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The Director General

Westfield Parramatta,

Architectural Statement

This application seeks the approval for the redevelopment of Westfield Parramatta. The proposal includes an expanded retail offer and the inclusion of a commercial tower. The proposal is broken into 2 stages. Stage 1 proposed a new Retail level at Level 6, reconfiguration of the existing Retail at Level 5 and associated servicing and car parking. Stage 2 proposes a new commercial tower at the corner of Church and Argyle Streets and associated servicing and car parking.

Stage 1

Stage 1 proposes an expansion of the existing retail offer within Westfield Parramatta. This is achieved through the reconfiguration of retail on Level 5 and the provision of a new retail level at Level 6. The proposed new retail at Level 6 is directly connected to the existing retail below through the use of voids and skylights allowing both visual connection and the daylight penetration.

The proposed retail Level 6 includes a new DDS, new supermarket, 5 mini-majors and an expanded specialty retail offer. Adjacent the proposed new retail level, an additional 3 levels of car park have been provided to accommodate the servicing of the additional retail and those lost in the provision of the new retail level.

Careful consideration has been taken in the treatment of the external façade, particularly those adjacent to existing and proposed residential developments. The facades of the new development are both dynamic and articulated through the use of varying planes and materials. The massing of the building has been broken down by the use of a palette of materials including recycled perforated polypropylene panes, translucent multi-cell polycarbonate panels and perforated metal cladding. It is proposed the solid facade for the retail portion is constructed from a lightweight pre-finished insulated architectural wall facade panel system with aluminium feature fins powder coated with a timber appearance to break the bulk of the long facade and enhance the streetscape. An in-situ planter box with landscaping has been introduced on Level 6 to also soften the façade. Numerous setbacks within the façade along Campbell St allowing solar penetration to adjacent properties also add to the breakdown of mass and articulation of the façade.

Stage 2

Stage 2 proposes a landmark Commercial tower located on the corner of Church Street and Argyle Street creating a gateway not only to Westfield Parramatta but the City of Parramatta. The tower will create a unique opportunity directly connected to the public transport hub including train, bus and future ferry connection. The tower will have direct connection from public transport to a sky lobby situated above level 4 retail with new vertical transport to all 20 stories of proposed commercial tower.

The tower will include a larger footprint podium of 5 floors located above the existing retail level 4. A further 15 levels will be located above the podium with smaller footprints allowing solar access to adjacent properties.

The envelope of the commercial tower has been designed carefully to minimise shadow impact to and view corridors from the nearby residential tower located at 140 Church Street, by curving the Northern Eastern corner of the building. This curving of the building envelope provides an opportunity to create a more distinctive tower form, responding to the prominent corner location.

The proposed office tower will be seen “in the round” and therefore allows for a strong architectural presence on all four sides and excellent solar access and district views. The objective is to achieve premium A Grade office building with a 5 Green Star rating. Detailed tower design will be the subject of an architectural design competition to ensure design excellence is achieved. .

The design of the commercial tower will be designed through a competition at a later date but will be designed to be a 5 Star Green Star, A Grade A building.