WESTERN SYDNEY
UNIVERSITY

BANKSTOWN CITY CAMPUS DEVELOPMENT

Response to Submissions

Architectural Design Report Addendum to the SEARs Response

A-RPT-SSDA03

REVISION 2

August 2020

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CONTENTS

Architectural Design Report Addendum

Volume 1 Architectural Report

REVISION HISTORY

VERSION	SECTION	DESCRIPTION/CHANGES	ISSUED	APPROVED
1	All	Draft Issue	18/08/20	Diana Jones
2	All	Issue for SSDA and RTS	25/08/20	Ross Heywood

QUALITY ASSURANCE

REVIEWED	AUTHORISED	DATE
Adrian Stanic- Director		25/08/20

Introduction

Original SEARs Design - View from Paul Keating Park

Revised Design - View from Paul Keating Park

This report is an addendum to the SEARs Response Architectural Design Report for the Bankstown City Campus project, and outlines the architectural aspects of the Revised Design proposal. The Revised Design proposal incorporates changes responding to new site and regulatory information, and responding to submissions to the SSDA proposal.

The new site and regulatory information that has been addressed includes:

- New Title boundary and easements, including a Right of Way within the site that defines the alignment of The Appian Way;
- The location of inground stormwater and services infrastructure within the verge between the title boundary and Rickard Road;
- The outcome of investigations regarding the combustibility and compliance of Green Wall facades with NCC 2019, which determined that this facade could not be used on the project;
- Building design updates to comply with NCC 2019;
- The Solar Access Control for Paul Keating Park, proposed by Canterbury Bankstown City Council as part of the concurrent Planning Proposal for the site.

Key changes incorporated in the Revised Design, in response to submissions to the SSDA Proposal include:

- Massing changes to reduce the visual bulk of the building;
- Massing changes to increase the solar access to the adjacent public open space, achieving compliance with the Solar Access Control;
- Other detailed design adjustments addressing items raised in the submissions to the SSDA.

The Revised Design incorporates coordinated alterations to building services and structure associated with the above information and key changes. The Internal fitout and Landscape design have been revised in response to the changes in the massing envelope and Base Building design. Refer to Fitout Plans and Design Statement by HDR, and Landscape Plans and Design Statement by Aspect Studios, for details of design changes, including responses to submissions relating to these aspects of the project.

1.0 Revised Development Site Boundary

Updates to SEARs Response Architectural Design Report:

3.1 Development Site Boundary

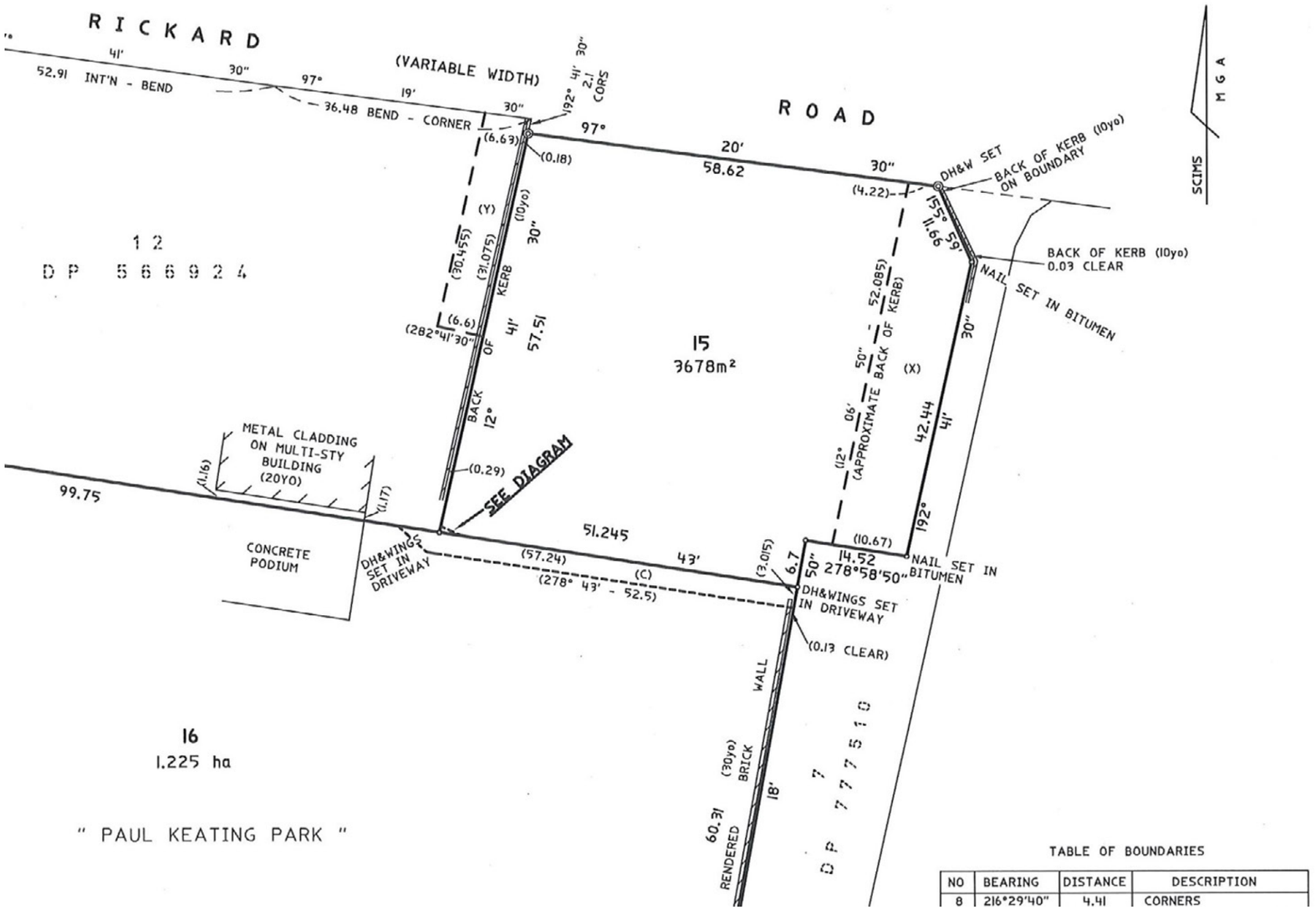
The size, location and address for the Site, entailing 3,678sqm located at 74 Rickard Road, remain unchanged, however a new title and easements have been created. The Site is still owned by Canterbury Bankstown Council, and subject to a Lease agreement between the Council and Western Sydney University.

These changes serve to:

- Consolidate the site, which entailed the whole of Lot 5 DP777510 and an adjacent portion of Lot 6 DP777510, onto a single title, identified as Lot 15 DP1256167.
- Establishes an easement within the Site, being a Right of Way of variable width (marked X in the Plan of Subdivision extract below), to the benefit of Canterbury Bankstown Council. This serves to clearly establish the alignment and extent of The Appian Way. The terms of the Right of Way prohibit (subject to Council consent) excavation, construction or building works under or over the Easement, including any encroachment or parking of vehicles within the Easement.
- Establishes an easement on the adjacent Lot 12 DP566924, being a 6.6m wide Right of Way (marked Y in the Plan of Subdivision extract below), to the benefit of the Site, facilitating vehicle access to the Site.
- Removal of a redundant Right of Carriageway created by DP777510 that lay within the Site.
- Retains a small portion of Easement for Drainage within the south west corner of the site, associated with the easement marked C in the Plan of Subdivision extract below.

In response to the new title and easements, the Revised Design incorporates the following changes:

- reduced extent of the Basement levels to prevent encroachment into Easements marked X and C on the Plan of Subdivision;
- reduced extent and revised structural design for the Ground Level awning along The Appian Way, within the Easement marked X;
- realigned building façade and building core to match the alignment of The Appian Way, as established by the boundary of the Easement marked X.



Extract from the Plan of Subdivision of Lot 5 and 6 in DP777510 and Right of Way over Lot 12 in DP566924.

2.0 Review of Design Principles

Updates to SEARs Response Architectural Design Report:

4.0 Design Strategies and Process

4.1 Urban Design Principles

4.2 Design Considerations

In response to the submissions to the SSDA the design principles for the building form have been reviewed, and modifications to the building form incorporated into the Revised Design. The key principles that have been reviewed include:

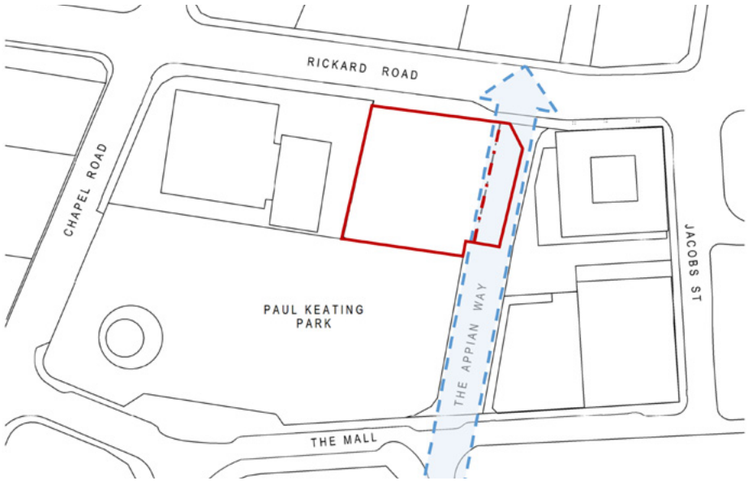
- The Urban Design Principles (outlined in the SSDA Architectural Design Report, Section 4.1) including the creation of open space along The Appian Way alignment, optimising solar access to Paul Keating Park and alignment with surrounding urban forms;
- The bulk and scale of the building, including the legibility of the form; and
- Ensuring the permeability and activation of the ground floor, encompassing physical and visual connectivity, through further detailed investigation of overland flow, levels and sightlines; and
- Alignment of the building design and landscaping proposal with Canterbury Bankstown City Council's 'Complete Streets', integrating the project with the broader public domain.

2.1. Urban Design Principles

In reviewing the Urban Design Principles following three key principles have been refined:

Principle 2

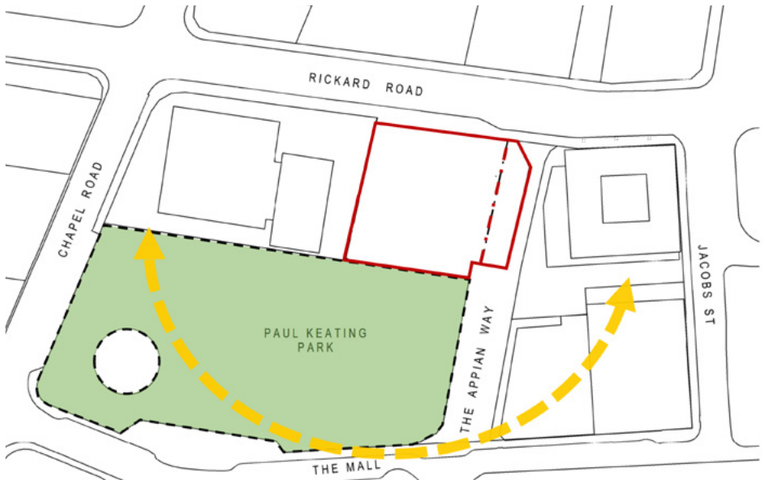
*Preserve **open space** along The Appian Way alignment.*



The new title boundary and Right of Way easement clarifies the position and orientation of The Appian Way as it transitions from Rickard Road to The Mall, south of the site. The east façade of the building has been repositioned to align with this boundary, and the canopy that protects the pedestrian pathway has been reduced in size, and supporting columns removed.

Principle 3

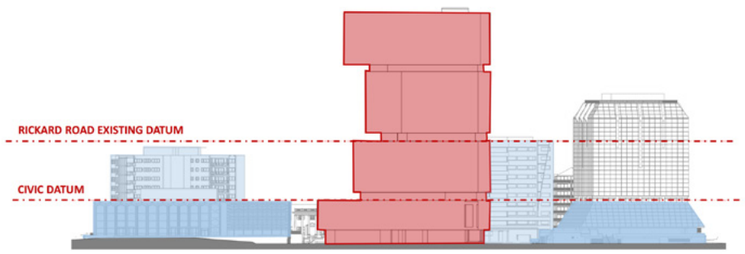
*Optimise **solar access** to a diversity of public spaces at Paul Keating Park and the Appian Way throughout the year.*



The Revised Design has been altered in order to meet the Bankstown City Council's proposed Solar Access Control for Paul Keating Park. This control is identified in the separate concurrent Planning Proposal associated with the site. Increased solar access to the Park has been achieved through adjustment to the setbacks, orientation and heights in the Revised Design. This is examined in detail in the Solar Study Report for the Revised Design.

Principles 5

***Align the lower building form** with the adjacent Bankstown Library and Knowledge Centre (BLaKC).*



This principle has been developed further, so that the Revised Design maintains alignment of the podium form with the BLaKC parapet, as well as aligning with existing apartment building on Rickard Road. The building form has also been simplified, and façade treatments modified, to enhance the clear legibility of the building form within its urban context.

2.2. Bulk and Scale

In response to the submissions the building form has been reviewed to identify strategies to reduce the apparent bulk and scale, whilst meeting the University's briefed requirements for the Vertical Campus functionality, amenity and floor area.

Key opportunities that were identified and are addressed in the Revised Design include:

- Reducing the cantilevered form, in both height and length of the cantilever;
- Simplifying of the overall building form to improve the legibility of the building;
- Review of the façade treatments, including how they delineate and articulate the form;
- Reducing the extent of south facing facades overlooking Paul Keating Park;
- Redistributing the Balcony and Terrace locations within the overall form;

These design changes are described in further detail in Section 3 of this Report, including comparison of the Revised Design to the Original SSDA Design.

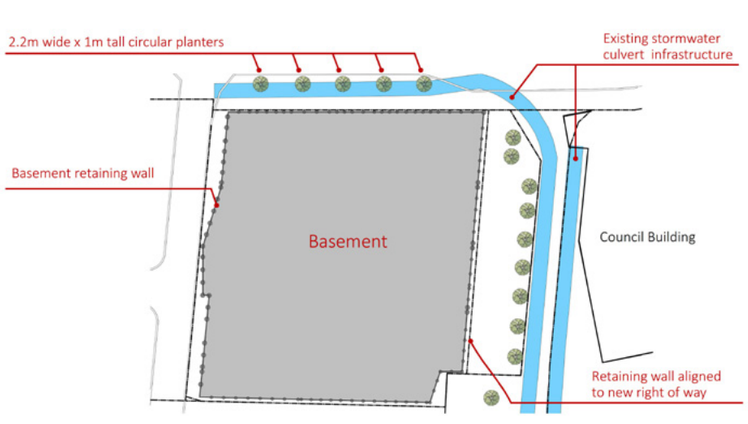
2.3. Ground Floor Permeability & Activation

In response to the submissions, the ground level connections with and activation of the surrounding public open space has been reviewed. Key issues are the physical implications of overland flow and stormwater management, negotiating these in a legible and accessible way, and providing visual connectivity.

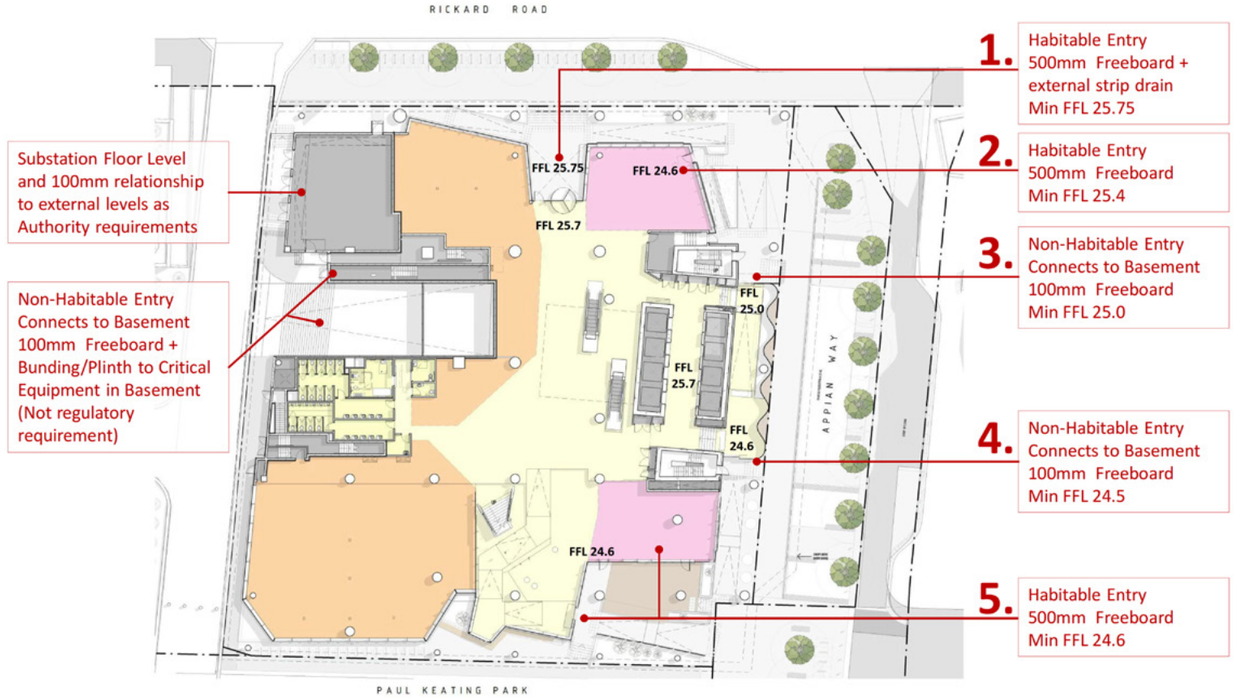
Overland Flow

As noted in the SSDA Architectural Design Report, Section 4.2.1, the issue of the overland flow and management of stormwater has a significant impact on the development of this site. Further investigation of this issue has been undertaken by the Design Consultant team to refine the design of the ground plane and external landscaping. This included:

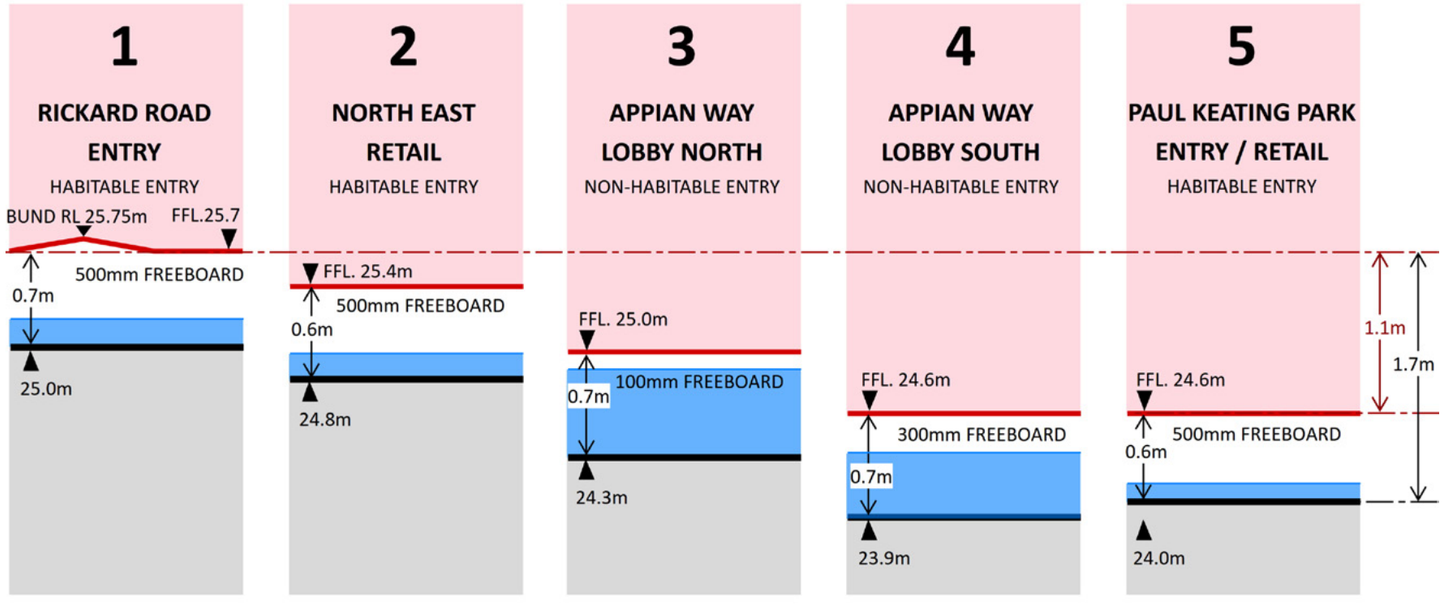
- accommodating existing stormwater infrastructure located under the verge along Rickard Road including reduction of basement footprint;
- reviewing potential flood water flows against the Revised Design landscape elements, ground levels and building line; and
- verification that the proposed ground and floor levels meet authority freeboard requirements.



Revised Design Basement Level highlighting in-ground stormwater infrastructure



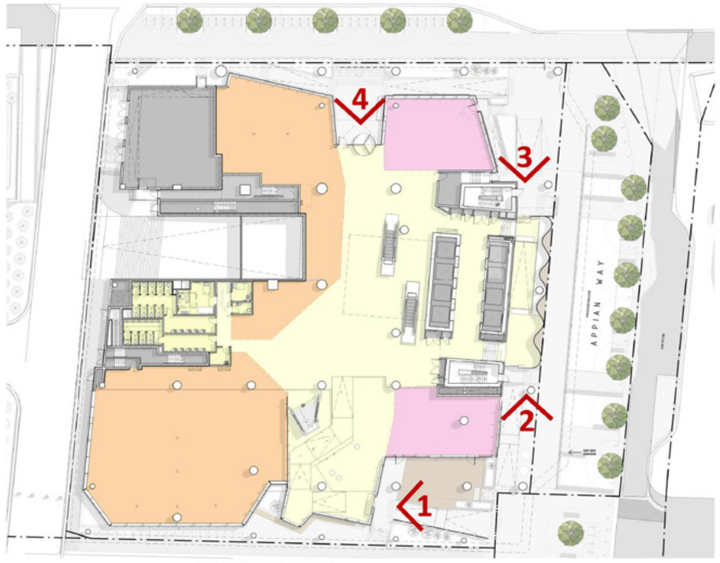
Revised Design Ground Level highlighting entry locations and freeboard



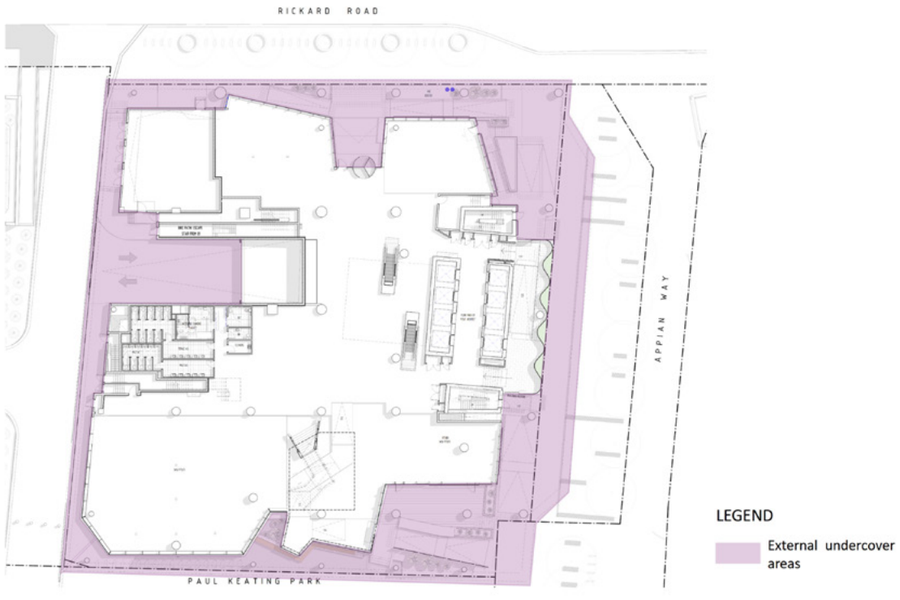
Revised Design Diagrams of primary entry required floor levels, shown in relationship to the required freeboard, 1:100 flood levels and finished ground levels at each entry point.

Accessible Entries

As noted in the SSDA Architectural Design Report, Section 4.2.2, the University brief for the project is to target compliance with AS1428.2, providing an enhanced equitable and navigable environment for all users. This objective has informed the detailed design of undercover ramps as the primary means of access from Rickard Road, The Appian Way, and Paul Keating Park. Stairs are integrated to provide alternative means to access all building entrances and commercial tenancies.



Revised Design Ground Level highlighting accessible entries finished ground levels at each entry point.



Revised Design Ground Level highlighting undercover areas

Visual permeability

The creation of visual connections between inside and outside is critical to achieving an active ground interface. The orientation and location of windows, spacing of structural columns, wind mitigating features and materials have been reviewed to maximise visual connectivity. The materiality of the ground level facades, integrated seating and planters, and external soffits have been modified in the Revised Design to enhance the internal and external connectivity.

Revised Design Ground Level highlighting fully glazed active frontages

2.4. Bankstown Complete Streets Objectives

The finalised Complete Streets was made public in November 2019. Additional design and site investigation work has informed the Revised Design. Where this additional work has identified obstacles to implementing Complete Streets, the Revised Design seeks to support the overall objectives and principles, including the Future Street Character.

Rickard Road Central: Refer Complete Streets, Concept Design p152-153

The Revised Design supports the Future Street Character as defined in Complete Streets: *"Part of the ring road providing good access to the edges of the CBD and carpark and* ***providing an attractive tree-lined gateway*** *to the CBD".*

The Appian Way: Refer Complete Streets, Concept Design p180-185.

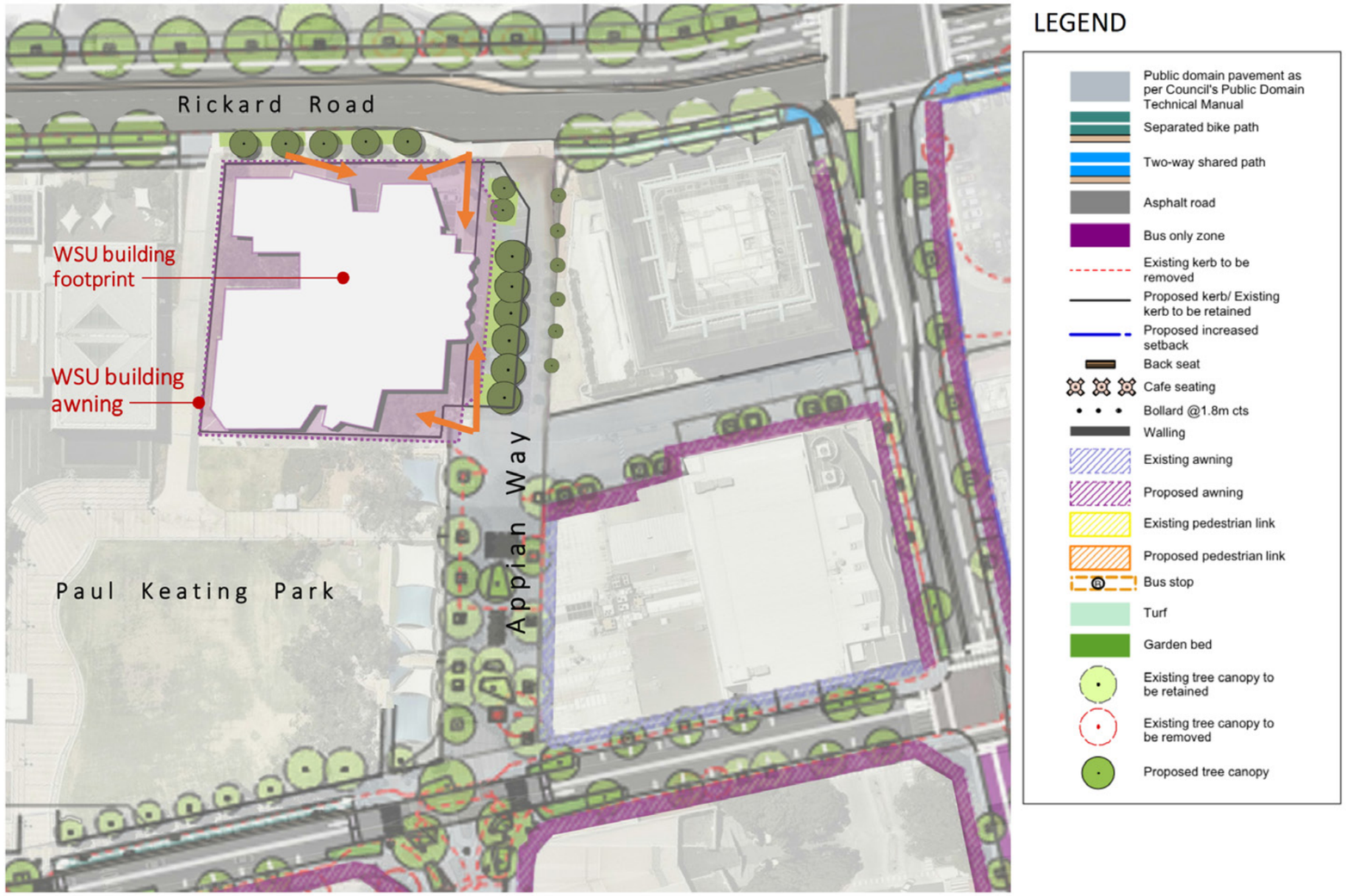
The Revised Design supports the Future Street Character as defined in Complete Streets: ***"A key 'activity spine'*** *that links the civic precinct and the new university to the rail and bus interchange and south to schools and parks. A* ***shared zone*** *environment* ***prioritises pedestrian movement*** *and encourages* ***street life and retail activity."***

Paul Keating Park and the BLaKC Driveway:

As these site interfaces are not roadways there is no Concept Design provided in Complete Streets, although plan diagram on p149 indicates proposed awnings providing undercover access along these two edges of the site.

The key responses incorporated into the Revised Design are as follows:

- Aligning the building with the new Right of Way easement to delineate The Appian Way;
- Adopting street tree planting strategies that coordinate with in-ground services;
- Maintaining a one-way shared vehicle zone along The Appian Way;
- Creating a new linear pedestrian link from Rickard Road to the malled section of The Appian Way, accommodating a variety of activities for all users;
- Clear pathways around the site, with covered walkways to entries, and an active, engaging and accessible building interface;
- Navigating ground and flood levels around the site with accessible entries;
- Incorporating upgraded soft and hard landscape elements (materials, fixtures and detailing), subject to coordination with the Council's materials strategy for the Paul Keating Park Masterplan.



Revised Design superimposed on Canterbury Bankstown Council's 'Complete Streets' Concept Design

3.0 Revised Building Form

Updates to SEARs Response Architectural Design Report:

4.4 Proposed Building Form

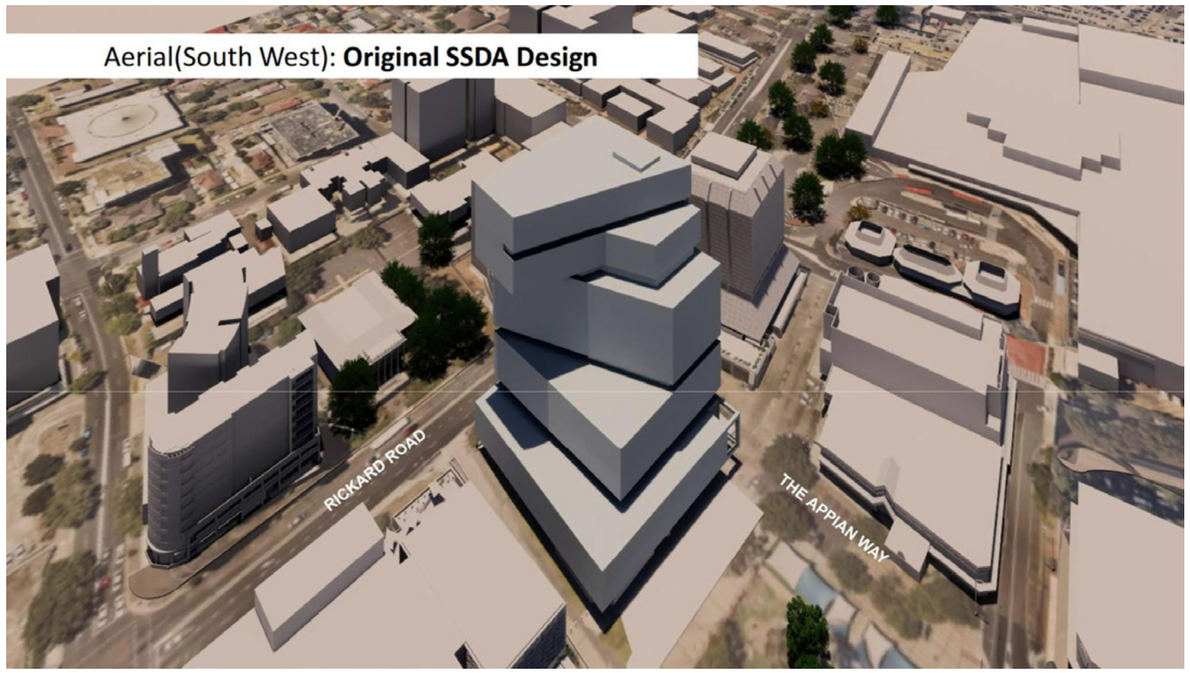
The building form of the Revised Design has been altered to address the revised Design Principles outlined in Section 2. The building provides the Gross Floor Area within the FSR and Building Height limit as per the concurrent Planning Proposal. However, through adjustment of the form, the Revised Design achieves improved solar access to Paul Keating Park, and diminished bulk and scale within the urban context.

The key appearance of form changes include:

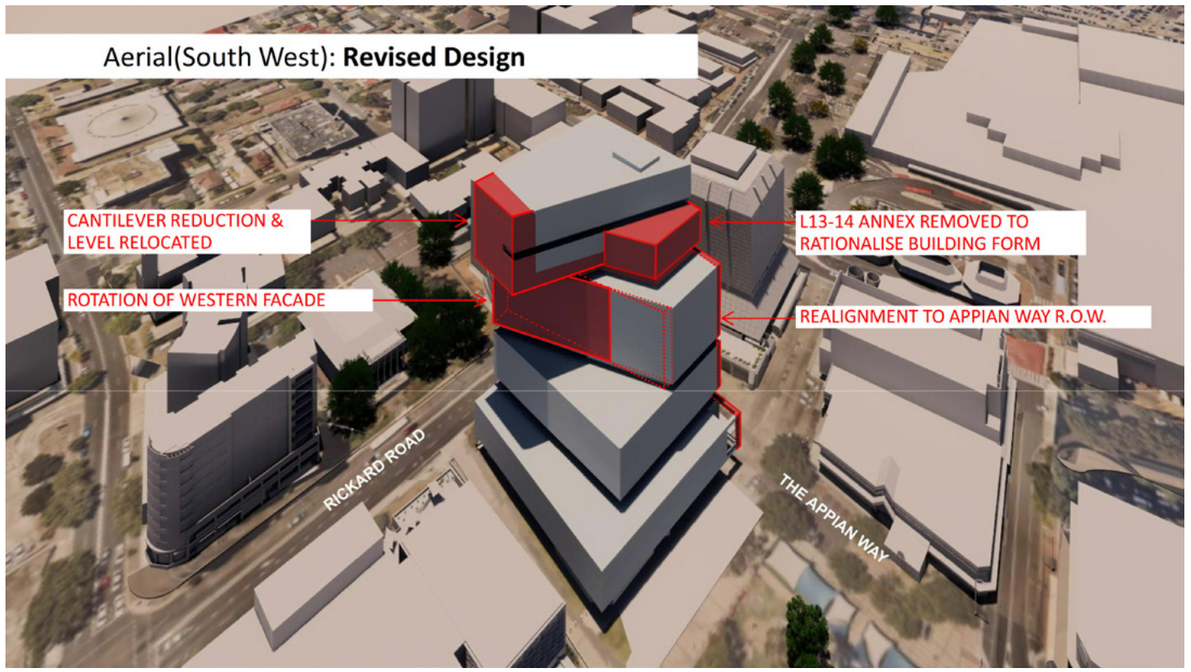
- Altering the alignment of the east façade to match the new Right of Way boundary that delineates The Appian Way;
- Reducing the height and length of the cantilevered Upper tower form;
- Removing the Level 13/14 Annex and terrace, to rationalise the building form.
- Reducing the frontage of the Mid tower along Rickard Road, with a slight increase on Paul Keating Park;
- Incorporating an additional level in the Lower tower form;

In addition to these changes to the external form, the building has been revised internally:

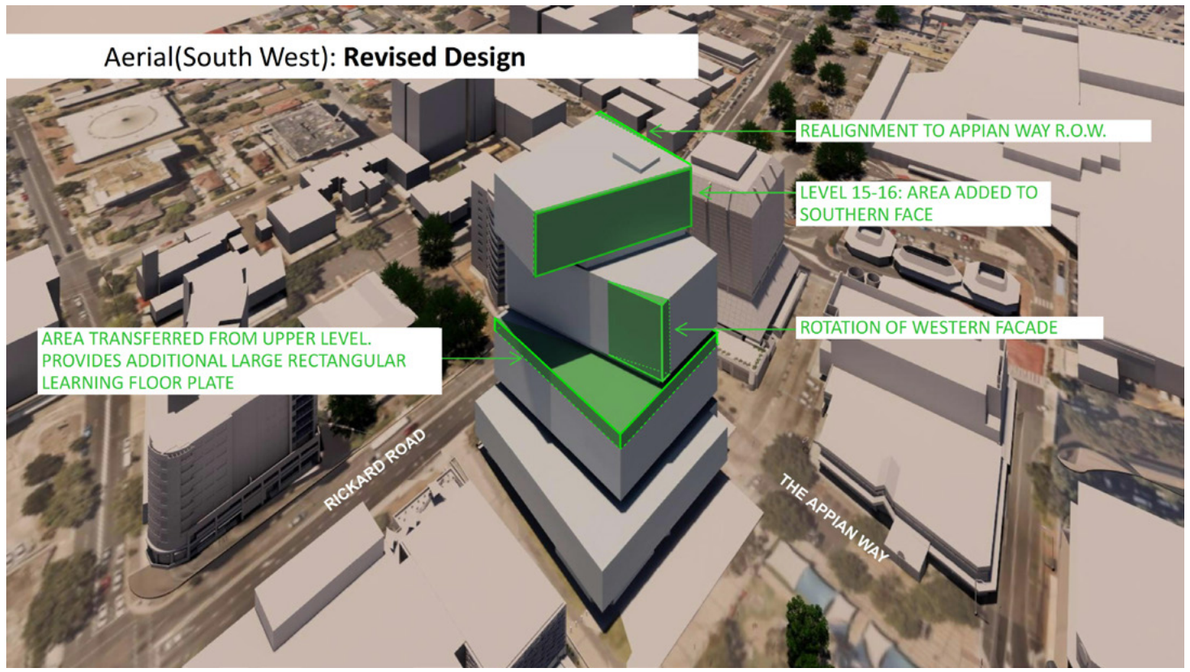
- The building core has been reoriented to align with the Appian Way façade;
- The structural design rationalised in association with the reduced cantilever and new core orientation, optimising column spans;
- The footprint of the Basement levels have been reduced to avoid encroaching into the RoW on the sites title;
- Pedestrian and cyclist access to the basements, including the expanded End of Trip and Bicycle parking facilities, has been separated from vehicle access.



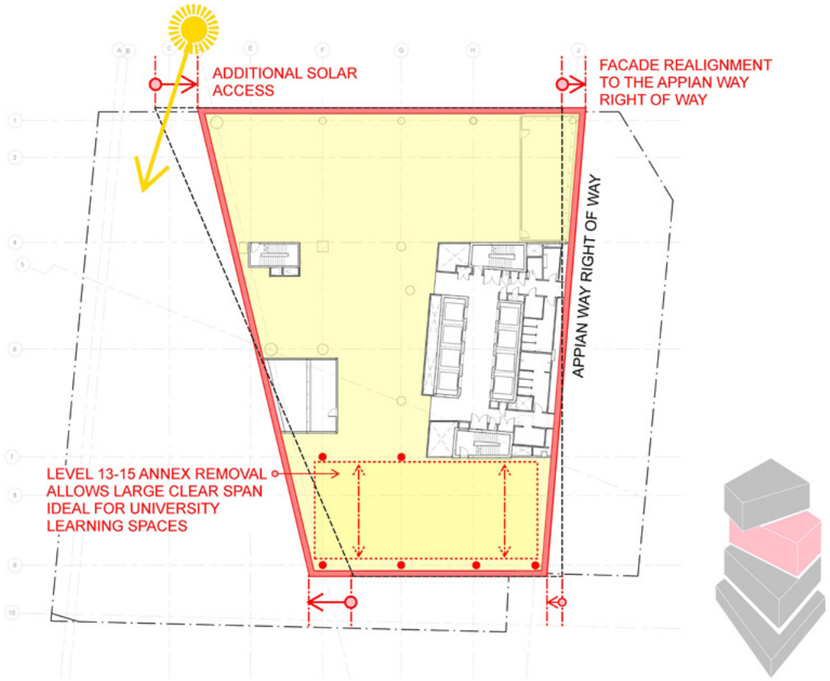
Building form diagram showing the original SSDA Design



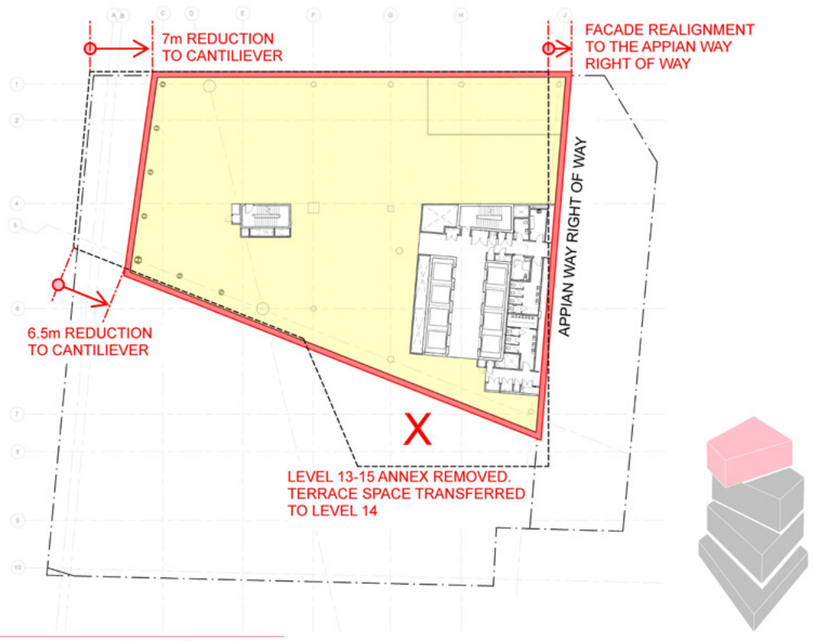
Building form diagram highlighting form removed from the original SSDA Design



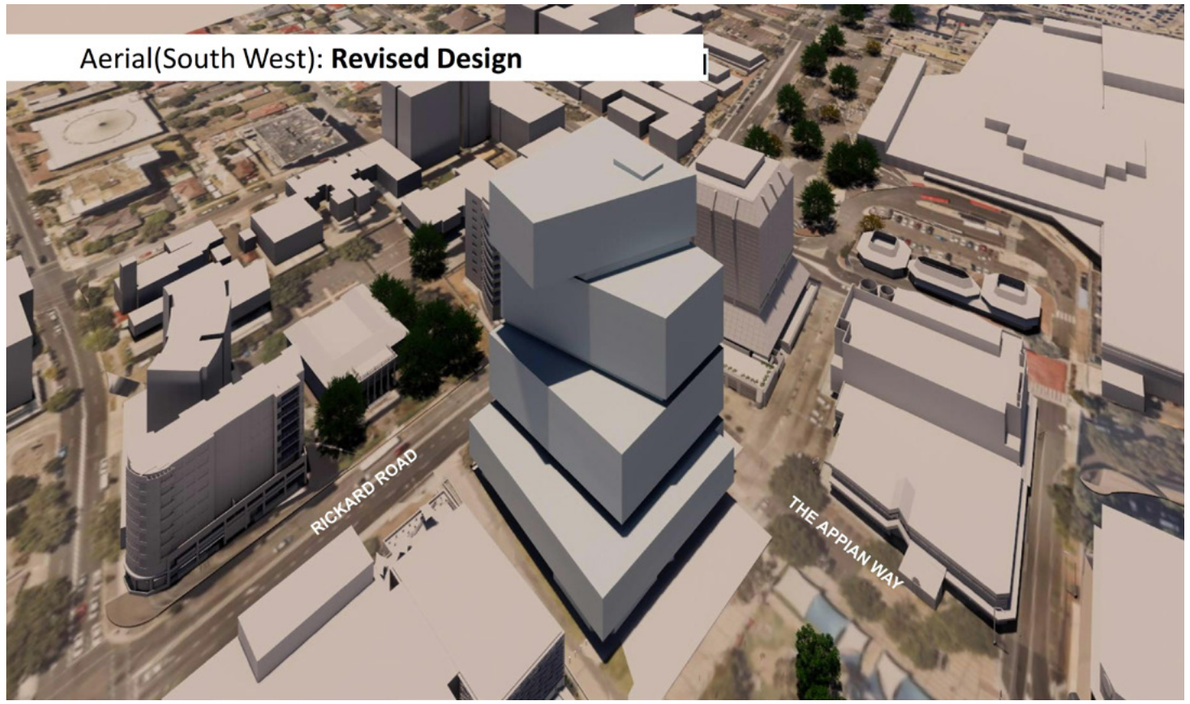
Building form diagram highlighting form added to the original SSDA Design



Plan diagram highlighting changes to the Mid Tower layout



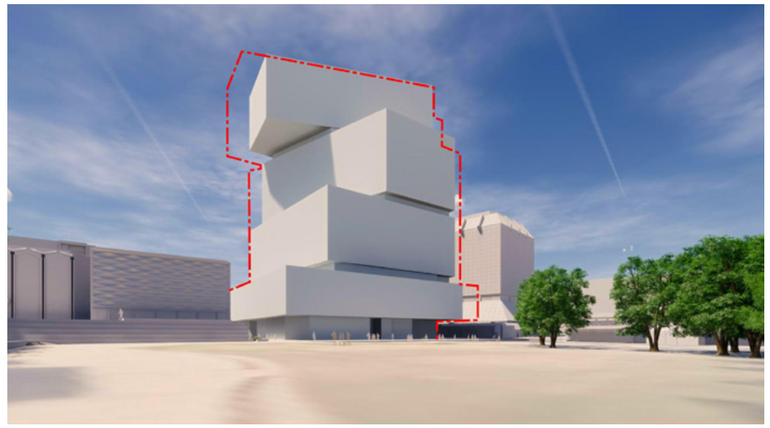
Plan diagram highlighting changes to the Upper Tower layout



Building form diagram showing the resultant Revised Design form

Original SSDA Design viewed from Paul Keating Park

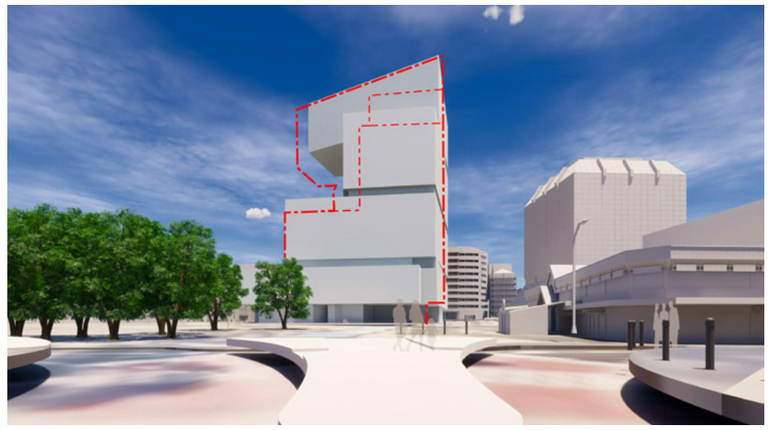
Revised Design viewed from Paul Keating Park



Revised Design viewed from Paul Keating Park, with Original SSDA Design outlined.

Original SSDA Design viewed from The Appian Way

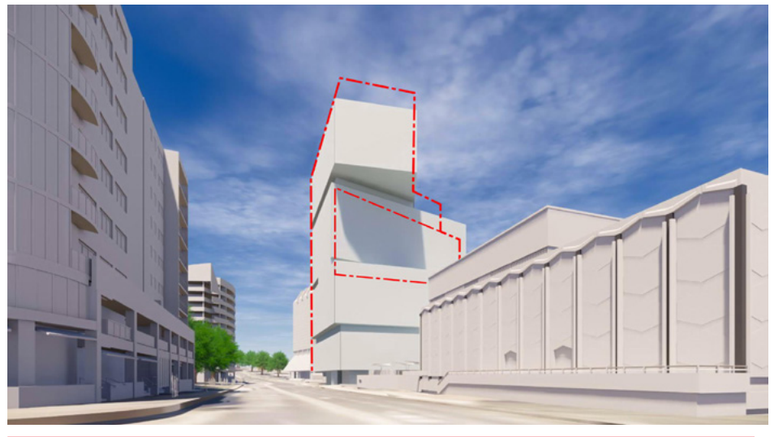
Revised Design viewed from The Appian Way



Revised Design viewed from The Appian Way, with Original SSDA Design outlined.

Original SSDA Design viewed from the corner of Rickard and Chapel Roads

Revised Design viewed from the corner of Rickard and Chapel Roads



Revised Design viewed from the corner of Rickard and Chapel Roads, with Original SSDA Design outlined.

4.0 Revised Base Building Design

Updates to SEARs Response Architectural Design Report:

2.1.3 Building Populations

5.0 Base Building Design

4.1. Building Populations

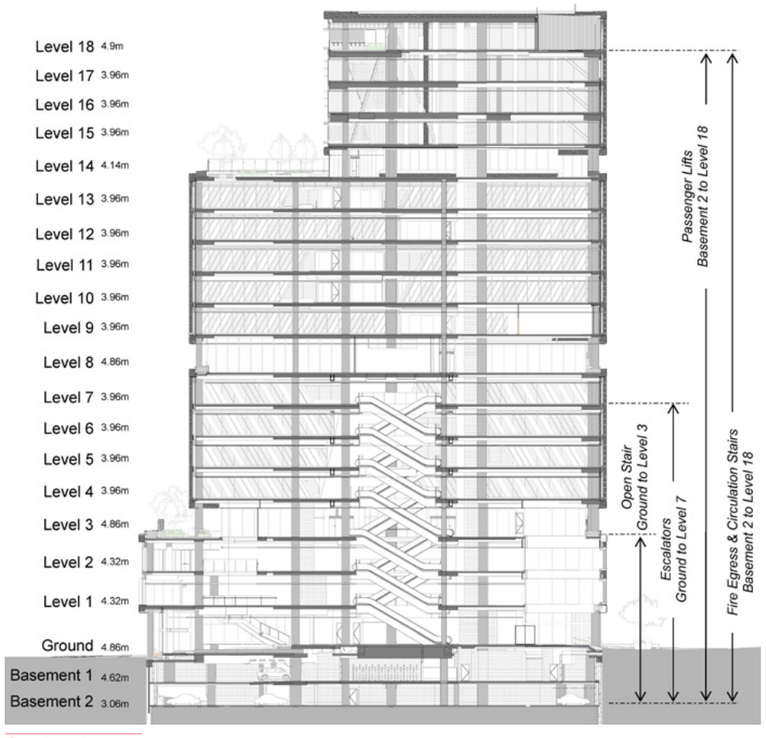
New form has resulted in adjustment to how the floor area and population are distributed within the building in order to meet the University's needs. The overall building GFA, remains within the proposed floor space ratio (FSR), with the External Area redistributed across 3 terraces and 11 recessed balconies. Revisions to Building Populations table as follows:

Usage	Level	GFA m^2	NLA m^2	External Area m^2	Estimate Occupancy Population	Life Safety Maximum Population	Toilet Population	Toilet Calculation Basis
Upper Tower: University / Education Use	Level 18	809	665	63	67	200	150	Class 5 Office employees
	Level 17	1084	940	-	94	200	150	
	Level 16	1210	1066	104	107	200	150	
	Level 15	1278	1122	-	112	200	150	
	Level 14	931	786	608	79	320	150	
Mid-Tower: University / Education Use	Level 13	1378	1219	55	200	320	150p or 200p	Class 5 Office employees or Class 9b Schools-Students
	Level 12	1478	1329	34	200	320	150p or 200p	
	Level 11	1372	1224	105	200	320	150p or 200p	
	Level 10	1461	1312	54	200	320	150p or 200p	
Uni.Staff Workspaces, Research.	Level 9	1454	1306	22	200	320	150p or 200p	
Conference Facilities & Terrace	Level 8	1122	974	862	320	320	320p	Class 9b Schools-Students or Class 9b Function Halls
Lower Tower: Learning spaces, University Staff Workspaces, Research.	Level 7	1942	1772	-	320	320	320p or 180p	Class 9b Schools-Students or Class 5 Office employees
	Level 6	1940	1770	-	320	320	320p or 180p	
	Level 5	1865	1696	62	320	320	320p or 180p	
Library	Level 4	1936	1768	58	320	320	320p or 180p	
Student Hub & Terrace	Level 3	1455	1300	1237	260	440	320p	Class 9b Schools-Students
Engagement, Research & Student Services	Level 2	2575	2411	61	440	440	440p	
	Level 1	2431	2269	74	440	440	440p	
'University street' Concierge, Tiered Multipurpose Space & Retail.	Ground Level	1663	1476	1441	547	440 plus Retail	350p plus 250p	Class 6 Retail (food /beverage) and Class 9b Schools-Students
End of trip facilities, Plant, Loading, Car Parking	Basement 1 & 2	-	157	-	minimal	440	N/A	N/A
TOTAL		**29,384**	**26,562**	**3,399**	**4,745**			
	FSR:	7.99						

4.2. Floor to Floor Heights

The floor to floor heights for the building have been adjusted to ensure appropriate spatial amenity at the levels associated with the open terraces, responding to the new massing volumes. Typical floor to floor heights of 3960mm have been retained for most floor levels, with higher floor to floor heights proposed for the following levels:

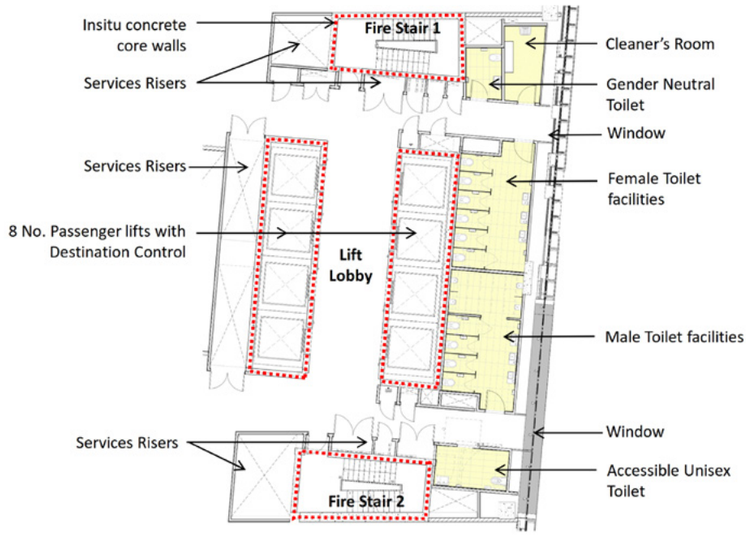
Level	Floor to floor height	Facilities
Level 13	4140mm	University / Education Use
Level 8	4860mm	Conference Facilities including large seminar spaces and breakout areas for groups.
Level 3	4860mm	Student Hub level including large open group congregation spaces.
Level 2	4320mm	Research facilities, including public engagement, plus generous open informal learning areas.
Level 1	4320mm	Campus Student Services, plus generous open informal learning areas and capacity for specialised showcase facilities.
Ground Level	4860mm (Minimum)	University street primary circulation foyer, Retail outlets, University Showcase space and multi-purpose tiered theatre.



Section diagram

4.3. Building Core

The design principles for the building core have remained the same, with some adjustments to the core geometry in response to the realignment of the East Façade and revised Structural loads.



Plan diagram of typical building core arrangement

4.4. Basement Levels

The two Basement levels have been redesigned with a reduced floor plate clear of the RoW on the site's title. Due to the reduced area the locations of services plant, carparking circulation, waste collection loading and bicycle parking have been reconfigured. The basement vehicle entrance ramp from the BLaKC driveway has been retained, with separate pedestrian and cyclist access located alongside.

The Building Manager's office is positioned to enable oversight of this entrance, with internal boom gates controlling vehicle access to the lower level of parking. Two lifts land at the basement levels, providing passenger access for parking and End of Trip Facility users, as well as goods loading, to all levels of the Campus above. Parking adjacent to the Managers office includes the truck loading bay, positioned next to the Waste Store, Van loading bays, Disabled parking bays and standard car bays for visitor or contractor parking.

The capacity of the End of Trip facilities and secure bicycle parking have been increased, aligning with Greenstar and Property Council of Australia Grade A benchmarks, incorporating Male, Female, Gender Neutral and DDA compliant facilities.

4.5. Ground Level and Entrances

The Ground floor of the building addresses a complex and competing range of technical issues whilst providing a very open, engaging and active interface between the University and its surroundings. The Revised Design addresses these issues as well as responding to the submissions to the SSDA, the new title and easements, and in-ground services information.

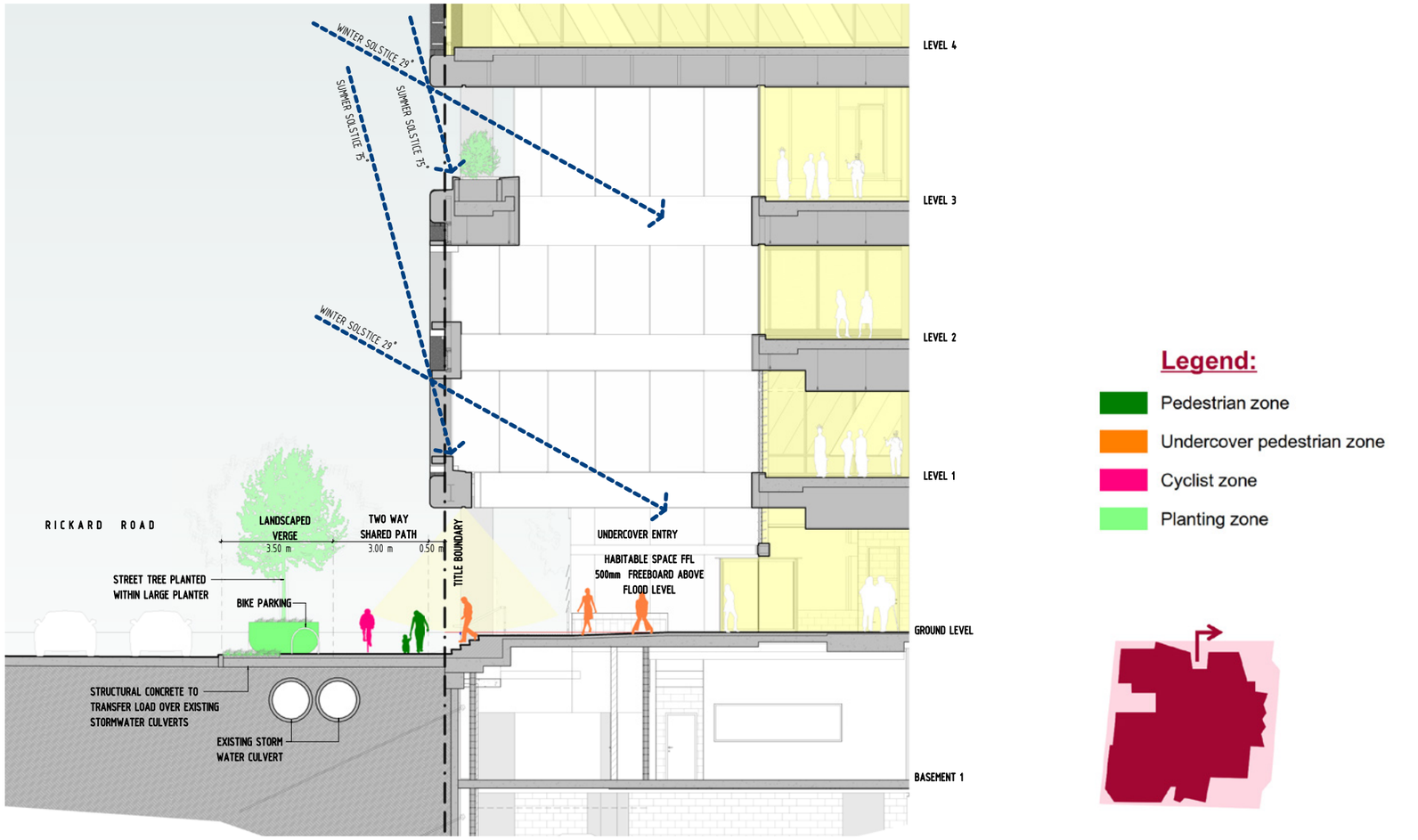
Rickard Road frontage:

The Revised Design incorporates the following changes:

- Revision to the street trees in response to the location of in-ground services infrastructure;
- Realignment of the Showcase space façade to remove the bay window projection;
- Reduced extent of the void above the main entrance;
- Reduced number of columns along the undercover walkways;
- Revised materials to the ground level façade and soffit;
- Coordination with Landscape, Traffic and Civil design outcomes.

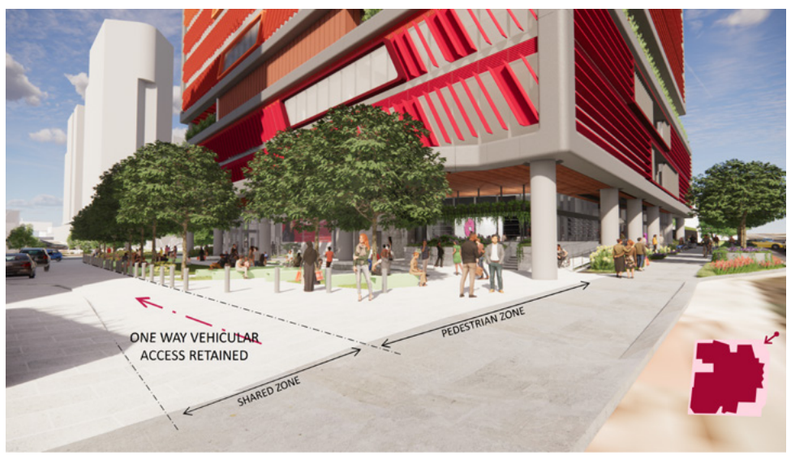
The Revised Design addresses the Complete Streets design strategy, including the Key Changes to Rickard Road Central, as follows:

- The presence of substantial stormwater infrastructure directly under the existing footpath means that it is not possible to plant street trees adjacent to the road. Instead, a series of smaller trees planted in substantial above ground planters are proposed, subject to build-over approval by Sydney Water. The flood modelling has been reviewed to ensure that the location of planters does not have an adverse impact on the flood hazards and flood levels to adjacent properties.
- The transition of two-way shared path to separated bike path is proposed to be located to the west of the site, in lieu of transitioning mid-way along the site. The two-way shared path is supplemented by an accessible undercover footpath along the building façade, which is designed to ensure under-cover DDA compliant access into the building within the site boundary.
- There are no overhead powerlines along this section of Rickard Road. The proposed location of the street tree planters will enable full canopy growth within the tree growth limitations of the planters.
- The footpath paving can be upgraded as per PDTM or other upgraded standard as agreed with the Council.



Section Diagram - Rickard Road frontage

View East along Rickard Road



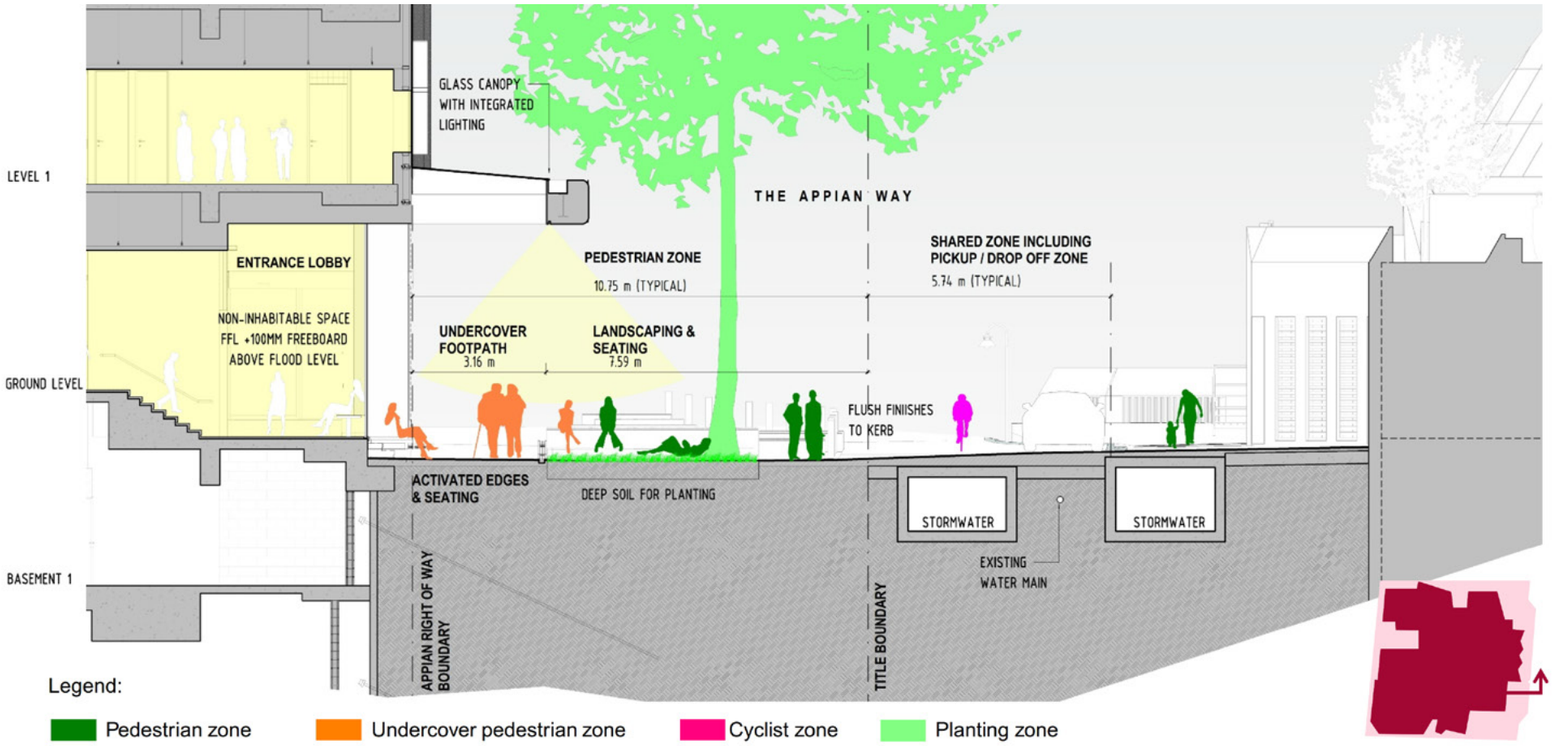
View of the North East corner at Rickard Road and The Appian Way

The Appian Way:

Recently registered site boundaries include a Right of Way that defines the alignment and extent of The Appian Way within the site. The Revised Design addresses this new boundary, with the building space above and below ground reconfigured to be clear of the Right of Way. It is noted that building projections including sunshades and façade elements, and a cantilevered awning (reduced in size from the SSDA proposal), extend into the air space of the Right of Way.

The Revised Design addresses the Key Changes to The Appian Way, as defined in Complete Streets, as follows:

- Complete Streets refers to the conversion from a busy one-way street a two-way shared zone, however, this refers to The Appian Way south of The Mall. At the site The Appian Way is currently a one-way shared zone, and it is proposed to remain as a one-way shared zone.
- The existing one-way shared zone will be reinstated on Council land to the east of the site boundary. This relocation of the shared zone will provide a linear zone of pedestrianised space within the Right of Way, linking with the existing pedestrian space south of the site, to create a direct pedestrianised route from Rickard Road to The Mall.
- The presence of stormwater and water supply infrastructure immediately adjacent to the site has been considered in the proposed location of street trees with the site.
- The trees, in conjunction with garden planting, lighting bollards, awning canopy, paving design and street furniture provide substantially improved pedestrian amenity to the existing site conditions.
- Seating is proposed as an integrated feature along the ground level of the building and within the pedestrianised space.
- Provision has been made for power outlets integrated with the building at ground level and with street furniture to facilitate events within the pedestrianised space.
- Paving levels to the one-way shared zone and drop off parking bays is continuous with the paving levels within the site, and has been developed through coordination of DDA accessibility and stormwater flow requirements.
- The design includes feature paving treatment along The Appian Way, which has been developed in conjunction with the design of the external ground level treatment of the building. It is anticipated that this could be reviewed once the Paul Keating Park Masterplan has been finalised, to ensure that this section of The Appian Way works cohesively with the future adjacent public domain.



Section Diagram - The Appian Way

View south along the Appian Way, within the new pedestrian park

View towards the Appian Way Lobby from the new pedestrian park

Retail Tenancies

The Ground provides two corner retail tenancies facing The Appian Way. These have been designed so that they are able to be entered (via AS1428.2 compliant access) from outside and inside the building, providing flexibility in operating hours and enhancing their commercial viability.

The south east retail, located between the Paul Keating Park entrance and The Appian Way lobby, includes a sheltered external dining area looking out to the Park. Both the tenancy areas and the Park entrance are set at a mid level between the main Ground Floor and external pavement, at a height that provides 500mm freeboard above 1in100 year flood levels. Wind analysis identified the need for wind screening to the south to ensure an appropriate amenity for dining.

The north east retail is positioned at the corner of Rickard Road and The Appian Way. Due to the space needed for ramps to navigate the height difference between the external ground level and flood freeboard, and transition between the retail and main internal floor levels, there is minimal space available for external dining. This retail point provides activation to this important site corner, providing a glazed shopfront interface with pedestrian undercover access from The Appian Way into the Rickard Road entry. The Retail entry and level transitions incorporate feature planting, embedding soft landscape into the building's edge.

View towards the South East retail and building entries

View of the South East retail outdoor seating area

View towards the North East retail on the Appian Way

Paul Keating Park & the BLaKC Driveway:

As the site interfaces with Paul Keating Park and the BLaKC Driveway are not designated roadways there is no Concept Design provided in Complete Streets, however a plan diagram (Complete Streets p149) indicates awnings be provided along these two edges for undercover pedestrian access. Undercover circulation along these two facades is provided by recessing the building façade at ground level. Columns along these pathways have been relocated to widen the available pathway and limit obstructions. Bicycle parking and planting have also been incorporated here to ensure the project bicycle parking provisions meet the Council's recommended minimum (provided in their submission to the SSDA) and in response to further wind analysis. Further integration of the ground plane landscaping with Paul Keating Park is subject to the outcomes of the Council's PKP Masterplan.

The southern façade at ground level includes the glazed walls of the Park entry and the tiered multi-purpose space, providing a generous window into the life and activity of the University. Steps from the south entrance door and integrated seating at the façade edge further support informal activation of the building, and open connection with the public domain.

Section Diagram - Paul Keating Park interface

View of the tiered Multi-purpose teaching space, and adjacent Knowledge Hub

View of the tiered Multi-purpose teaching space and existing driveway from Rickard Road

4.6. Podium and Tower Levels

Above the ground floor the building comprises a simplified sculptural tower on a podium. As previously proposed, the largest floor plates, which accommodate teaching spaces and the highest student populations, are within the podium and lower tower. The lower tower form has increased in height by one level, so that the main terrace outdoor spaces are located at level 3 and level 8. Access to the Level 3 terrace via the Park Stair has been retained.

The lower tower levels (Levels 4 to 7) retain access via escalators and lifts. The courtyard void that punctuates this section of the building, and provide external breakout to the library, has been modified to improve daylight access.

The mid tower (Levels 8 to 13) includes recessed balconies (typically located on the west face, with one on the north east corner) and a substantial outdoor terrace at Level 8. Circulation between floors is via the lift core.

The upper tower includes a smaller floor plate with south facing outdoor terrace at Level 14, and the reduced cantilevered form comprising Levels 15 to 18. This component of the building includes two recessed balconies (one facing north, one south).

It is noted that the plant rooms for the building have been incorporated within the overall building form. In addition to plant within the Basement and Ground Floor, this includes:

- **Level 1 Floor Plan** – Water tanks and Mechanical exhaust south of the Lift core.
- **Level 13 Floor Plan** – Mechanical plant room south of the Lift core.
- **Level 15 Floor Plan** – Mechanical plant room south of the Lift core.
- **Level 17 Floor Plan** – Mechanical plant room north of the Lift core.
- **Level 18 Floor Plan** – Mechanical plant room north and west of the Lift core, with emergency generator louvres on the North façade and West facades. Plant attached to these louvres includes an attenuator to mitigate plant noise. Cooling Tower enclosure has open louvres integrated into the façade for ventilation on the North.

Aerial view looking north east

Aerial view along Rickard Road from the north west

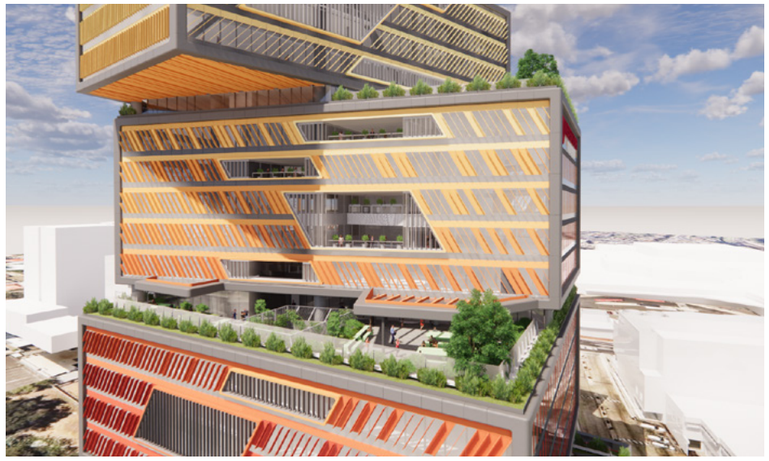
Aerial view looking over The Appian Way from the south east

4.7. Facades

The façade of the Revised Design has been adjusted to suit the new building form and provide clearer and more consistent articulation of the massing from different views. Additionally, it has been modified in response to technical issues. These include:

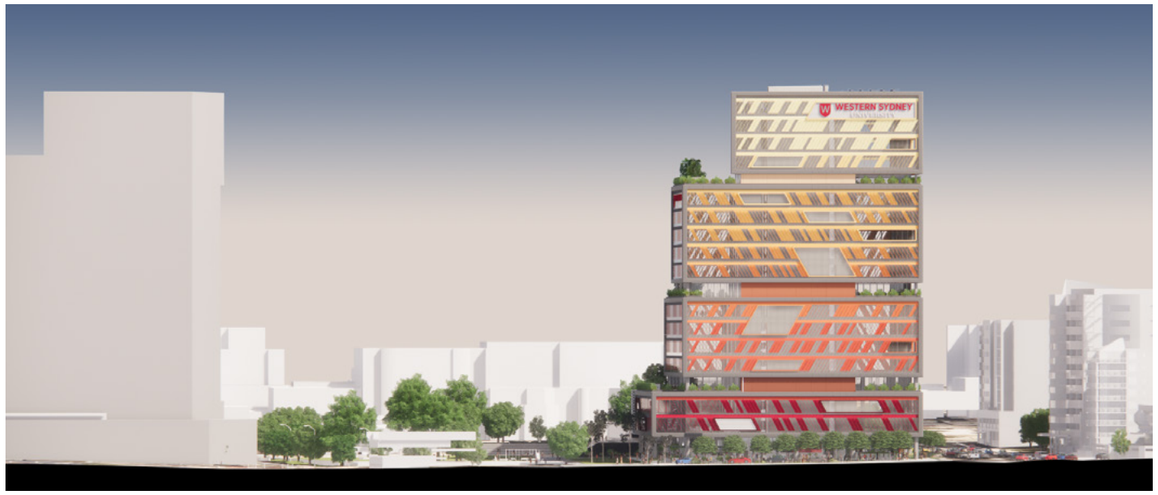
- Removing the green wall that was proposed on the east façade, because the systems currently available on the market do not satisfy the façade combustibility requirements of NCC 2019;
- Addressing thermal performance compliance with NCC 2019;

The façade of the Revised Design utilises similar shaded curtain wall and infill systems to those previously proposed, showcasing a graduated colour spectrum of prefinished aluminium across the building. The orientation of the shades has been adjusted, incorporating horizontal shades on the north, vertical shades on the west end of the upper tower, and shades angled in varied orientations to the east, west and south west faces. The south façade, which doesn't require sunshades, includes coloured trim to the window mullions. Lozenge shaped 'portal' frames outline feature picture windows and meshed openings to balconies, providing scaled breakup and visual interest to the forms.

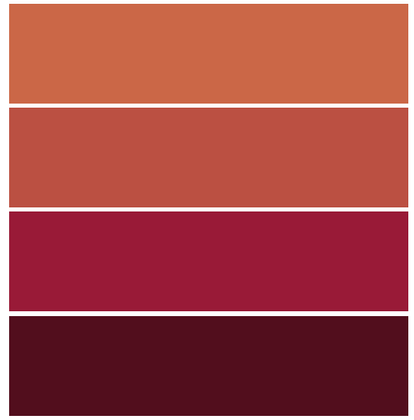


The edges of the building faces are delineated with preformed glass reinforced concrete (GRC) panels, which serve to clearly articulate the four volumes that make up the building. At the terrace levels that separate the four volumes, landscape planters sit behind the GRC panelling, with glass curtain walls and glazed safety balustrades set back from the main building faces. On the east façade the façade setback is maintained, incorporating coloured terracotta cladding to conceal the core. This setback to the façade, wrapping around all sides of the building form, provides consistent differentiation and legibility to the Revised Design when viewed from all directions.

South facade and site context visulisation

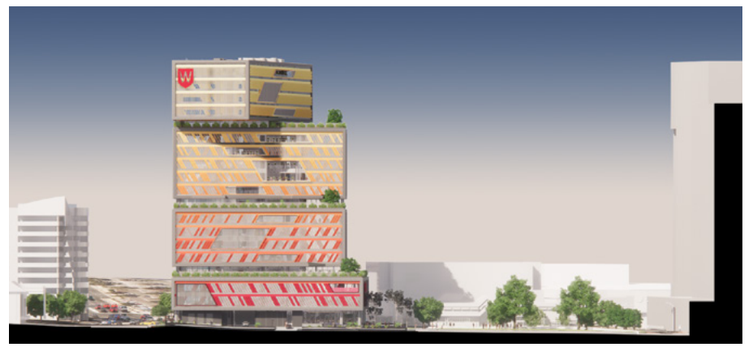


East facade and site context visulisation



Facade colour spectrum

North facade and site context visulisation



West facade and site context visulisation

4.8. Materials

The Materials palette for the Revised Design retains the materials nominated in the SSDA proposal and incorporates some additional materials and colour adjustments. These changes include:

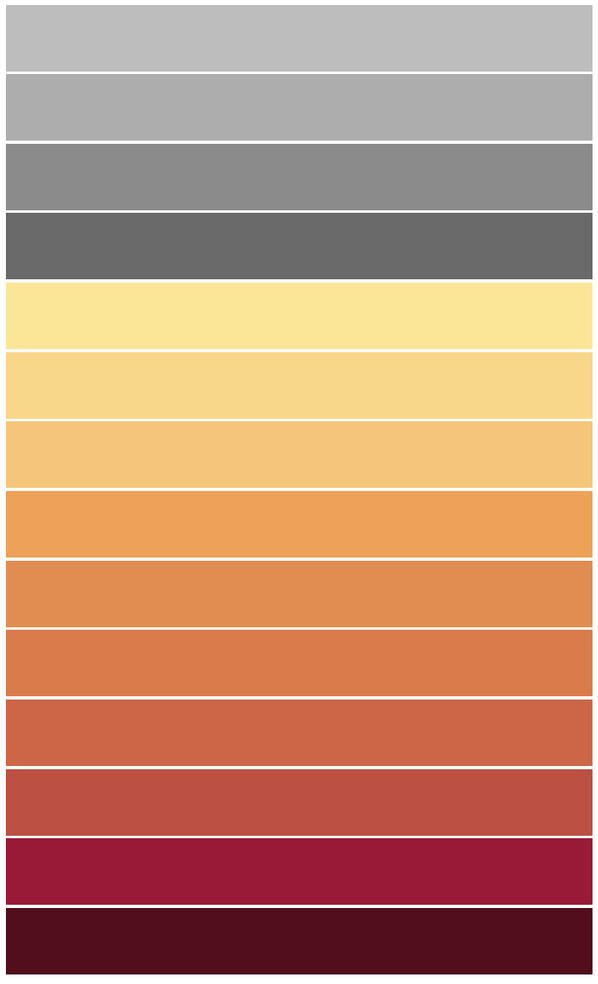
- Timber soffit lining material added to the Ground Level soffits.
- Coloured terracotta façade system added to the East Façade at Terrace Levels.
- Reduction in the number of colours in the ombre spectrum of the main façade, through consultation with powdercoat manufacturers and colour spectrum sampling, reducing from 16 to 10 shades.

These changes are included in the updated Materials Board shown below.

View looking up from Rickard Road

Curtain Wall Glazing - Grey

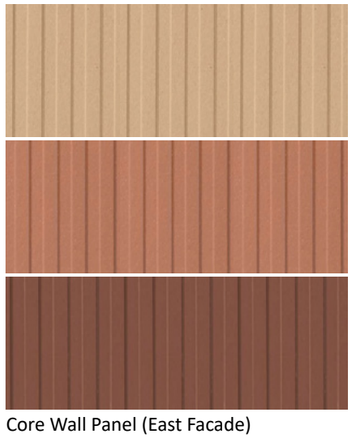
Ground Level Glazing - Clear



Aluminium Curtain Wall Sun Shades, Framing and External Soffits

GRC

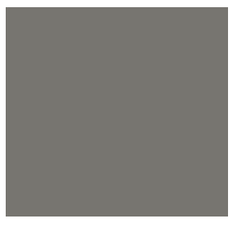
Ronstan Tensile Mesh



Core Wall Panel (East Facade)

Grey Granite at Ground Floor Entrances

White Colourbond Roof



Substation Powder Coat

Date: August 2020

View West along Rickard Road

Materials Board

5.0 Revised Environmental Amenity

Updates to SEARs Response Architectural Design Report:

6.0 Environmental Amenity

The Revised Design incorporates responses to SSDA submissions regarding impact of the project on its surroundings, including the amenity of residential and commercial neighbours and the public. The primary issues that have been addressed by architectural design changes include:

- Solar access to Paul Keating Park has been increased to meet the Council's proposed Solar Access Control. Detailed assessment of the performance of the Revised Design is provided in the separate Solar Access Report prepared by Urbis.
- Support for bicycle users has been increased. The number of bicycle parking spaces have been increased to meet the number requested by the Council in their submission to the SSDA, and the provision of End of Trip facilities has been increased, aligning with the Greenstar and Property Council of Australia Grade A benchmark.

Other amenity issues, relating to Lighting, Acoustics, Wind and Traffic, have been reviewed by the Consultant team and incorporated into the Revised Design. These are covered in detail in separate reports as noted below:

- Other visual impacts: Spill lighting is addressed in the Lighting Strategy prepared by NDY, and Reflectivity has been reviewed and is addressed in the report prepared by Inhabit;
- Acoustics are addressed in a revised report by NDY. Refer also to section 4.6 of this report regarding the location of plant rooms within the building, and their proximity to nearby sensitive receivers;
- Wind Impacts of the new building form have been reviewed and report prepared by Windtech. Recommendations have been addressed in the Revised Design.
- Alterations have been made to road alignment and levels of the crossover from Rickard Road to the re-aligned shared way on The Appian Way, to the crossover to the BLaKC Driveway, and to the ramp down into the Basement from the BLaKC Driveway. The levels and layouts have been coordinated with Civil Engineers (Bonacci) and Traffic Consultants (Arup).

View of the Rickard Road Entrance

Looking south into The Appian Way entrance