



**C**  
**CAPITAL**  
 BANKSTOWN

**83-99 NORTH TERRACE &  
 62 THE MALL, BANKSTOWN**

## **FACADE DESIGN PACKAGE**

**18 October 2016**



## 01. URBAN DESIGN RESPONSE



## SITE CONTEXT



Site Context with existing civic buildings and surrounding streetscape



## KEY CONTEXTUAL NEIGHBOURS



Town Hall and Library – Timber and warm character



Council Chambers



Paul Keating Park



Masonary Civic Building



Green Wall



Canterbury - Bankstown City Council



Council Chamber

Existing buildings and material context: White civic buildings featuring glass and timber.



## EXISTING CONTEXT VIEWS



View 1 : NW View from Paul Keating Park



View 2 : NE View from Appian Way



View 3 : SE View from North Terrace



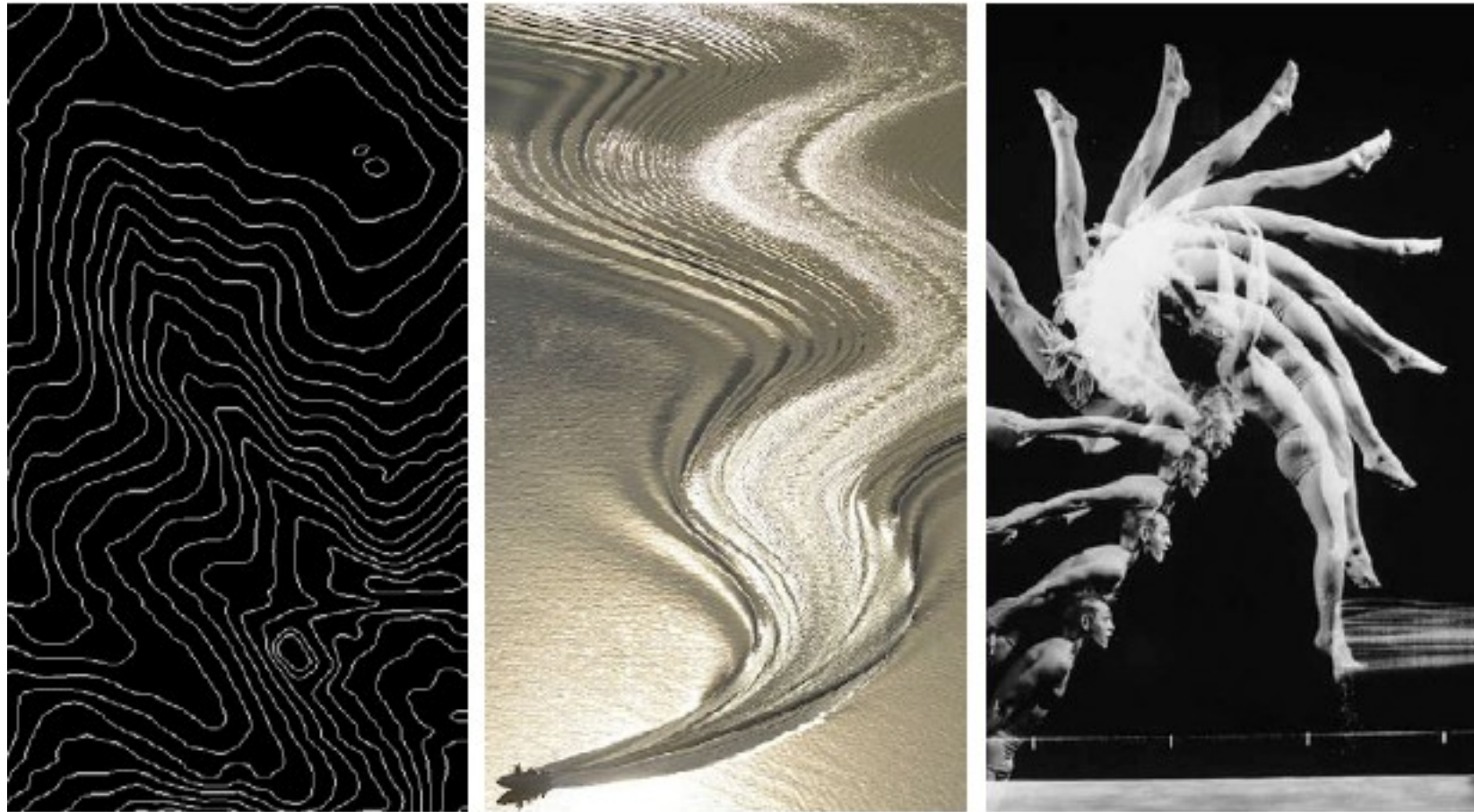
View 4 : SW View from Fetherstone Street

Existing street views



## 02. ABSTRACT FACADE CONCEPT



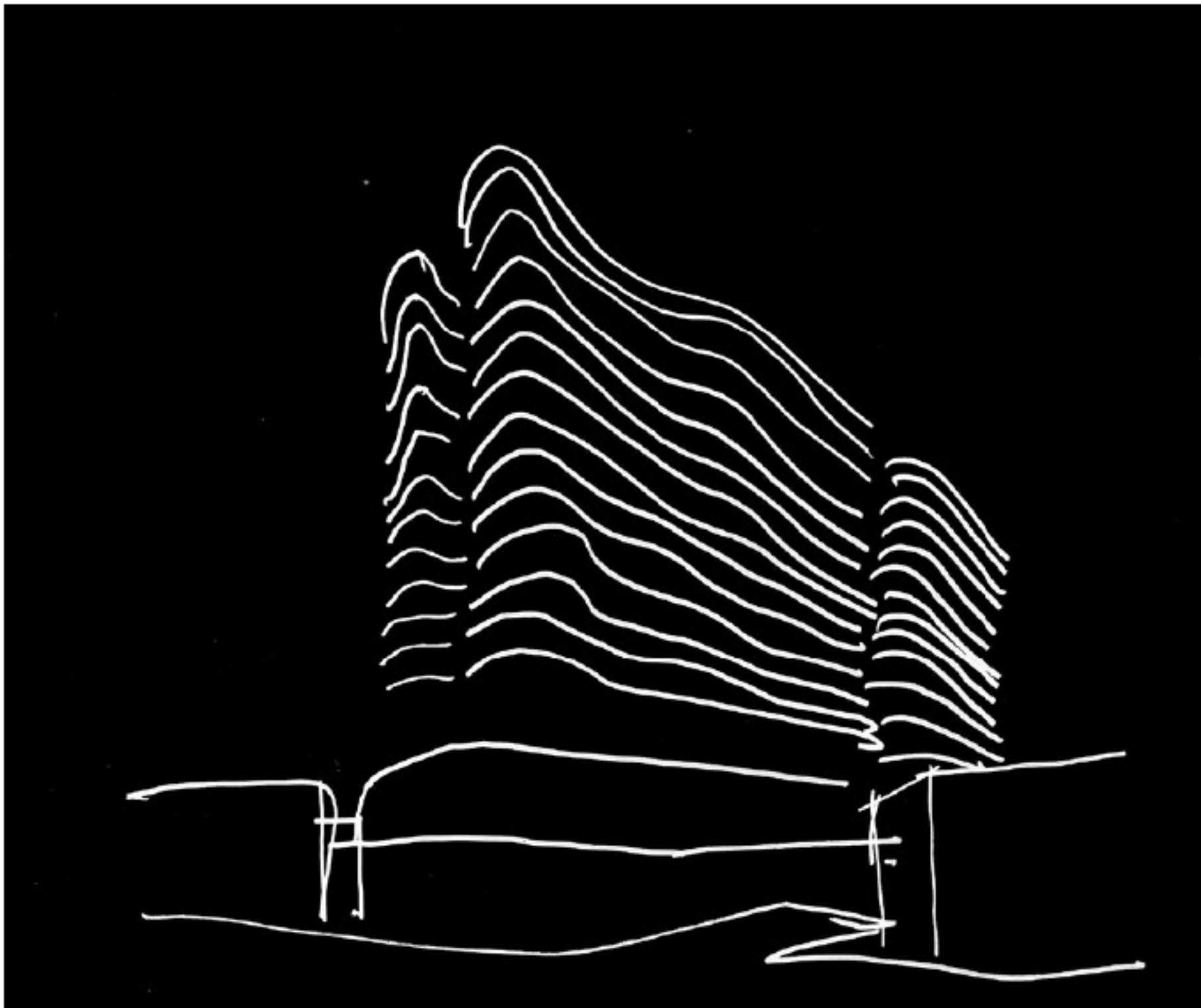


concept imagery

## NATURE AND LIFESTYLE IN HARMONY

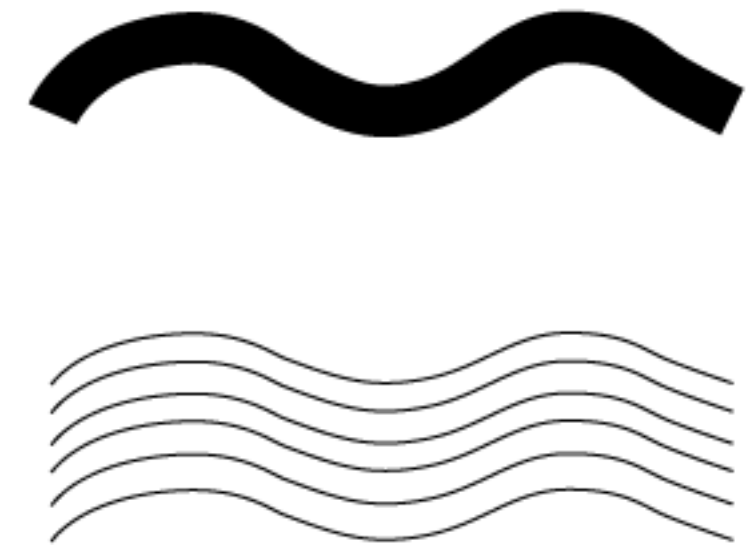
Nature, organic flow, rhythm and fluidity  
in harmony





## BUILDING SIGNATURE

Incorporate Contours, Organic Sculpture Forms and Movement





## 03. ARCHITECTURAL FACADE CONCEPTS – Podium & Civic



## CREATING A CIVIC CHARACTER IN CONTEXT WITH ITS NEIGHBOURS

A distinctive building signature that improves the visual character of the neighbourhood



living facades



natural materials



natural elements

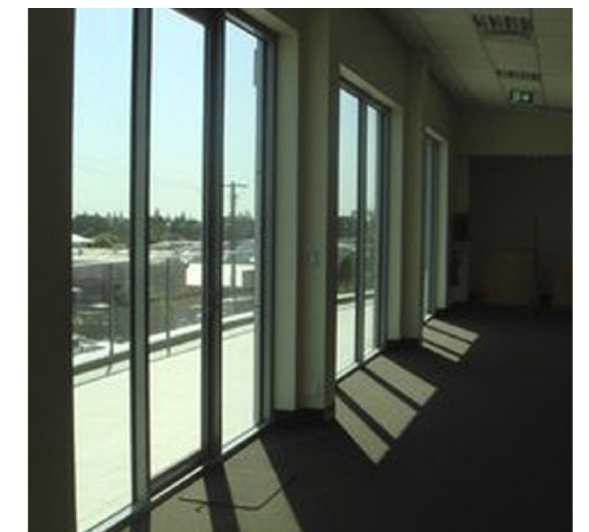
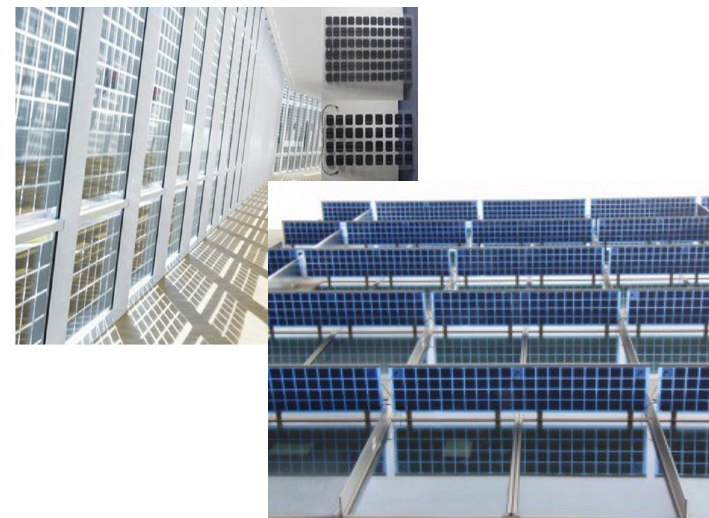
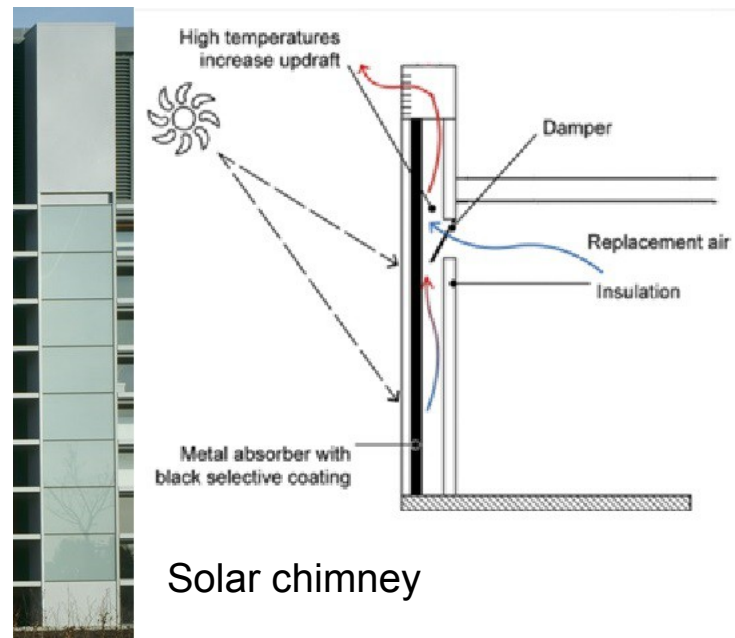


## COUNCIL ADMINISTRATION BUILDING

The facade design is centred around the desire to create a building with a civic presence and one which exhibits design excellence through sustainable measures. Inspiration was drawn from the current council chambers located to the north of site in Paul Keating Park.

The rhythm of the new council glass facade reflects the rhythm and spacing of the windows of the council chamber. The curved form of the new administration building is sympathetic to the council chambers and the organic language of the residential towers above.

### SUSTAINABLE MEASURES





## PODIUM

The retail podium is a simple elegant design providing a transparent backdrop for street interaction and retail activity.

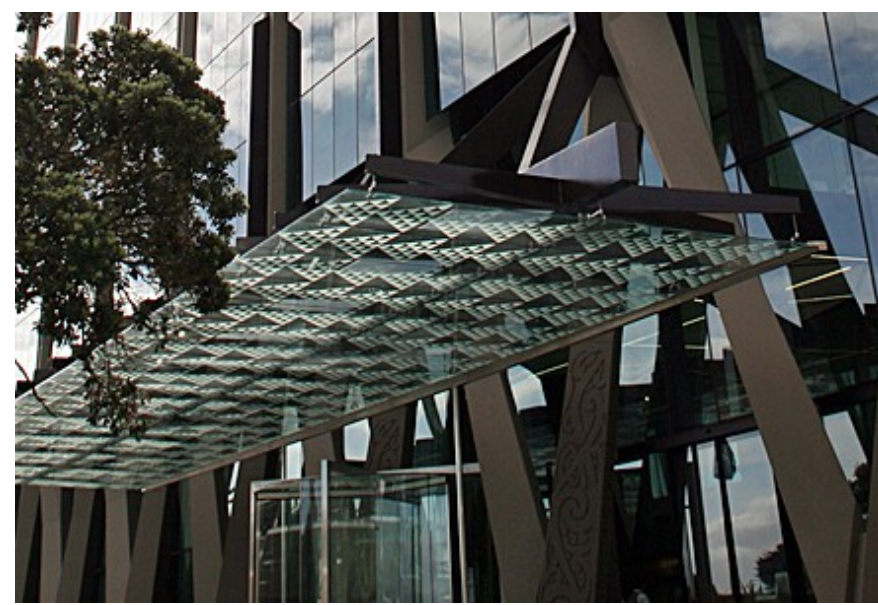
The continuous awning is punctuated by green walls and glass sections to highlight residential entries.



Green wall



Vertical fins on glass facades



Entry Awning



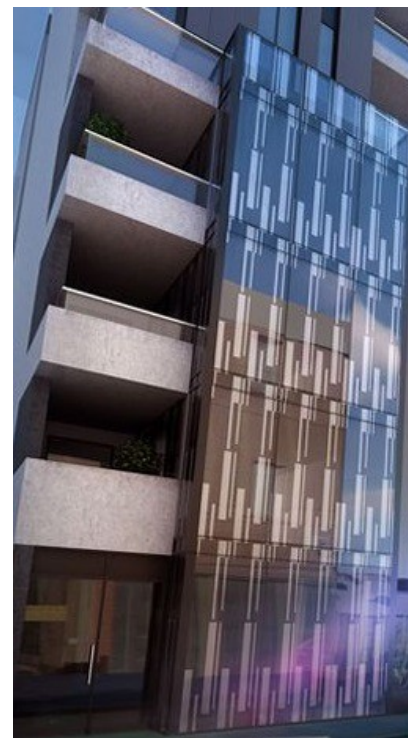
## CAR PARK

The carpark screen design is a combination of horizontal solid bands and vertical metal clad panels accentuated with expanses of fritted grey glass. The carpark levels are sleeved with residential units to maintain an active frontage with outlook to the street.

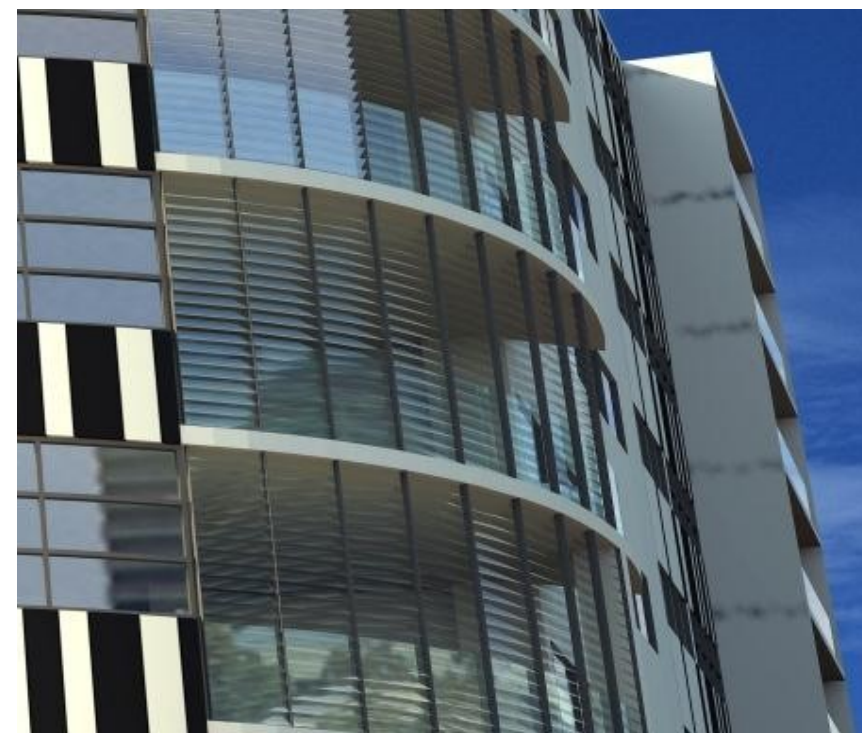
The simple combination of above ground parking levels takes its cue from the solid balustrades of the tower element and emulates the residential language so as to provide a smooth and discreet marrying of residential facade to carpark facade.



Metal cladding



Fritted glass



Glass louvres



## 04. ARCHITECTURAL FACADE PRECEDENTS - Residential



## NATURE AND THE RESIDENTIAL BUILDING SIGNATURE



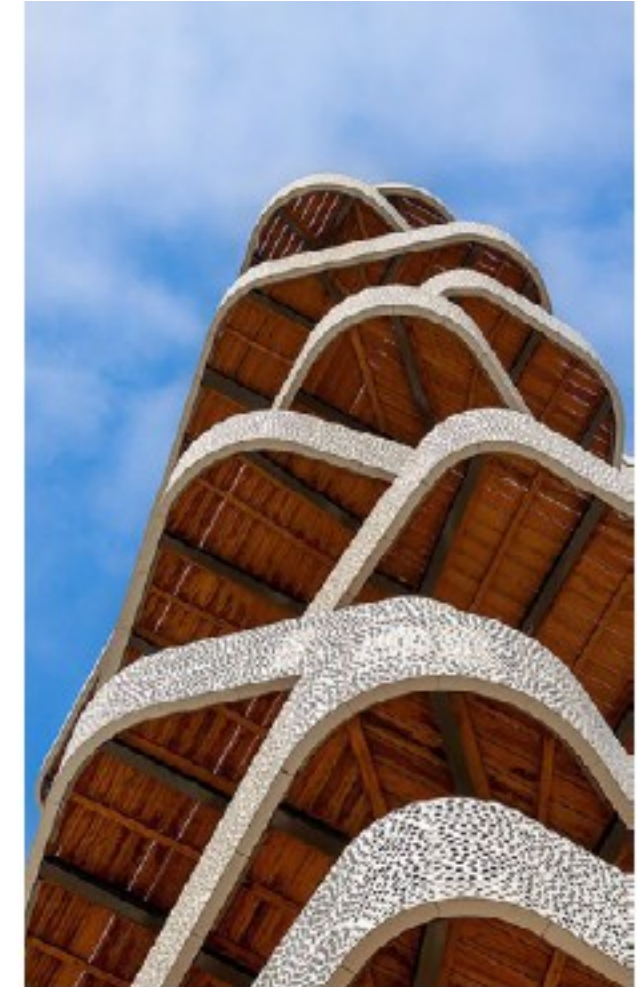
responsive facade



dynamic facade



organic forms



movement and materials



## CREATING A RESIDENTIAL CHARACTER IN CONTEXT WITH ITS NEIGHBOURS

warm material elements that relate to neighbourhood material context and residential character

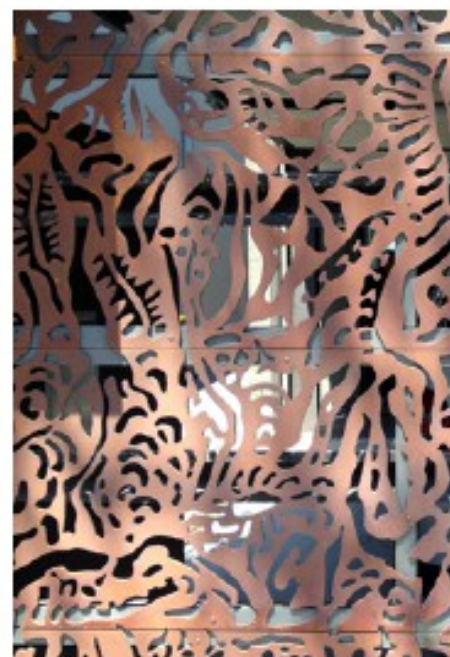
The architectural expression consists of simple organic flowing lines and forms, to create the main curved of the towers to allow a layering of elements and materials within.

The signature tower design elements such as the curved balcony and flowing balustrade lines are repeated in a variety of ways with different materials and colours to create visual interests and identity. The towers have a visual consistency with a design DNA That belong to the same family of buildings.

The general hierarchy of the composition is a solid appearance at lower levels and gradually opens up with more glass at the higher levels to Take advantage of the expansive outlook, the composition is varied and rhythmic.



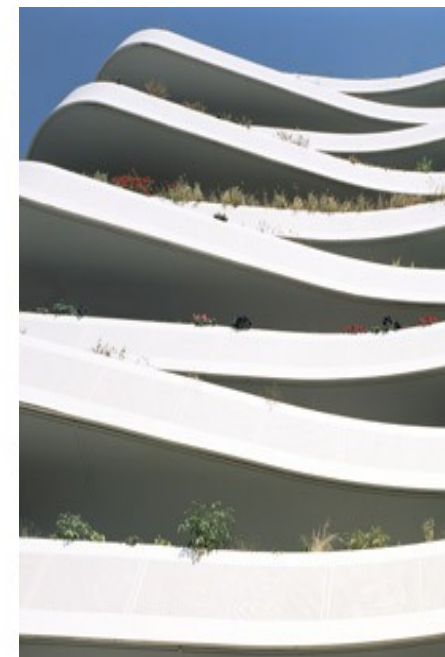
glass



feature walls



timber



masonry balcony

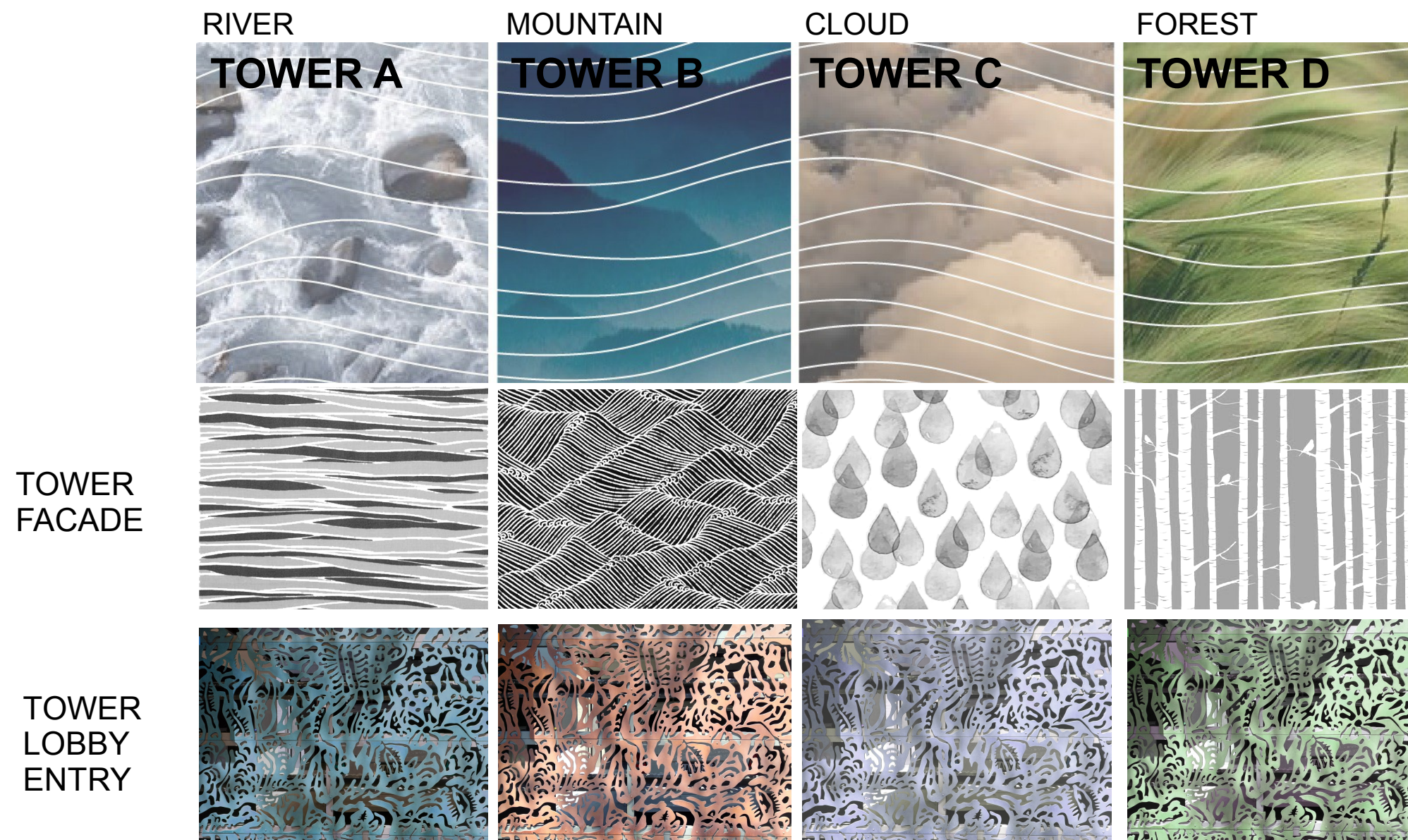


textured coloured  
concrete



# BANKSTOWN NATURAL ELEMENTS

Themes for each Tower



Each tower has a DNA theme that is expressed as a graphic that is superimposed to the pre-cast concrete side walls.

The DNA element is carried down to the lobby design with laser cut panels coated with a durable metallic finish over the lobby entrances at street level to punctuate the retail podium for building identity and design consistency.

## GROWING COMMUNITY DEVELOPMENT

A vibrant place that celebrates people, community and amenities.

A multi-functional destination at the centre of Bankstown inspired by its natural elements.



## 05. FACADE DESIGN





NORTH WEST VIEW





SOUTH WEST VIEW





SOUTH EAST VIEW





NORTH EAST VIEW



White rendered concrete balustrade



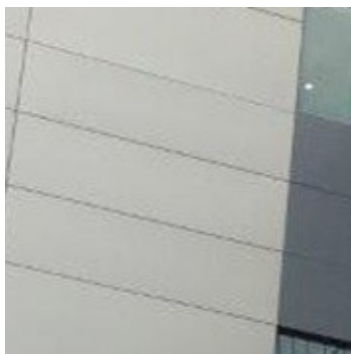
Aluminium framed glass balustrade



Timber cladding on balustrade



Metal cladding



Timber look cladding



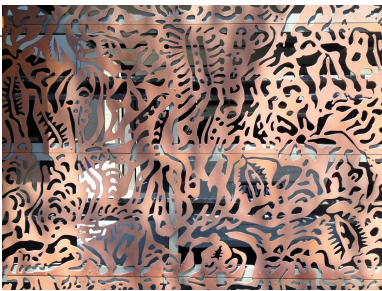
Aluminium framed glazing



Retail shopfront glazing

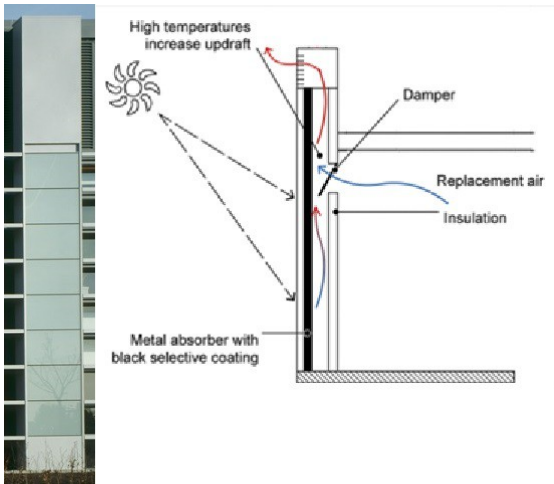


Pattern screen



TYPICAL FINISHES & MATERIALS





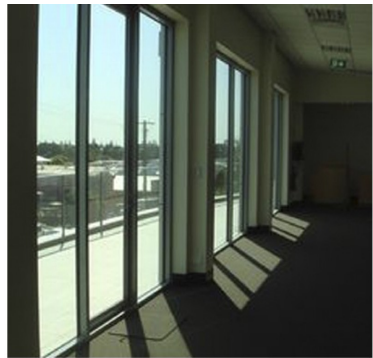
1 Solar chimney



2 Solar panels

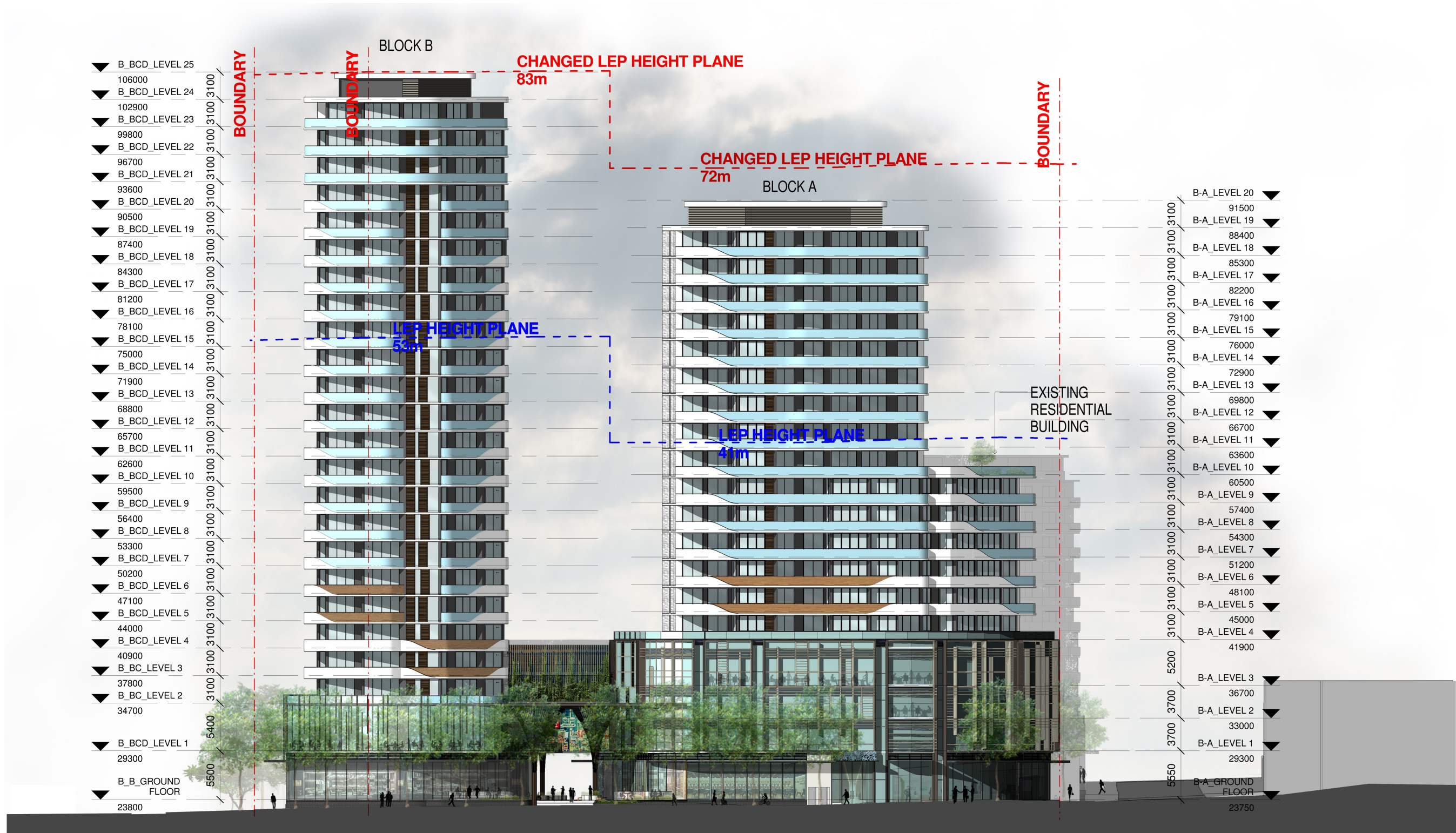


3 Horizontal sunshade louvers



4 IGU Vision Glass





NORTH ELEVATION





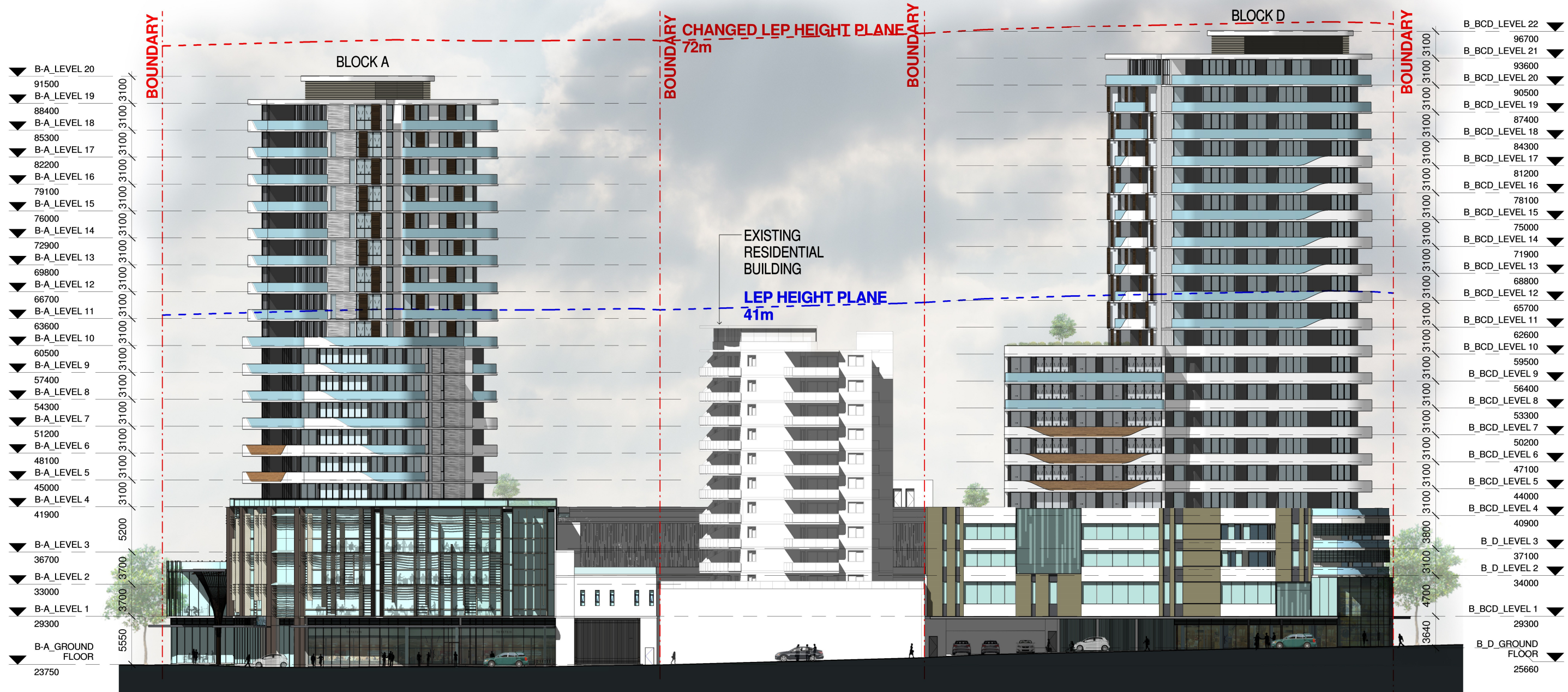
EAST ELEVATION





SOUTH ELEVATION





WEST ELEVATION