STAIR - SECTION
40.51 — 1 : 50



4 RETAIL STAIR DETAI LSECTION
40.59 — 1 : 5



5 GROUND FLOOR PODIUM STAIR



6 RETAIL ROOF - STAIR SETOUT PLAN
1 : 100

ABBREVIATION LEGEND - RETAIL

NOTE :
READ IN CONJUNCTION WITH ARCHITECTURAL FINISHES SCHEDULE

CATEGORY
PD-03
TYPE NUMBER

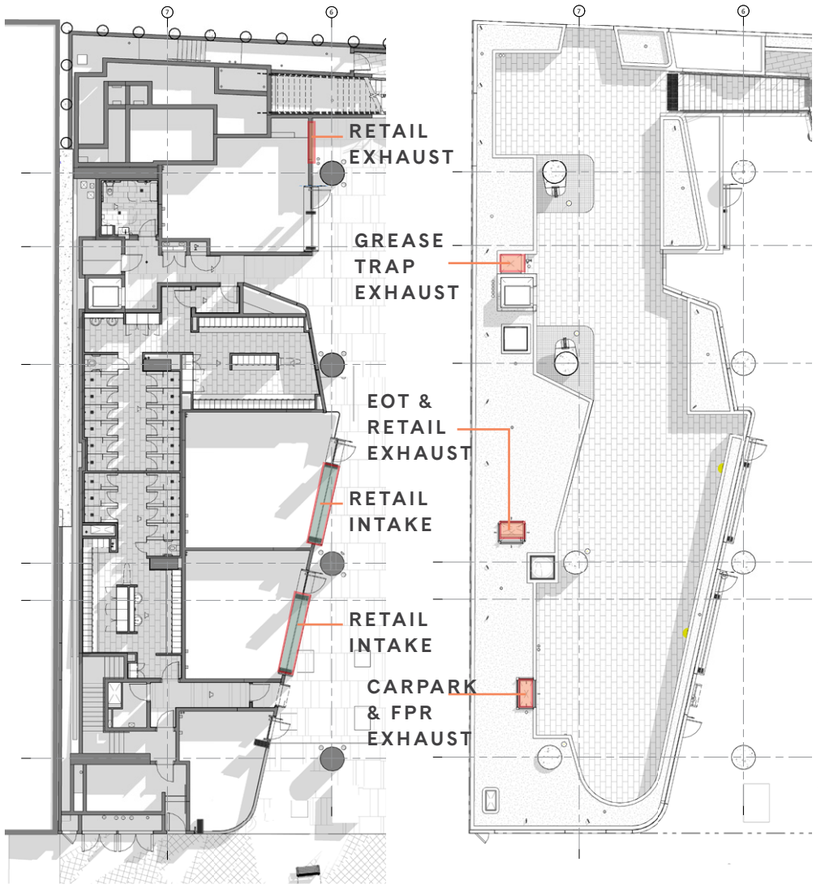
CATEGORY

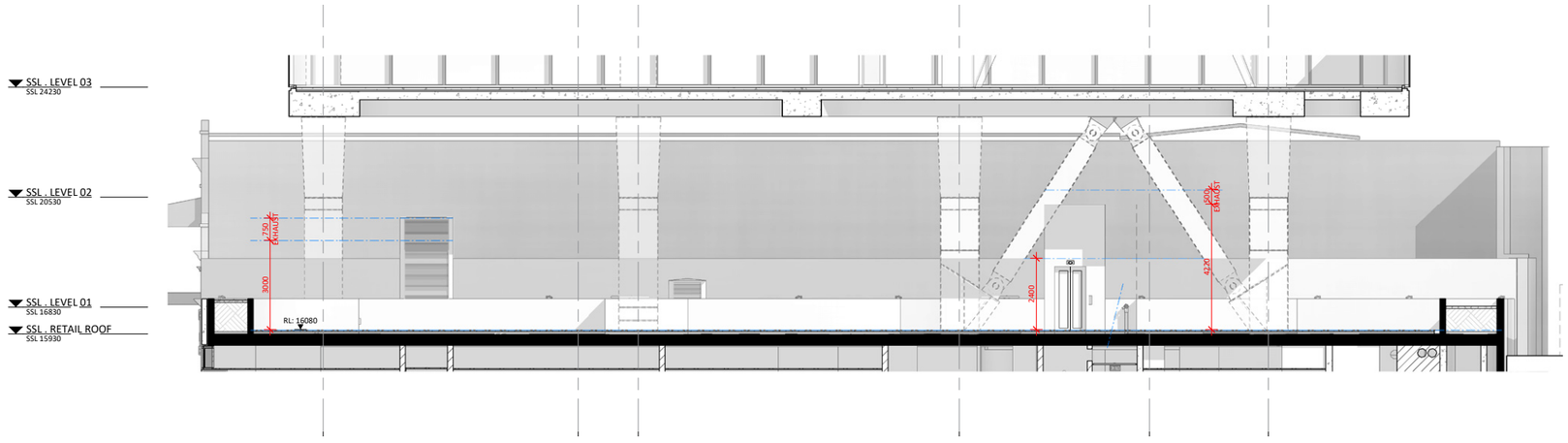
AC:	ACCESSORIES
CF:	CONCRETE FINISHES
CL:	CEILING
DR:	**D**OORS
FF:	**F**LOOR FINISH
GL:	GLASS
LT:	LIGHTING FIXTURES
MA:	MASONRY WALL
MW:	METALWORK
WF:	WALL FINISHES

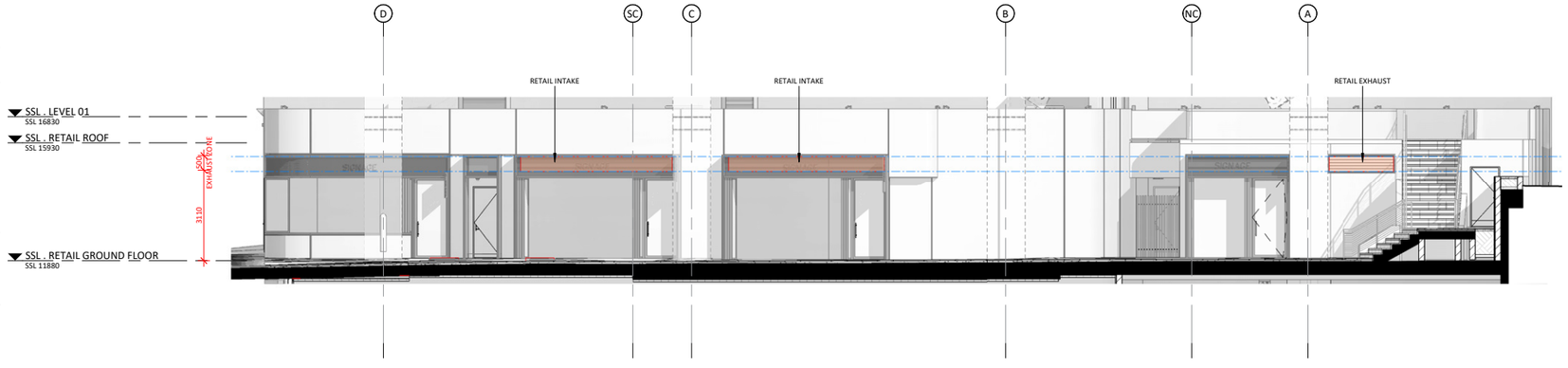
Tzannes + BlightRayner

Exhaust Compliance

- The below diagrams explain how we achieve compliant F&B exhaust while occupying the retail roof. This is predominately achieved by lifting the exhausts up by 3m above the FFL. They will be shroud with decorative screens & planting.
- This is an excellent outcome for the project as the approved scheme has exposed mechanical plant on the Retail Roof that would be visible from the Level 01 and 02 podium floor plates

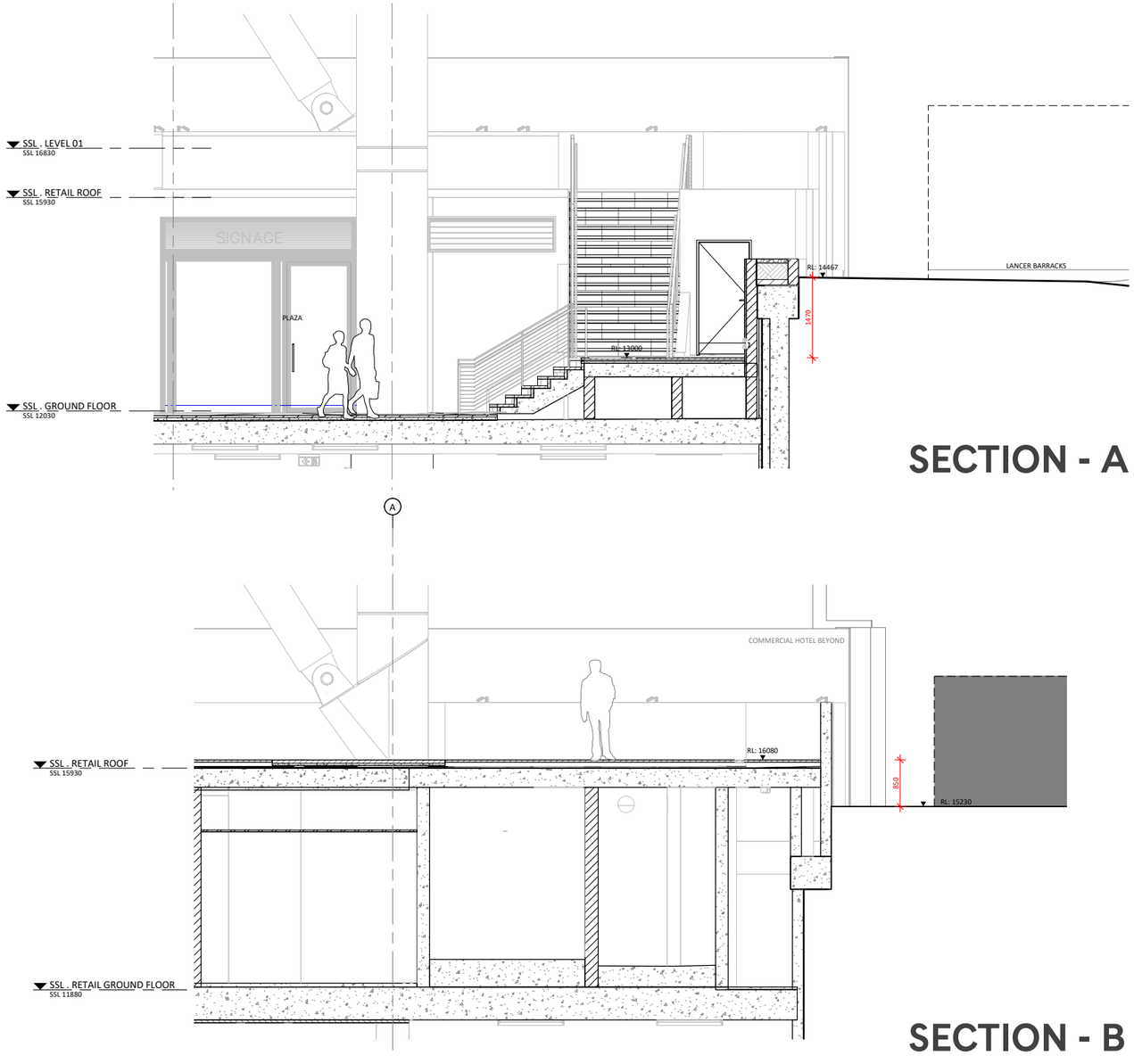






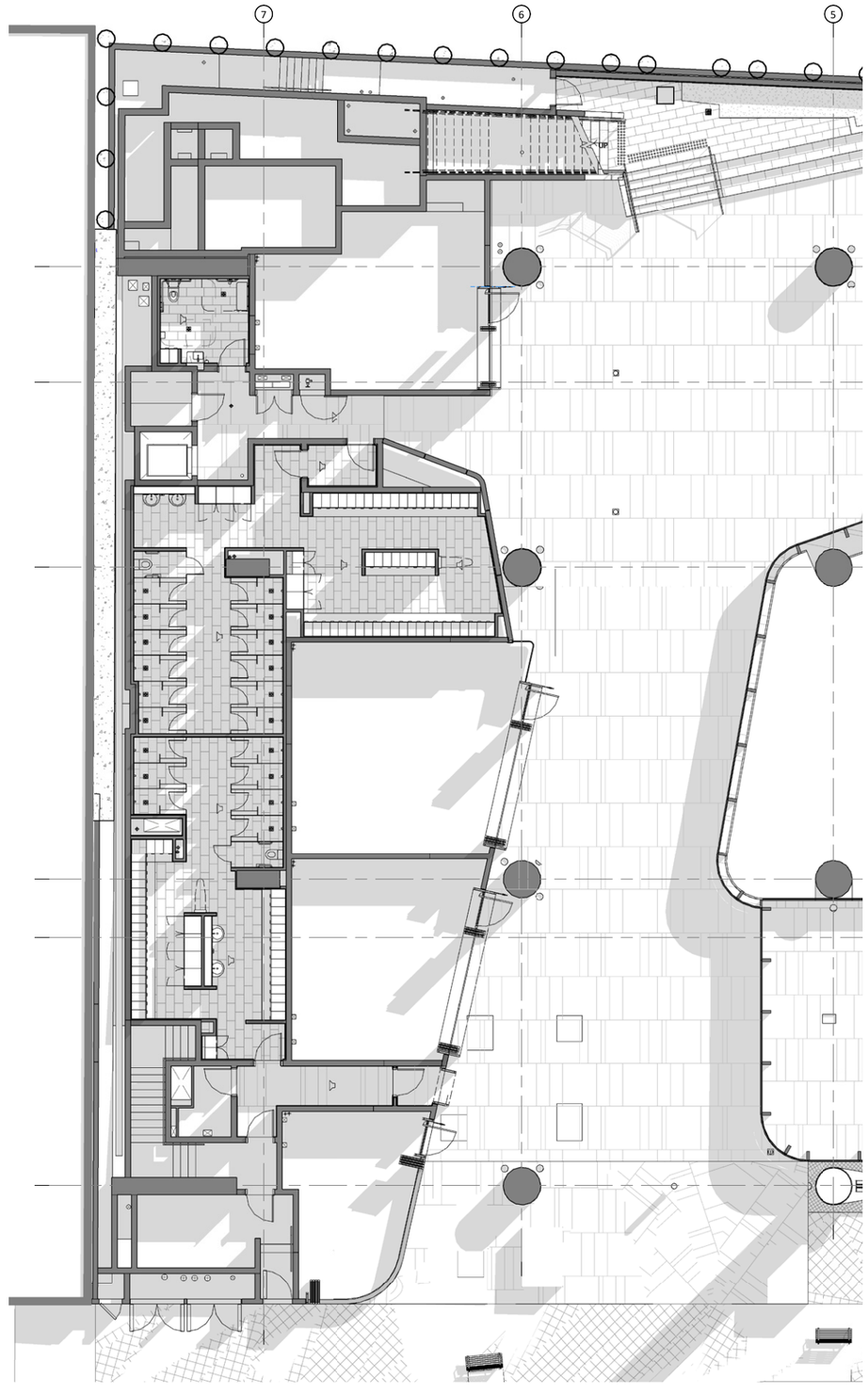
Lancer Barracks Future Access

- The below sections explain the potential future site links to Lancer Barracks.
- With only 850mm height difference between the retail roof and Lancer Barracks, it is be much more amenable to build a DDA ramp between the two sites in the future.



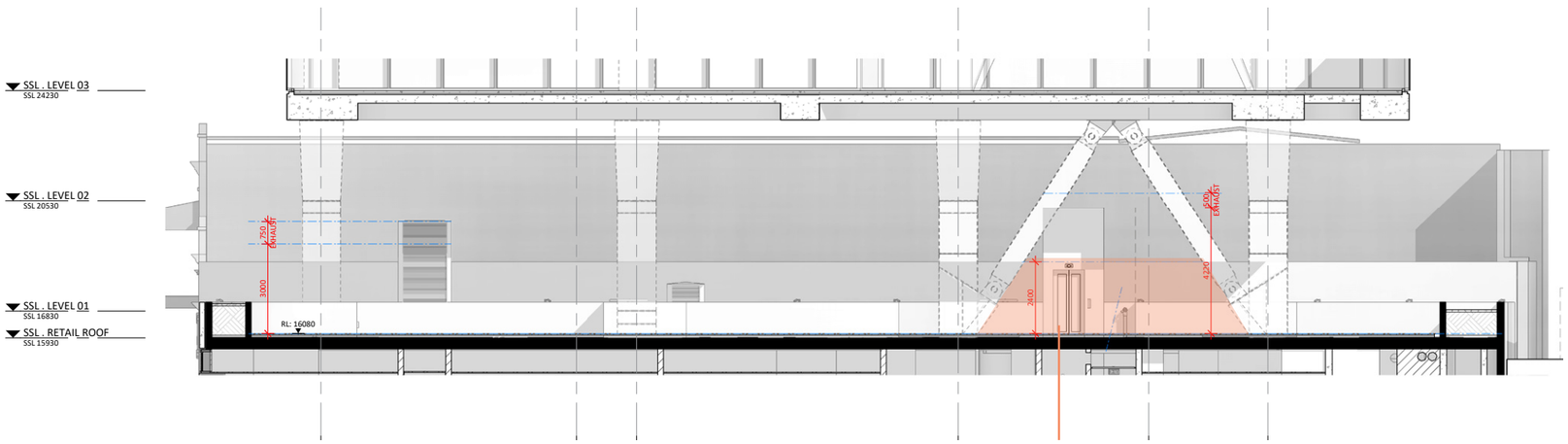
SECTION - A

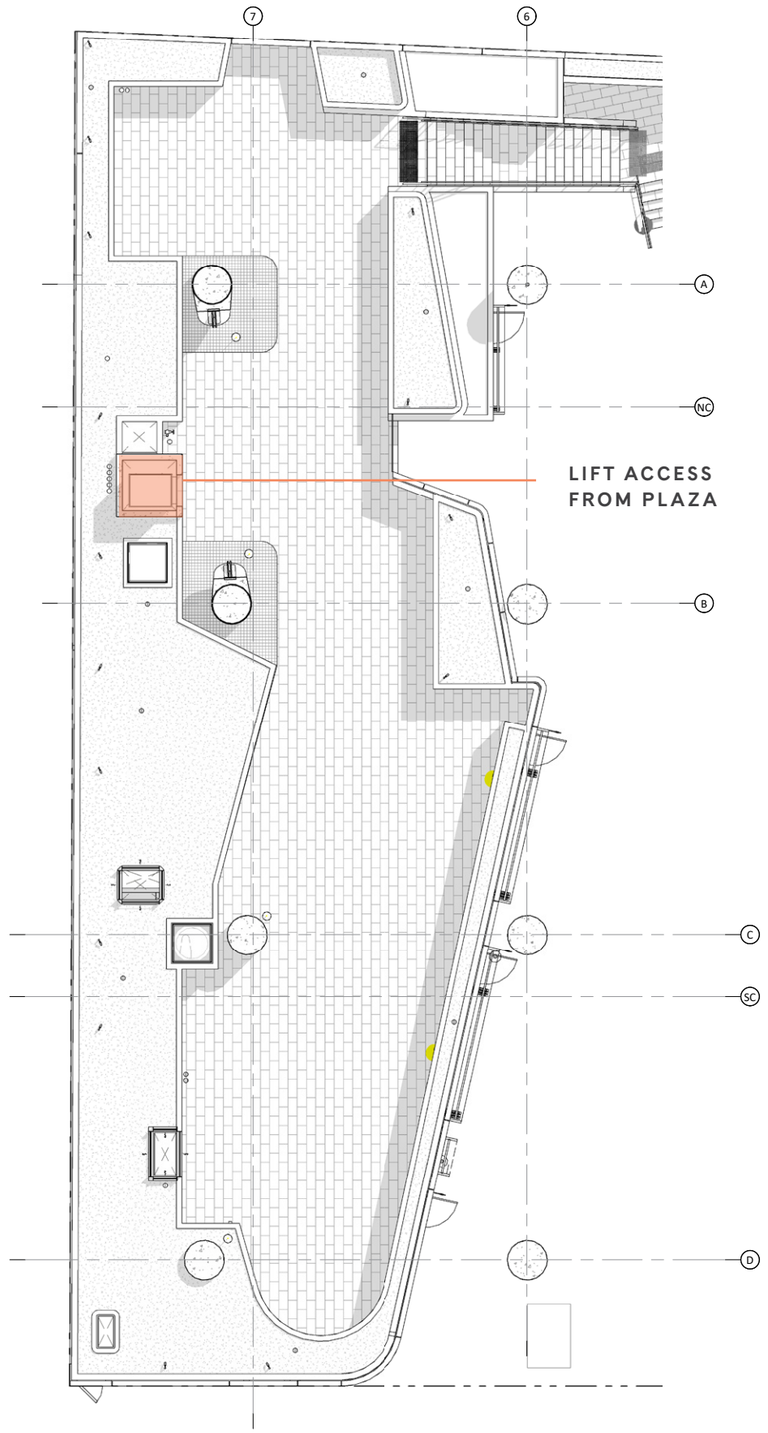
SECTION - B



PWD Accessibility

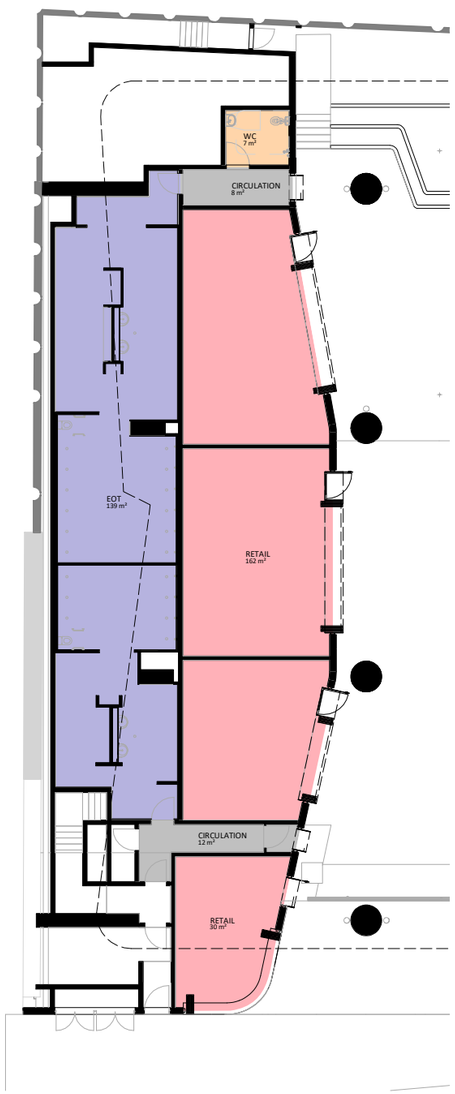
- The below diagrams explain the DDA access route to the retail roof. This is provided via a lift



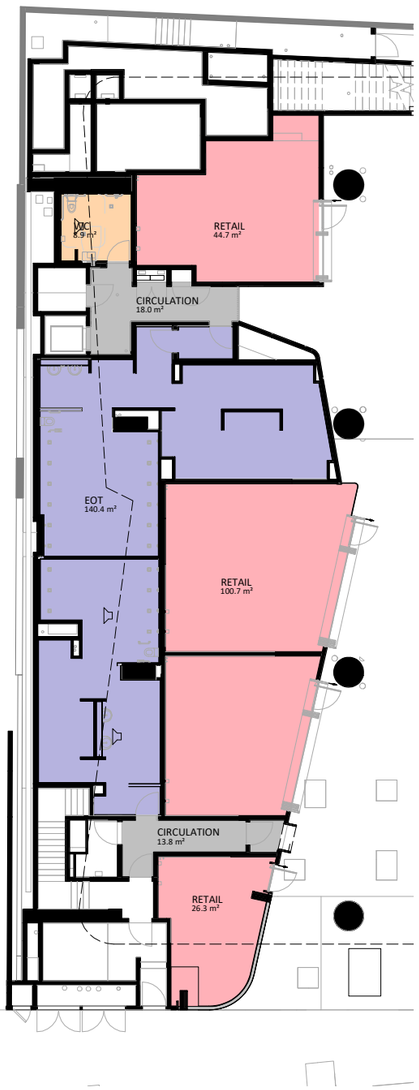


GFA Comparison

- The below diagrams explain the GFA comparison between the two schemes. The reduction has predominately occurred due to detail coordination with services.



APPROVED GFA	358m2
RETAIL	192 m2
EOT	139 m2
WC	7 m2
CIRCULATION	20 m2



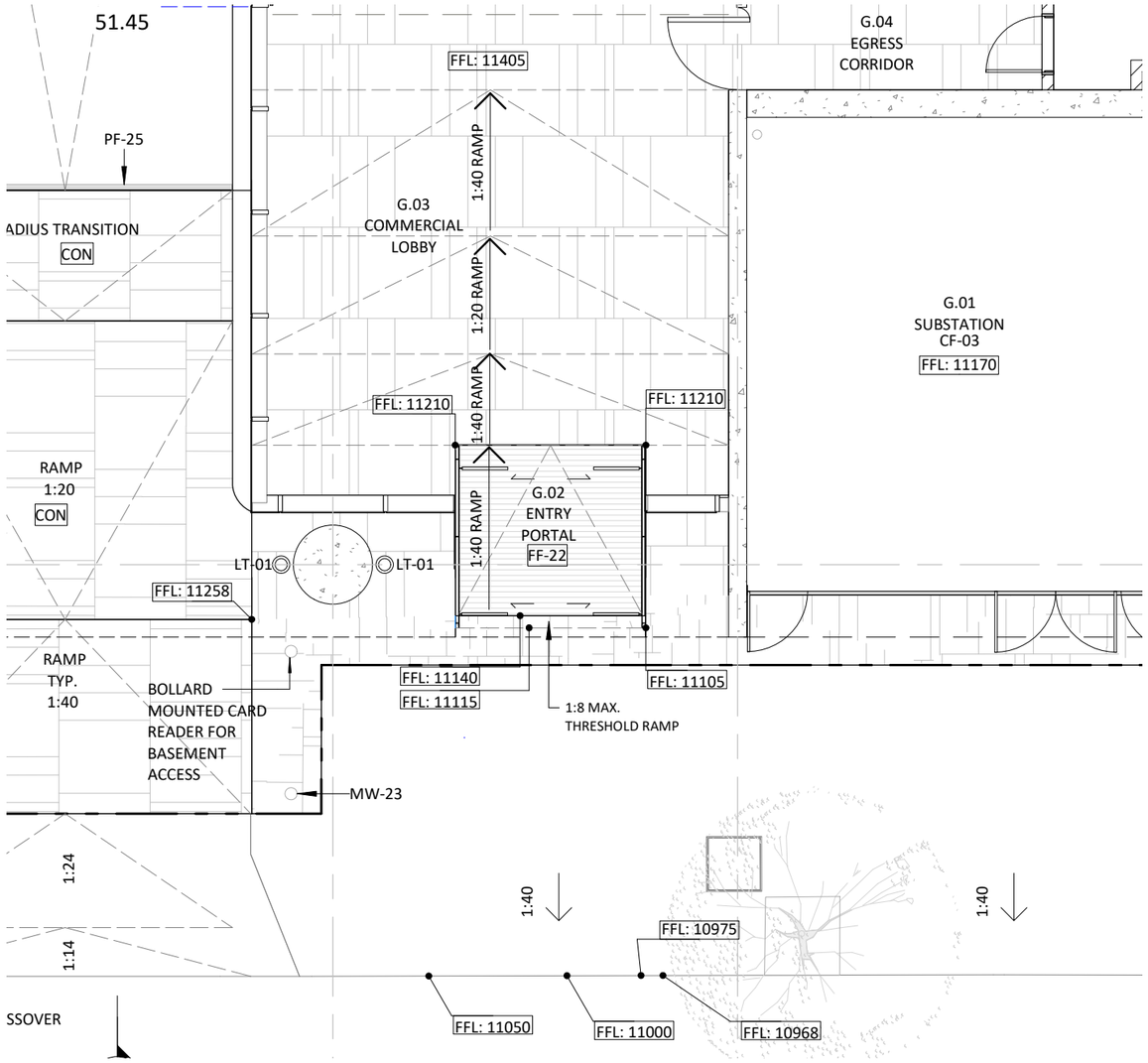
PROPOSED GFA	352.8 m2
RETAIL	171.7 m2
EOT	140.4 m2
WC	8.9 m2
CIRCULATION	31.8 m2

Proposed Revolving Door to Commercial Entry

Hassall Street Entry Plan Comparison

1:100@A3 0 1 2 3m

Approved Entry Portal



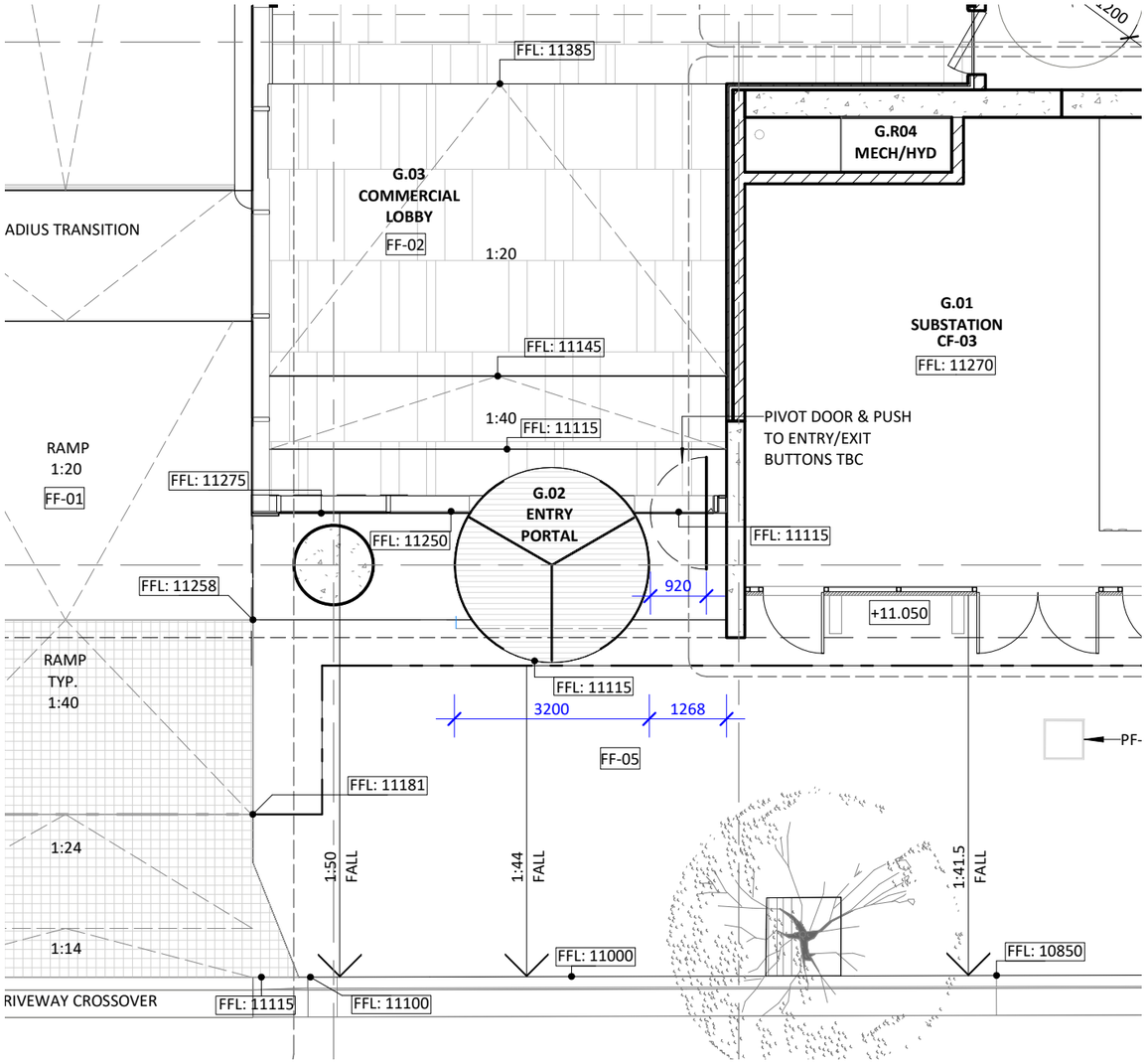
Blackened steel entry portal

No additional egress door required

1:40 ramping allowed within entry portal

FFL within lobby RL 11405

Proposed Revolving Door



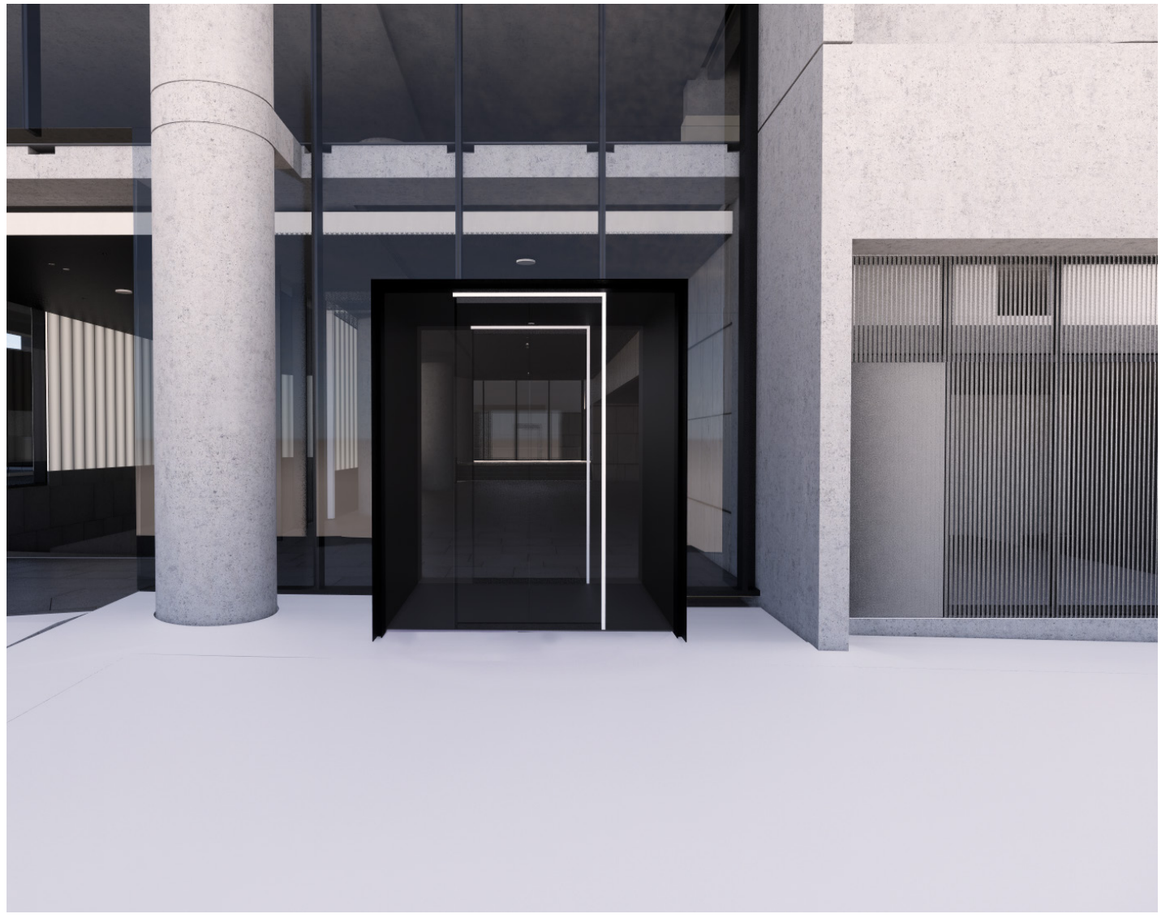
3200mm glass revolving door

Additional egress/ accessible door.

Level floor within revolving door, resulting in changes to the FFL within the lobby (RL 11385)

Hassall Street Entry View Comparison

Approved Entry Portal



3600mm high blackened steel entry portal

No additional egress door required

Proposed Revolving Door

3000mm high glass revolving door

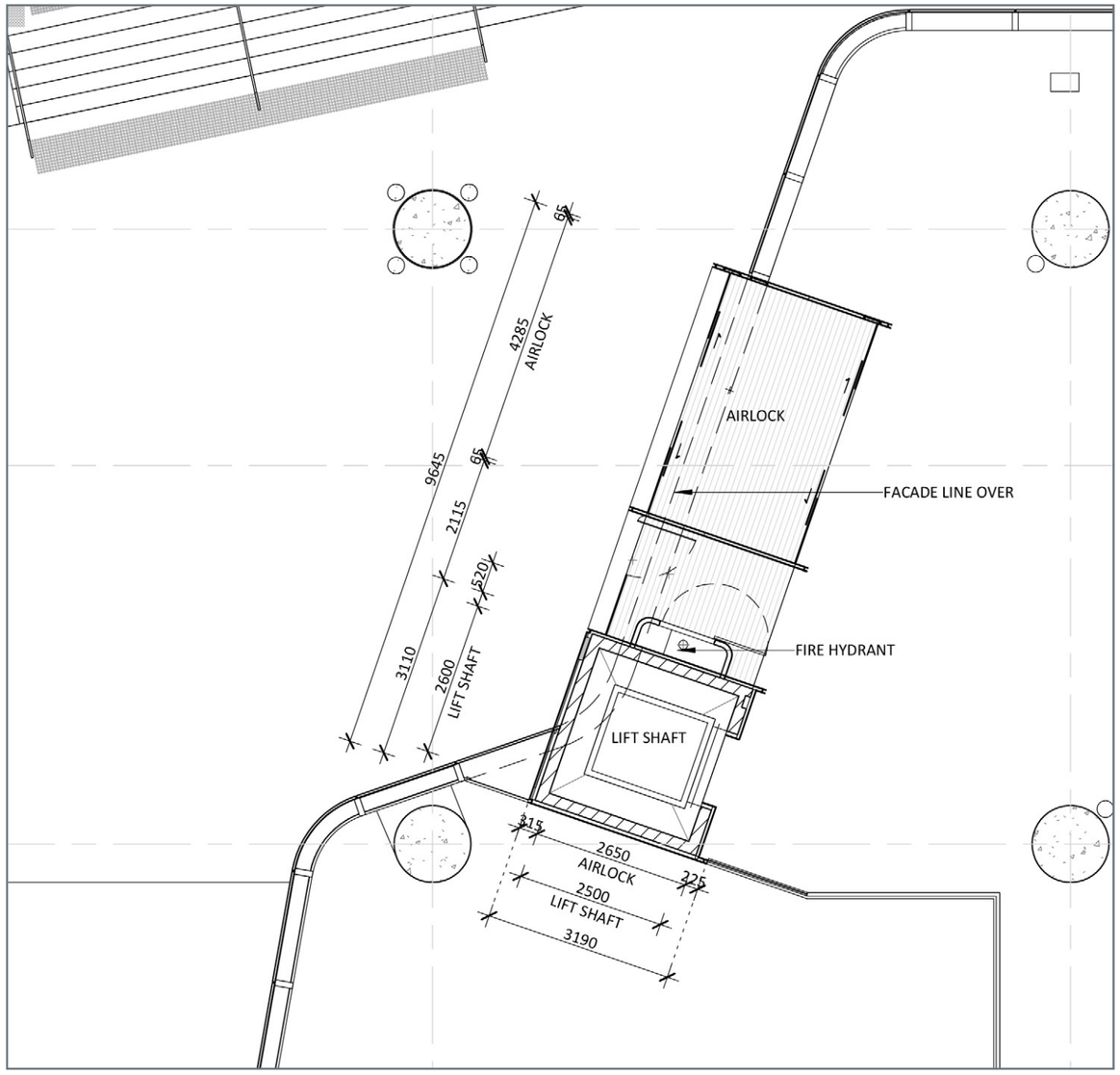
Additional egress/accessible door
(3000mm high, 920mm clear width)

Proposed Increase in Height to WSU Entry Portal

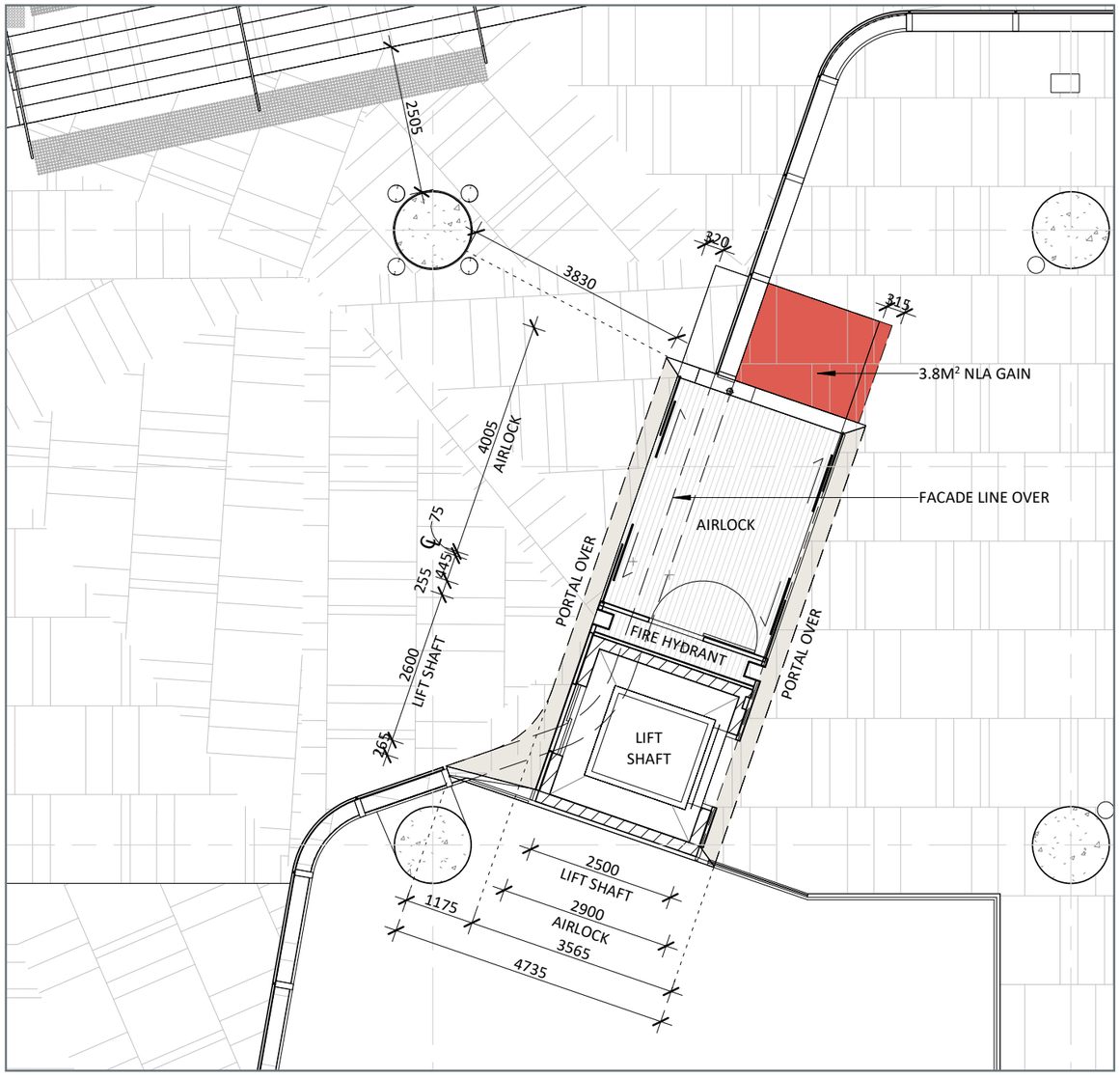
WSU Entry Portal Plan Comparison

1:100@A3 0 1 2 3m

Approved WSU Entry Portal Plan

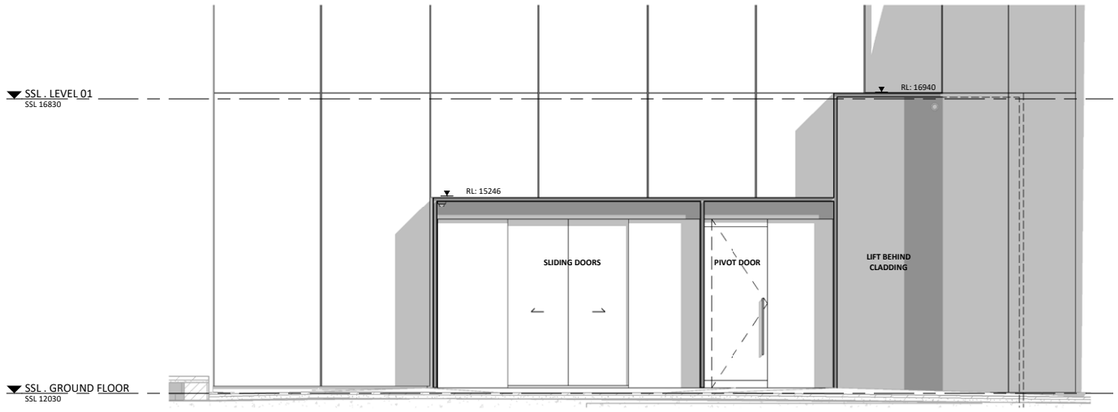


Proposed WSU Entry Portal Plan

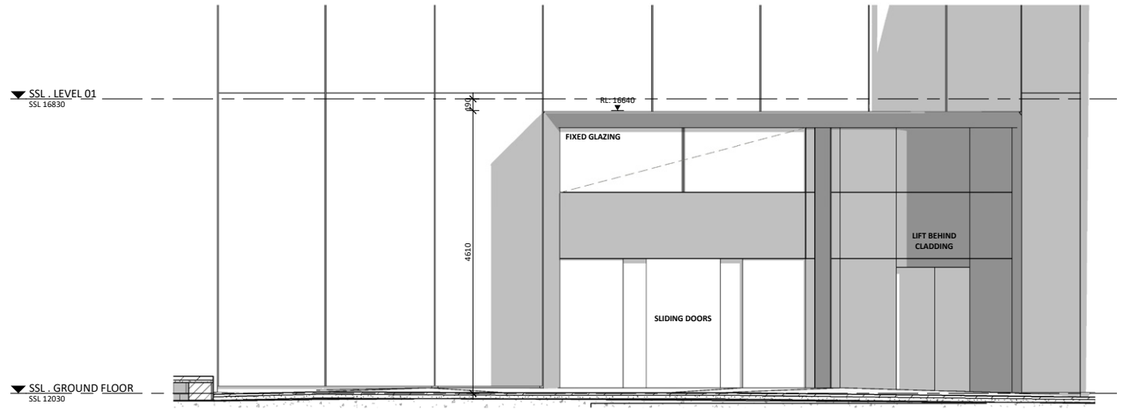


WSU Entry Portal Elevation Comparison

Approved WSU Entry Portal Elevation



Proposed WSU Entry Portal Elevation



WSU Entry Portal View 01 Comparison

Approved WSU Entry View 01

Proposed WSU Entry Portal View 01

WSU Entry Portal View 02 Comparison

Approved WSU Entry View 02

Proposed WSU Entry Portal View 02

6 | HSL

RICHARD CROOKES CONSTRUCTIONS

WESTERN SYDNEY UNIVERSITY | Charter Hall

Tzannes + BlightRayner