

Roof Terrace - Landscape

TERRACE TREE SPECIES OPTIONS



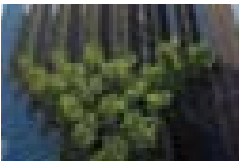
Magnolia Little Gem - Ever Green



Ficus lyrata - Fiddle Leaf Fig
Ever Green



Pynus calleryana 'Red Spire' - Deciduous



Pynus © Trump Tower NY

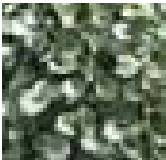
TERRACE GROUND COVER AND
CREEPER OPTIONS



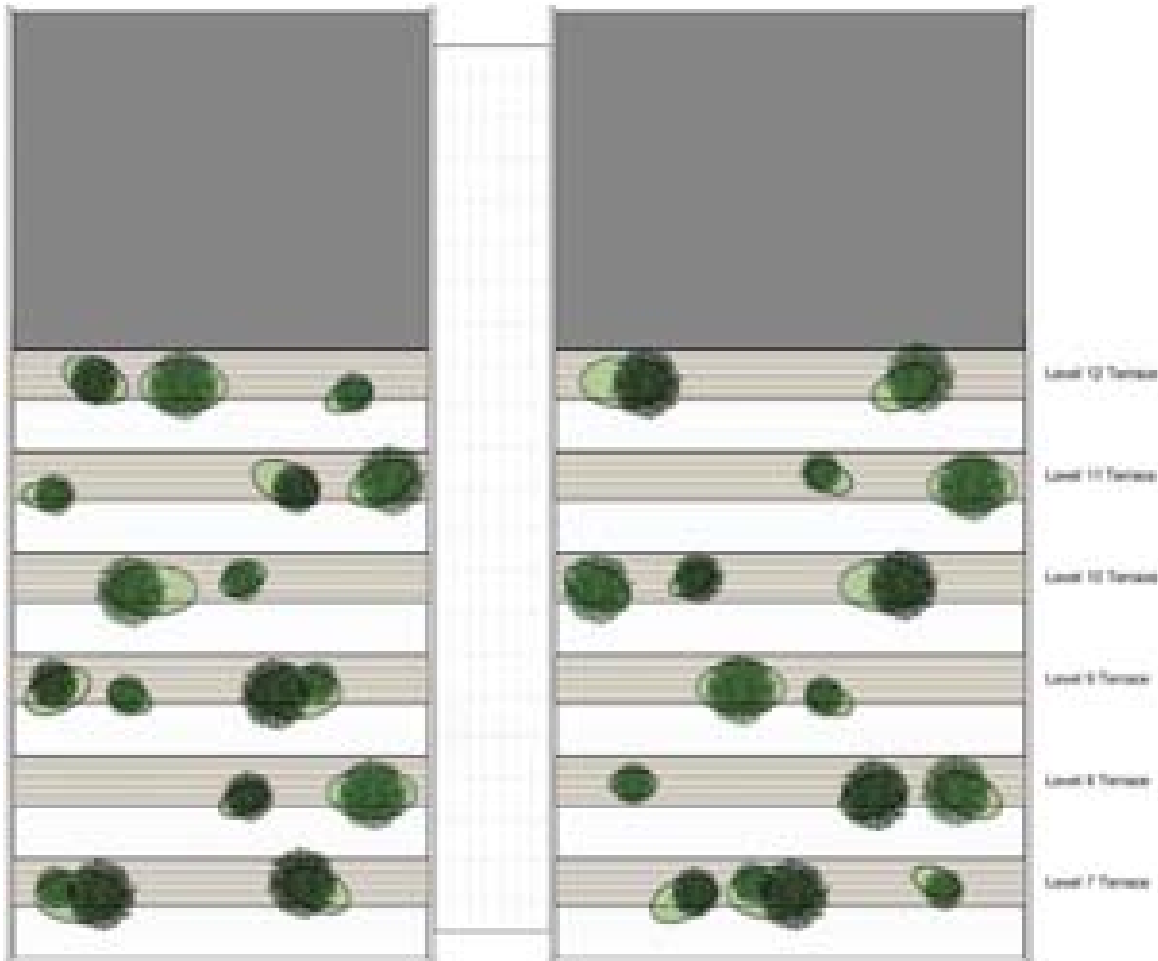
Carpobrotus glaucescens - Pig Face
Creeper



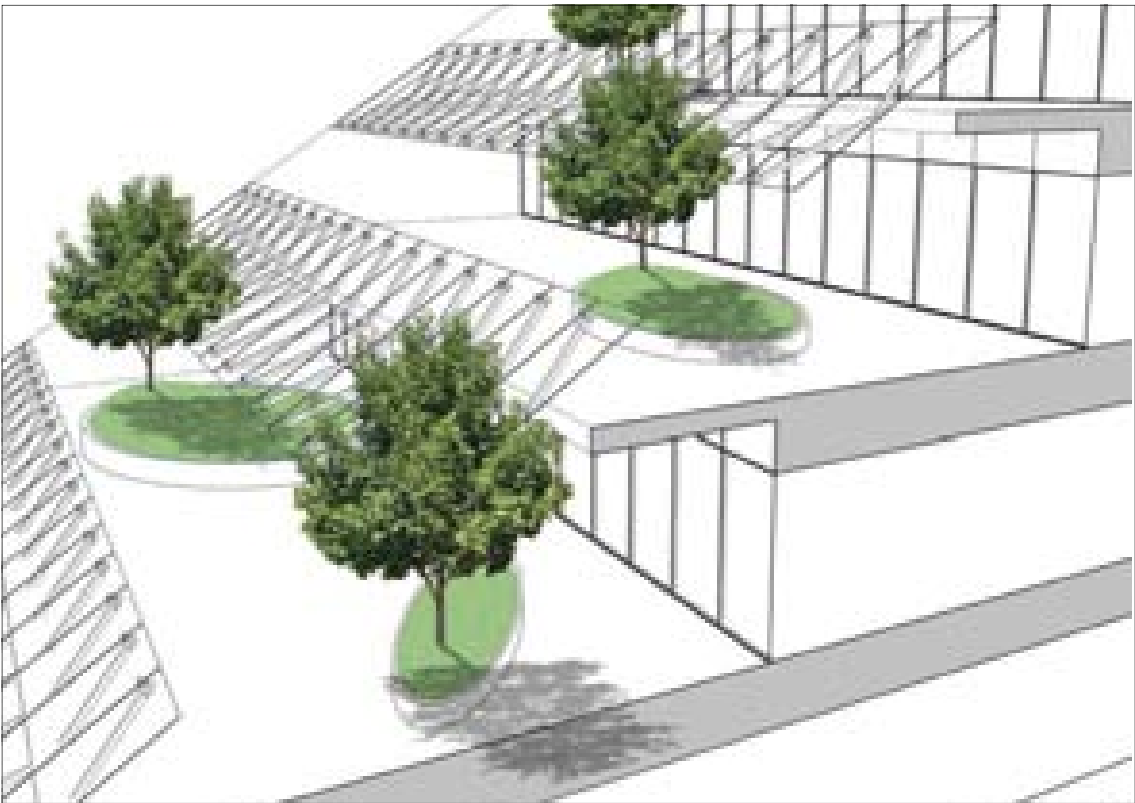
Hedera Helix - English Ivy
Creeper / Climber



Dicentra 'Silver Falls'
Creeper



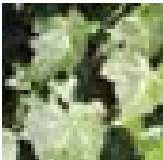
Landscape Option 01 - Roof Plan



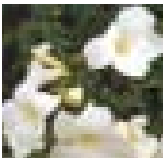
Landscape Option 01 - Roof Perspective

Roof Terrace - Landscape

TERRACE CLIMBER OPTIONS



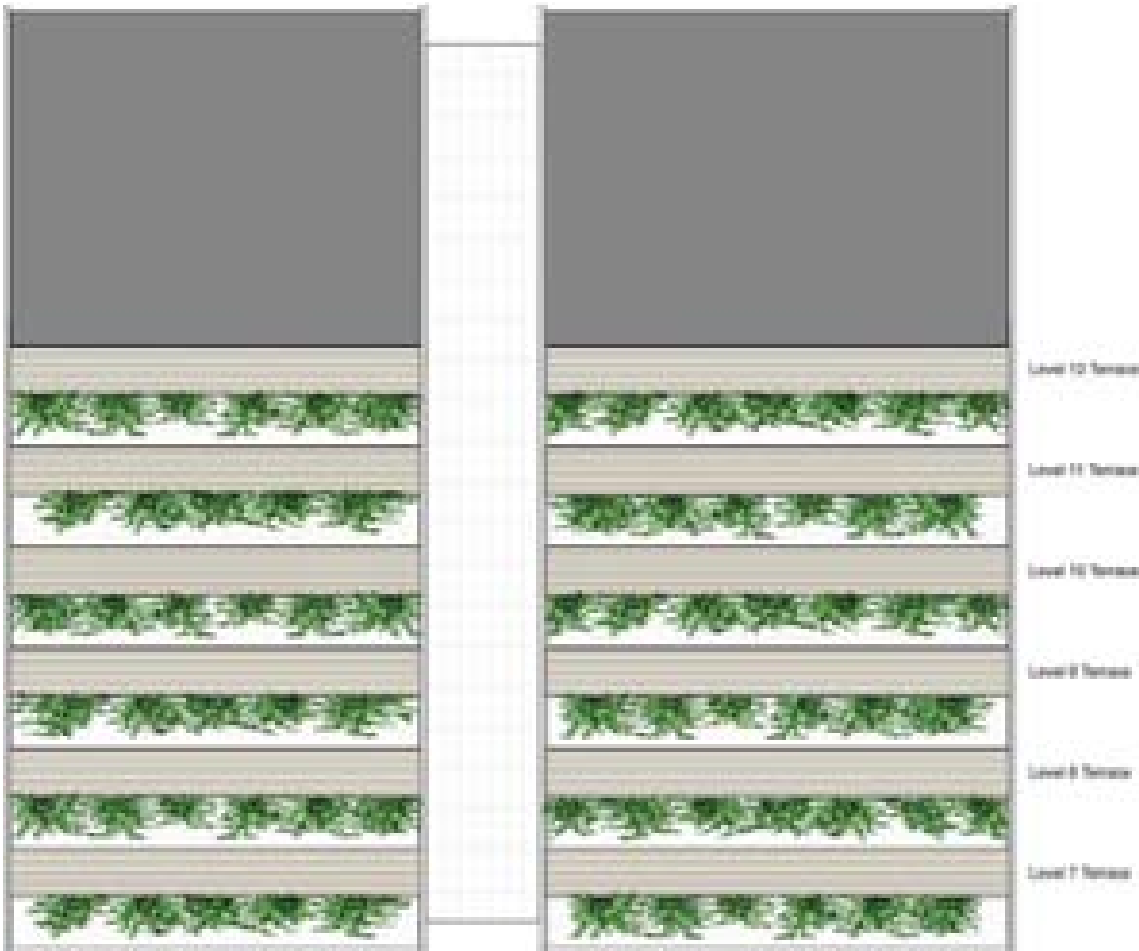
Hedera Helix - English Ivy
Creeper / Climber



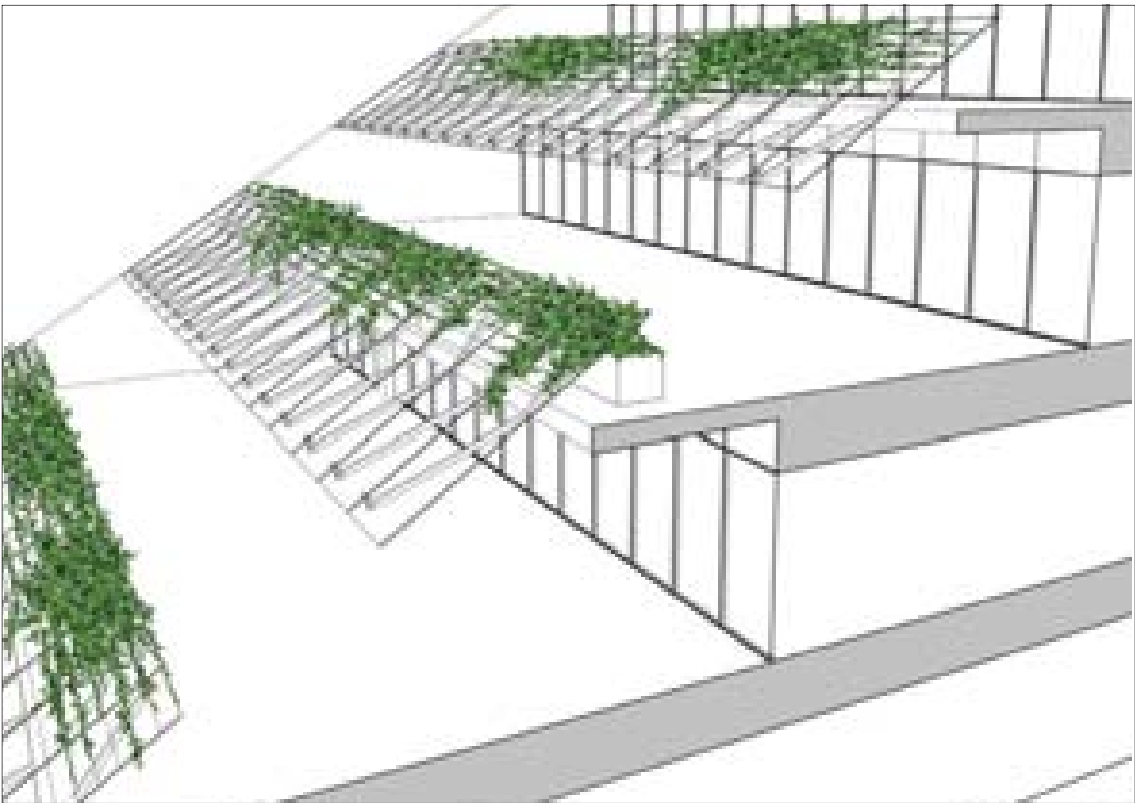
Pandorea jasminoides
Climber



Bouganvillea
Climber



Landscape Option 02 - Roof Plan



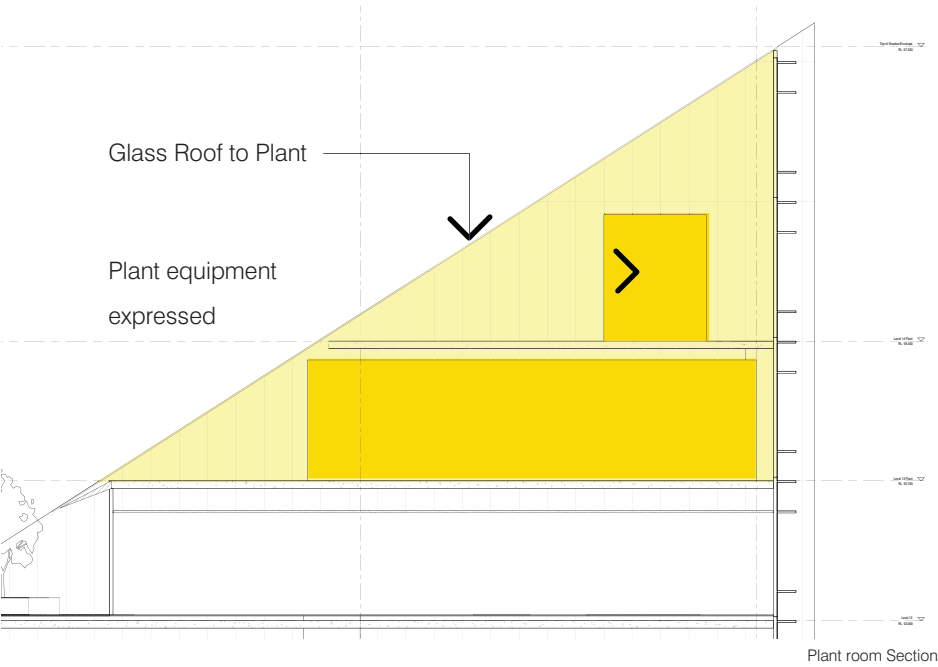
Landscape Option 02 - Roof Perspective

Roof Top



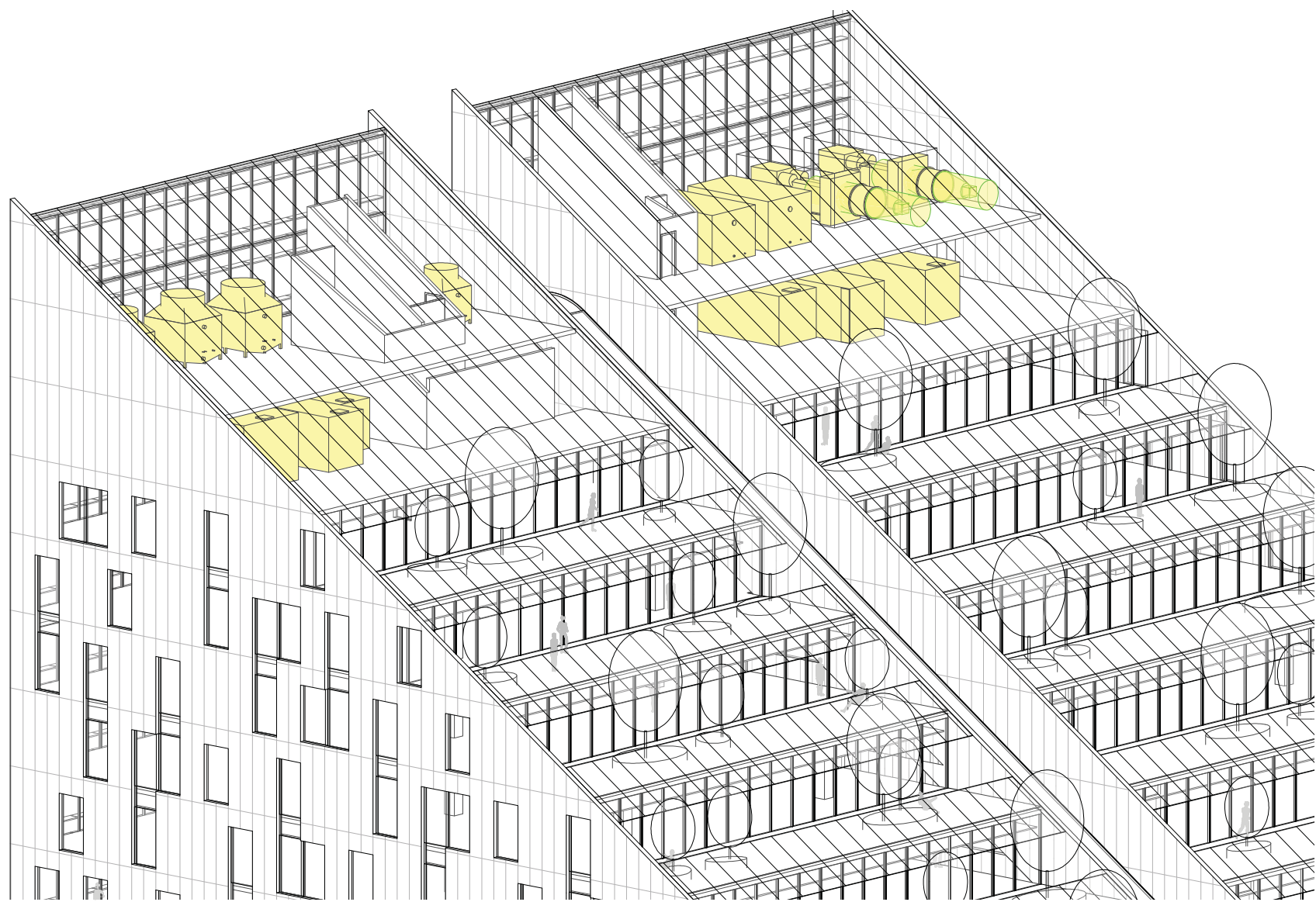
The roof is defined by the sun plane as a 32 degree pitch to maintain winter sun into Belmore Park. This plane has been eroded into creating an important outdoor terrace amenity whilst delivering an important 5th façade with angled glass balustrades and sun shades enforcing this edge. This angled glass language has been continued to up to encapsulate the roof plant.

The terrace also provides the opportunity to ‘green’ the roof extending the characteristics of the Park and vice versa.



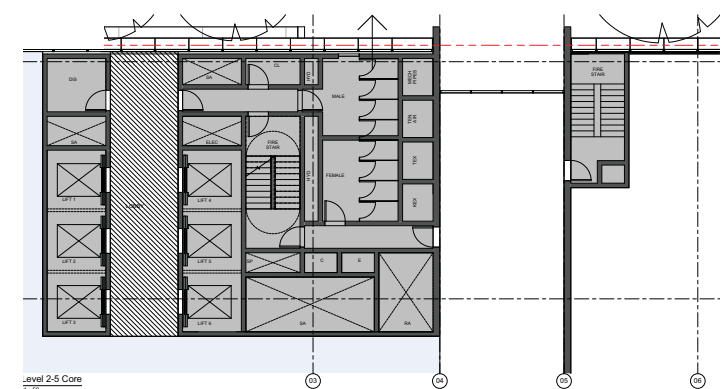
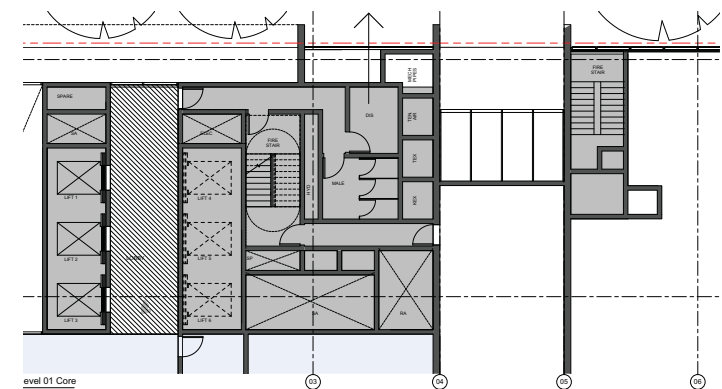
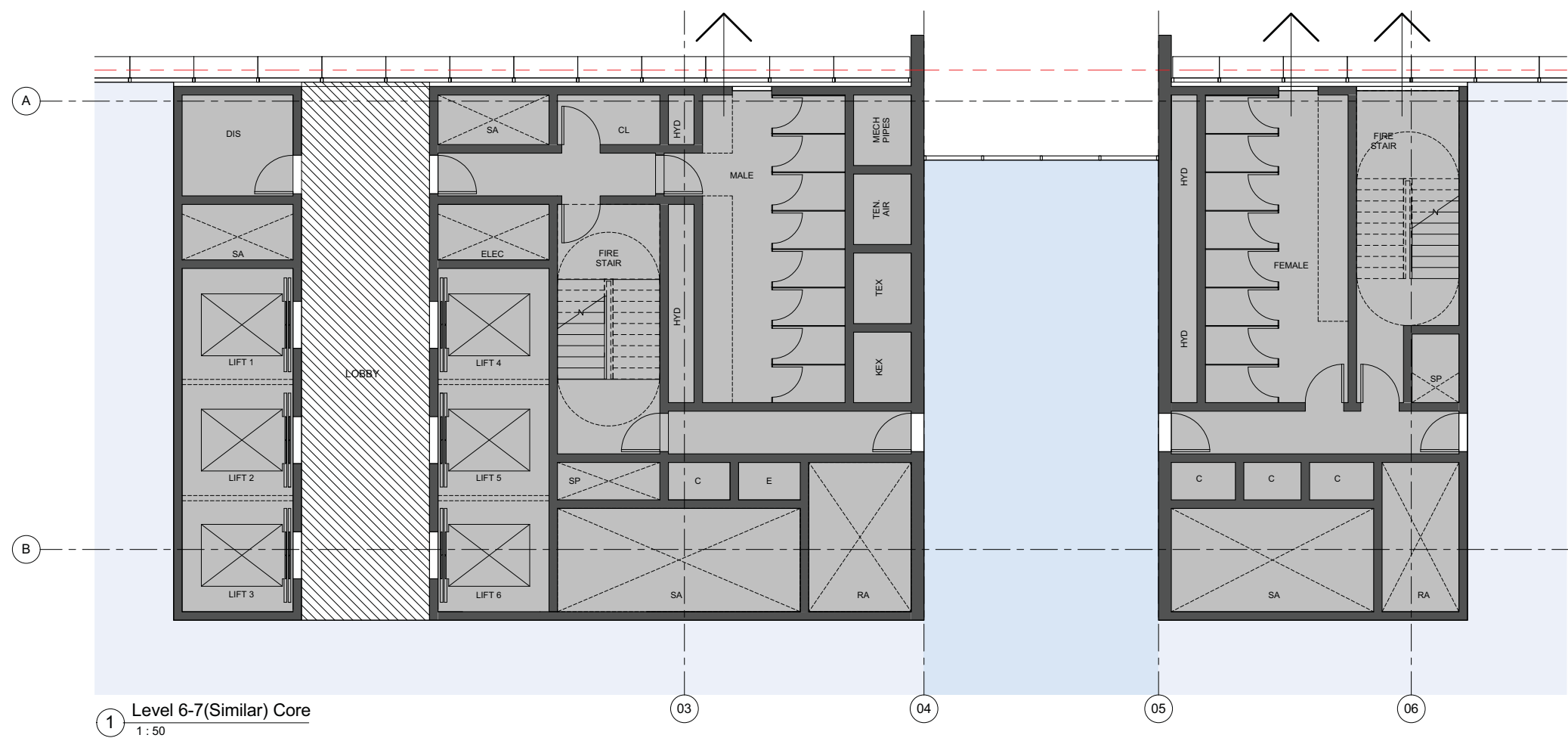
Plantroom Precedent Study - 1 Bligh Street

Roof Top

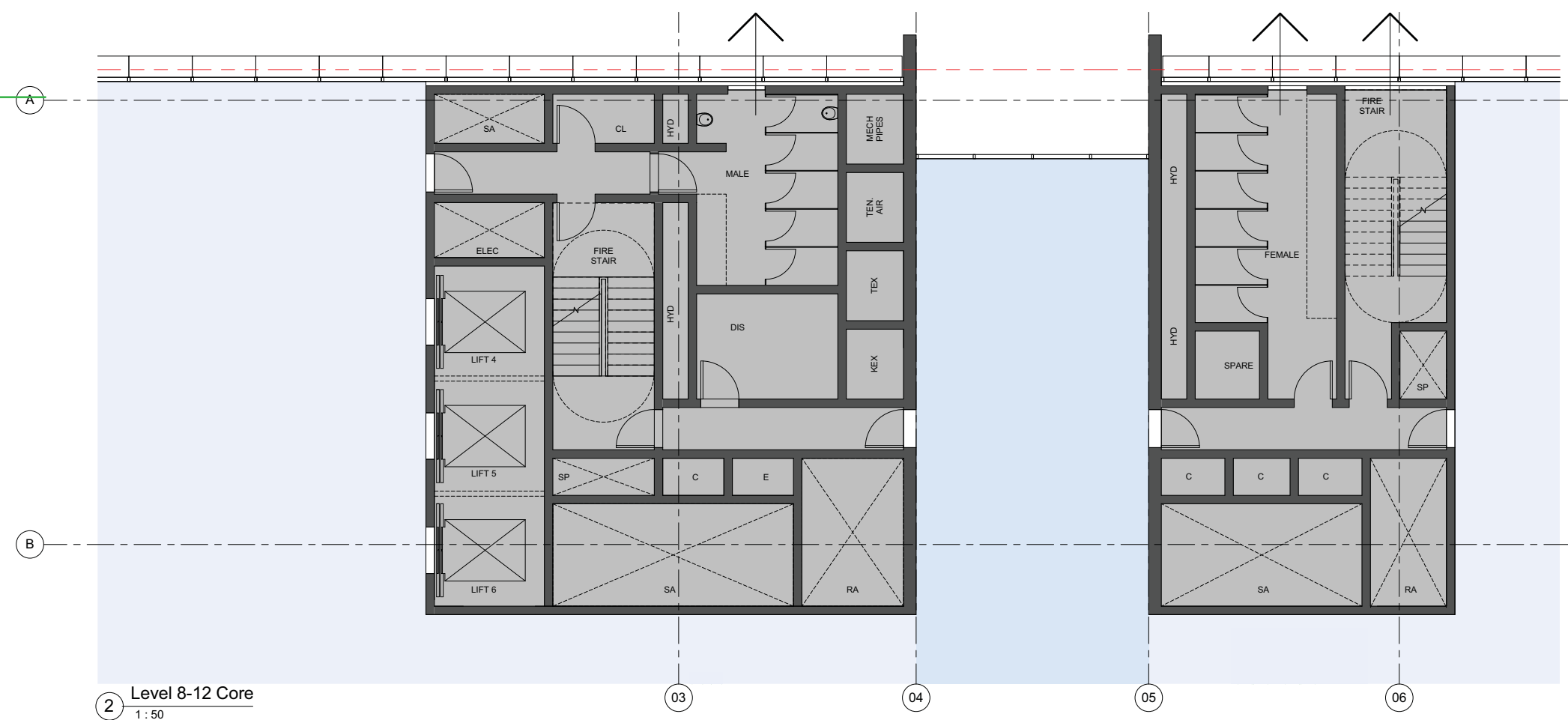




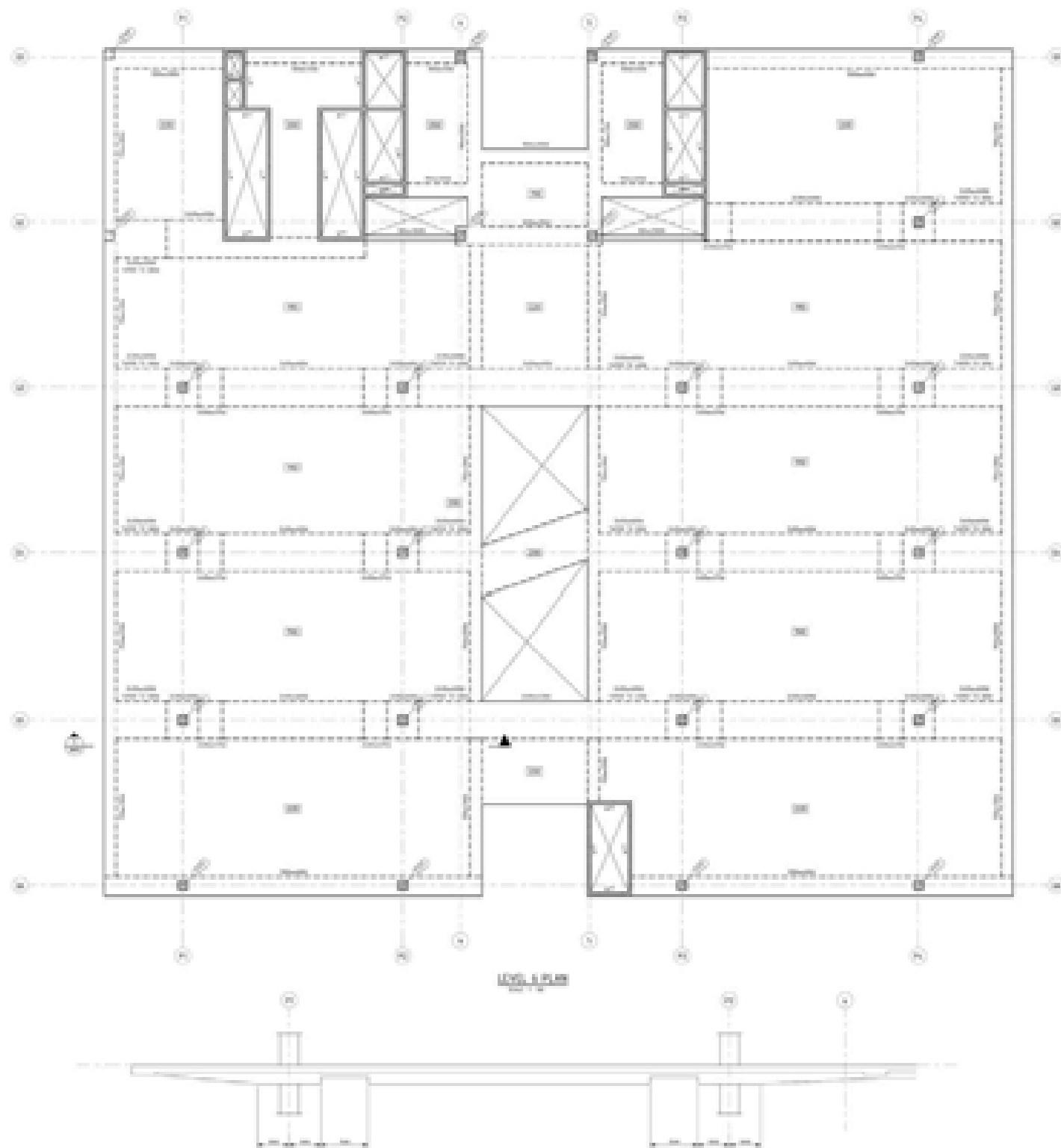
Core Arrangement - Low Rise



Core Arrangement - High Rise



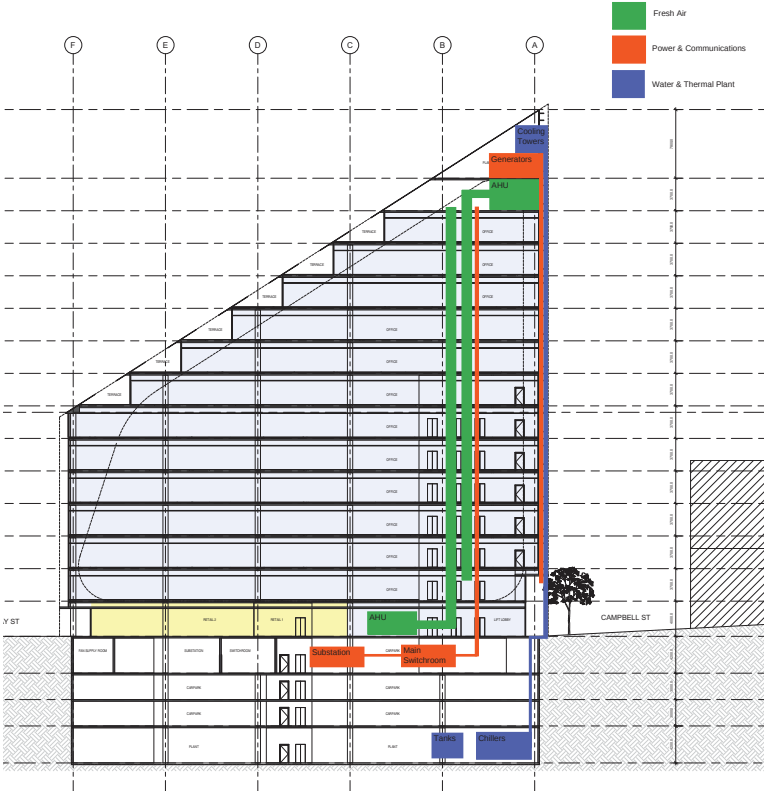
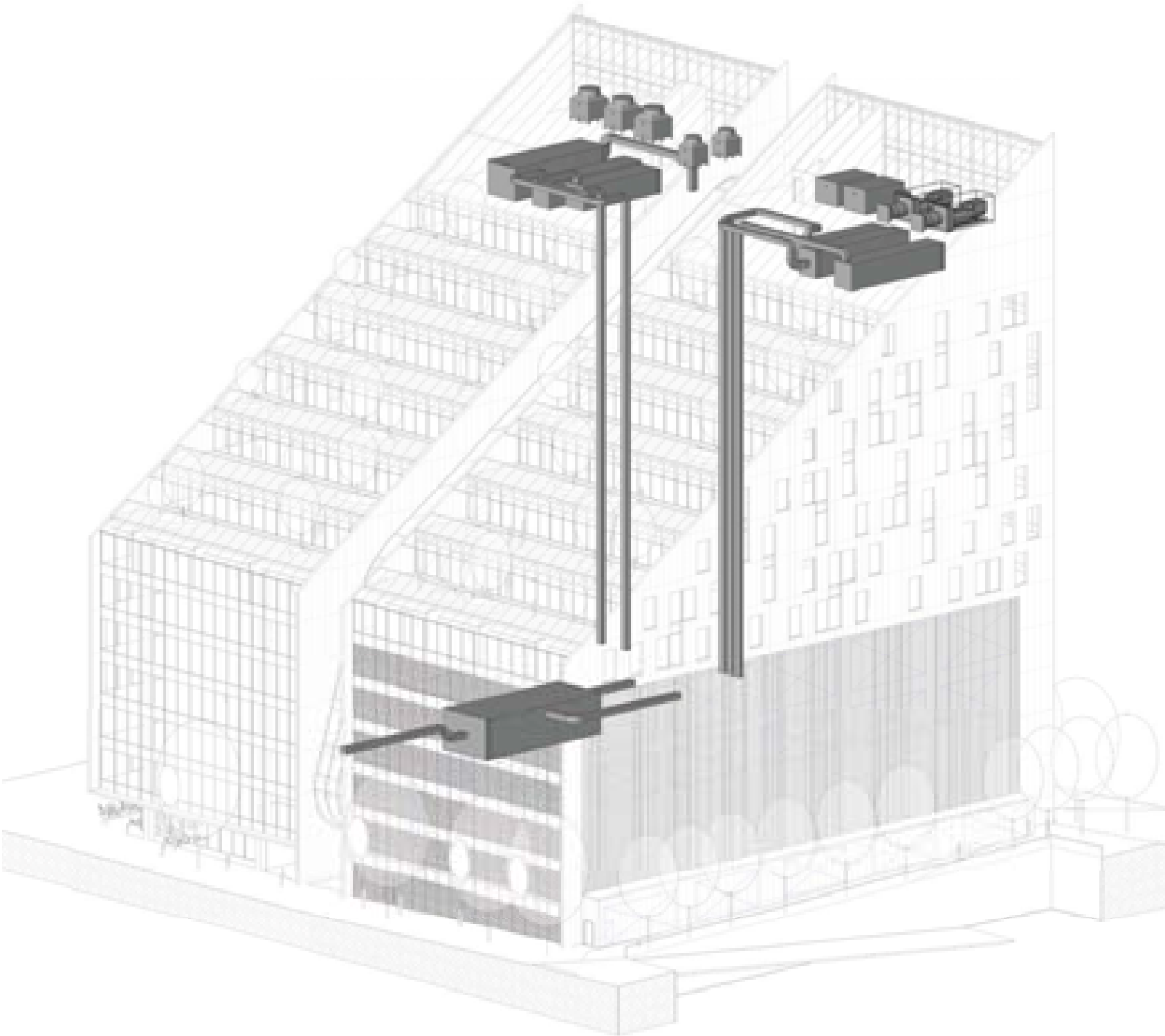
Structural Arrangement



A review of the building structure has been undertaken by Lindsay and Dynan. The core has been designed to achieve an efficient service arrangement and structural system. Each core will accommodate a basic jump from arrangement around the lift shaft and fire stairs. The majority of the stiffness required is provided by the substations concrete wall structure.

To maximise the flexibility of the floor plate a 10.5m grid has been adopted with a 5.5m cantilevered beam arrangement to the perimeter offset by the back span.

Building Services Concept



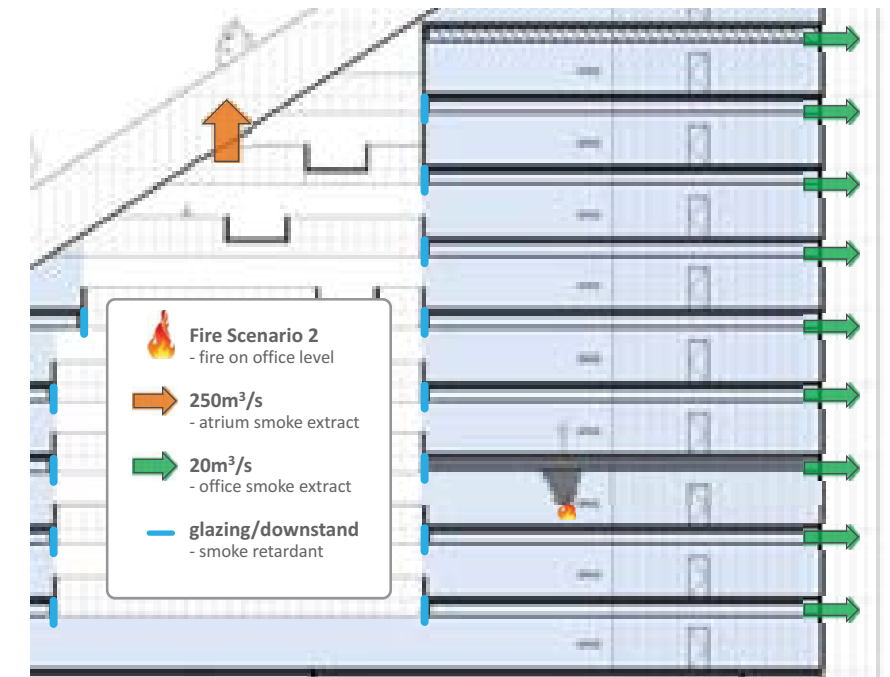
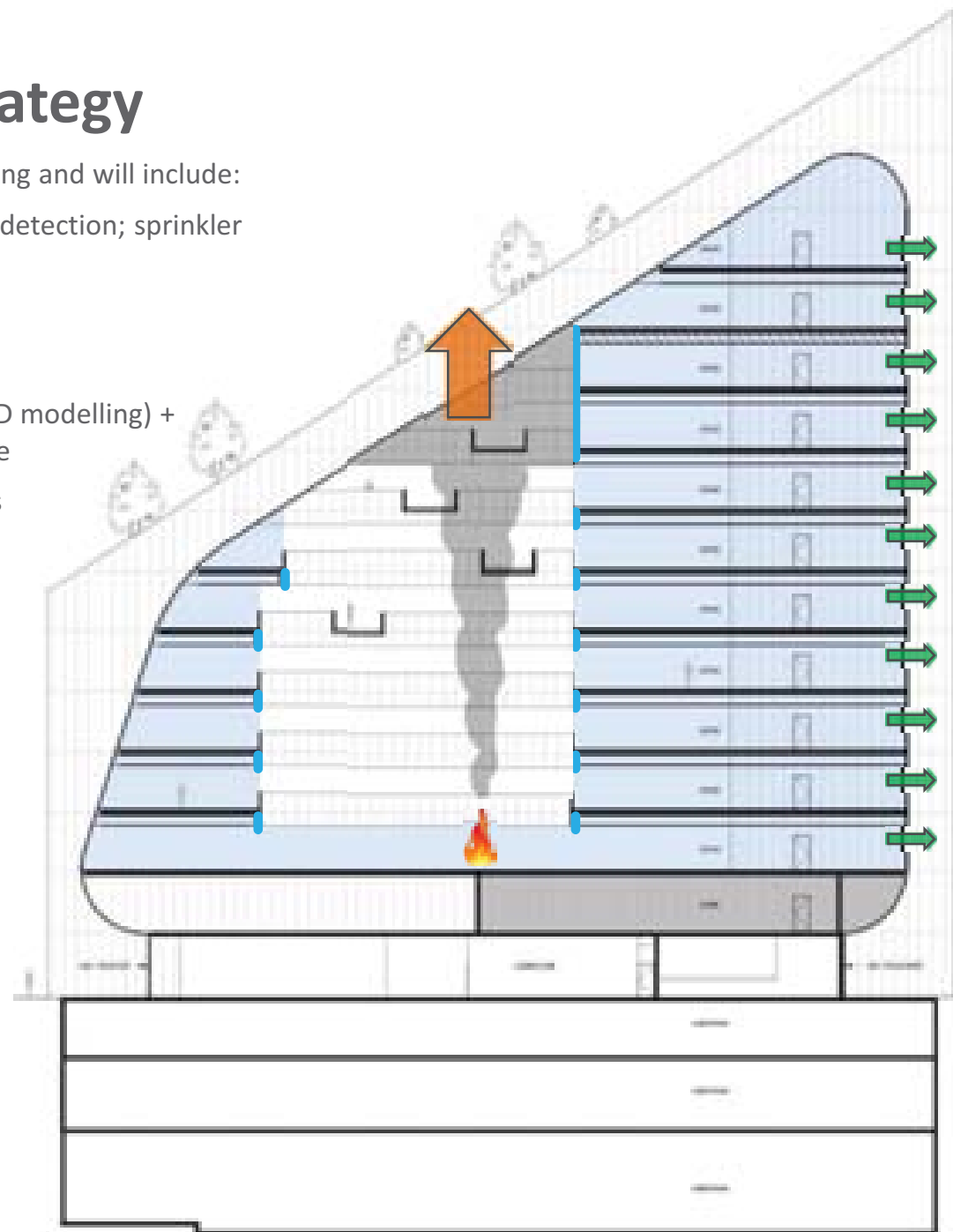
Fire Services Concept

Smoke Control Strategy

Strategy subject to detailed CFD modelling and will include:

- pressurised fire stairs; automatic fire detection; sprinkler protection
- smoke extract from atrium roof
- smoke extract on floor
- smoke reservoir (depth subject to CFD modelling) + concealed downstands at atrium edge
- 8 x 2.1m diameter smoke extract fans

-  **Fire Scenario 1**
- fire in atrium base
-  **250m³/s**
- atrium smoke extract
-  **20m³/s**
- office smoke extract
-  **glazing/downstand**
- smoke retardant



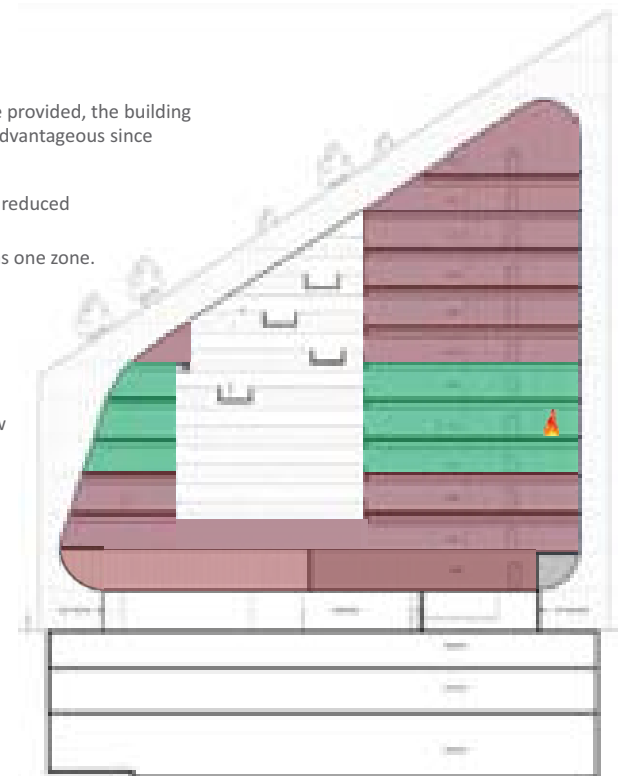
Evacuation Strategy

Since downstands and smoke control are provided, the building will evacuate on a phased basis. This is advantageous since

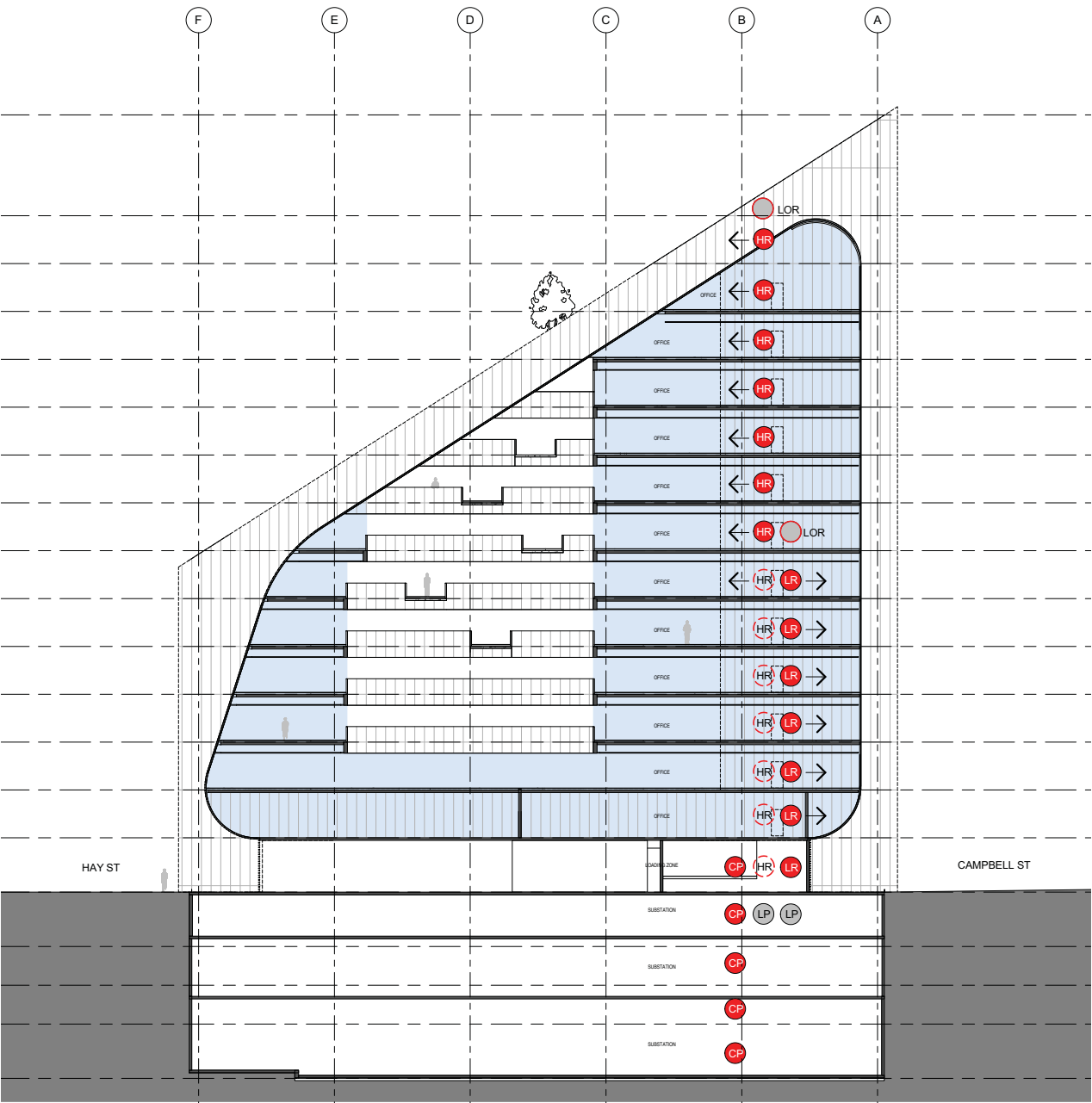
- the impact of false alarms is limited
- the size of stair pressurisation plant is reduced

Plant and car park spaces will evacuate as one zone.

-  **evacuate signal**
- fire floor; floor above and below
-  **warning signal**
- remaining floors

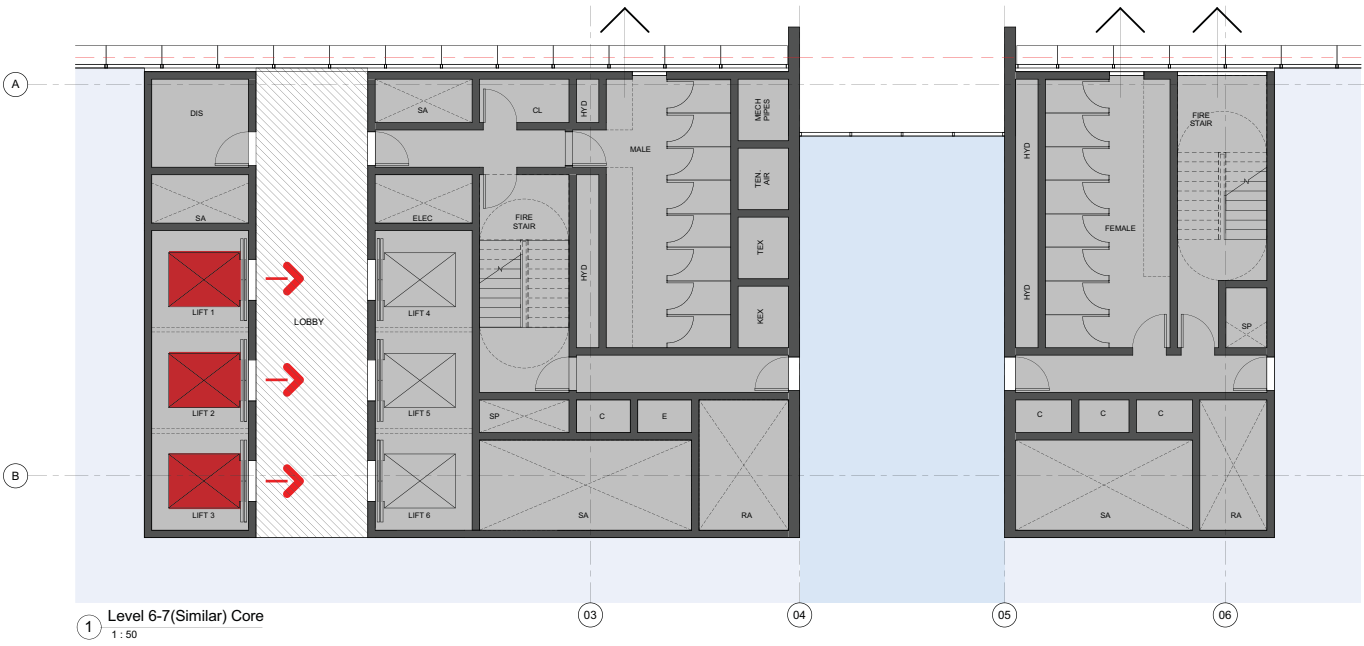


Vertical Transportation



LEGEND :

- ← HR High Rise Lifts (x3)
- LR → Low Rise Lift (x3)
- CP CarPark Lifts (x2)
- LP Lift Pit
- LOR Lift Overrun



Area Schedule



SUMMARY:

Site Area:	3429
Gross Building Area:	18593
Ground Floor Retail:	204
Total Basement Car Spaces:	44

NLA Schedule				
Level	Name	Area		
Ground Floor	NLA	204 m²		
Level 1	NLA	890 m²		
Level 2	NLA	1386 m²		
Level 3	NLA	1268 m²		
Level 4	NLA	1261 m²		
Level 5	NLA	2019 m²		
Level 6 (Transfer)	NLA	2567 m²		
Level 7	NLA	2199 m²	TERRACE	208 m2
Level 8	NLA	1965 m²	TERRACE	208 m2
Level 9	NLA	1662 m²	TERRACE	208 m2
Level 10	NLA	1367 m²	TERRACE	208 m2
Level 11	NLA	1066 m²	TERRACE	208 m2
Level 12	NLA	736 m²	TERRACE	208 m2
		18593 m²		1248 m2

Material Board



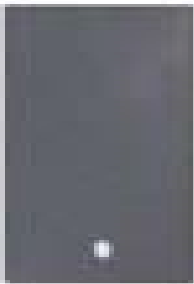
Zinc (Pigmento rouge/red)



Clear Glass



Mirror



Aluminium Dark Grey Louvres



Dark Grey Colour Back Glass



Landscaping



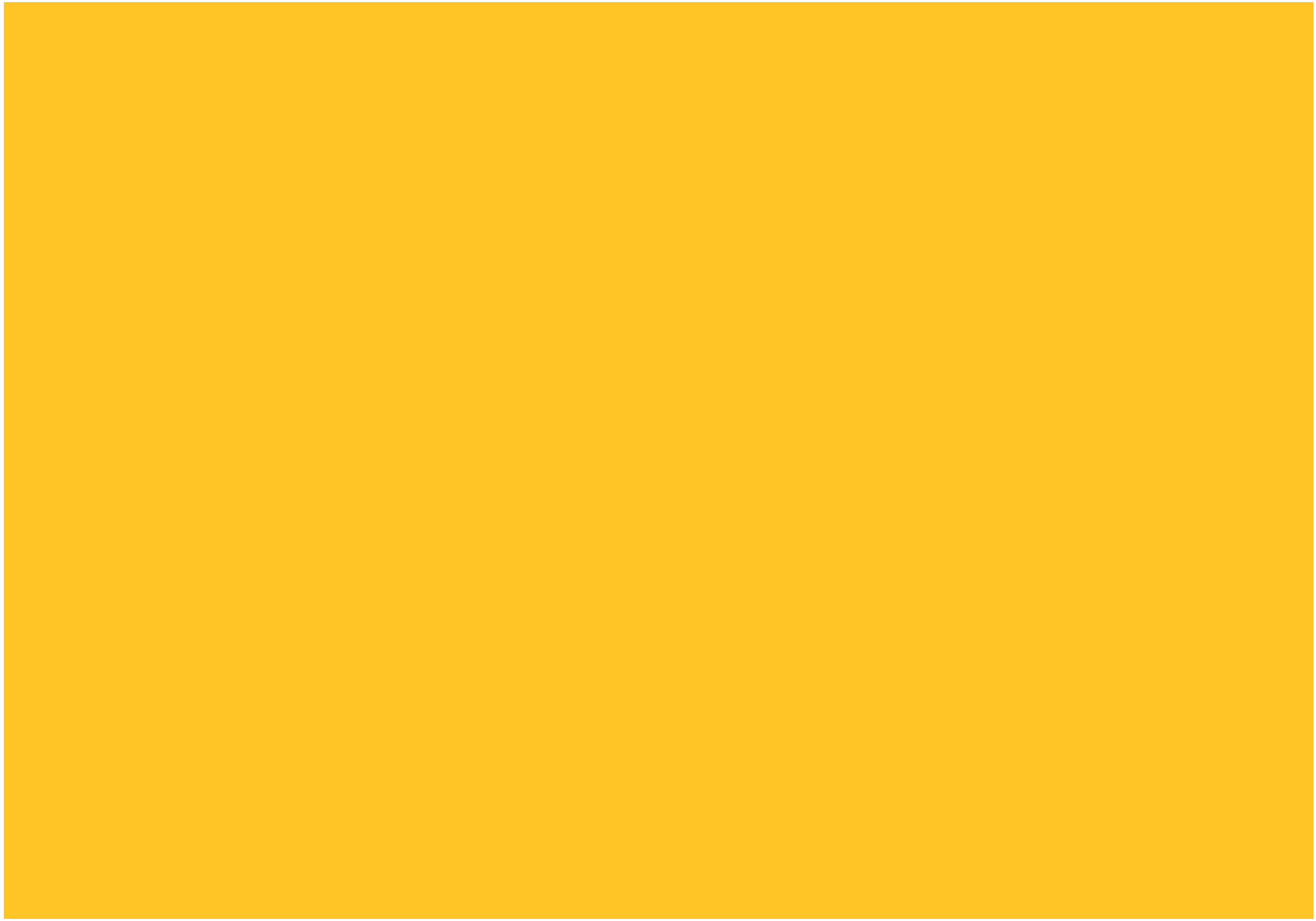
Timber Flooring

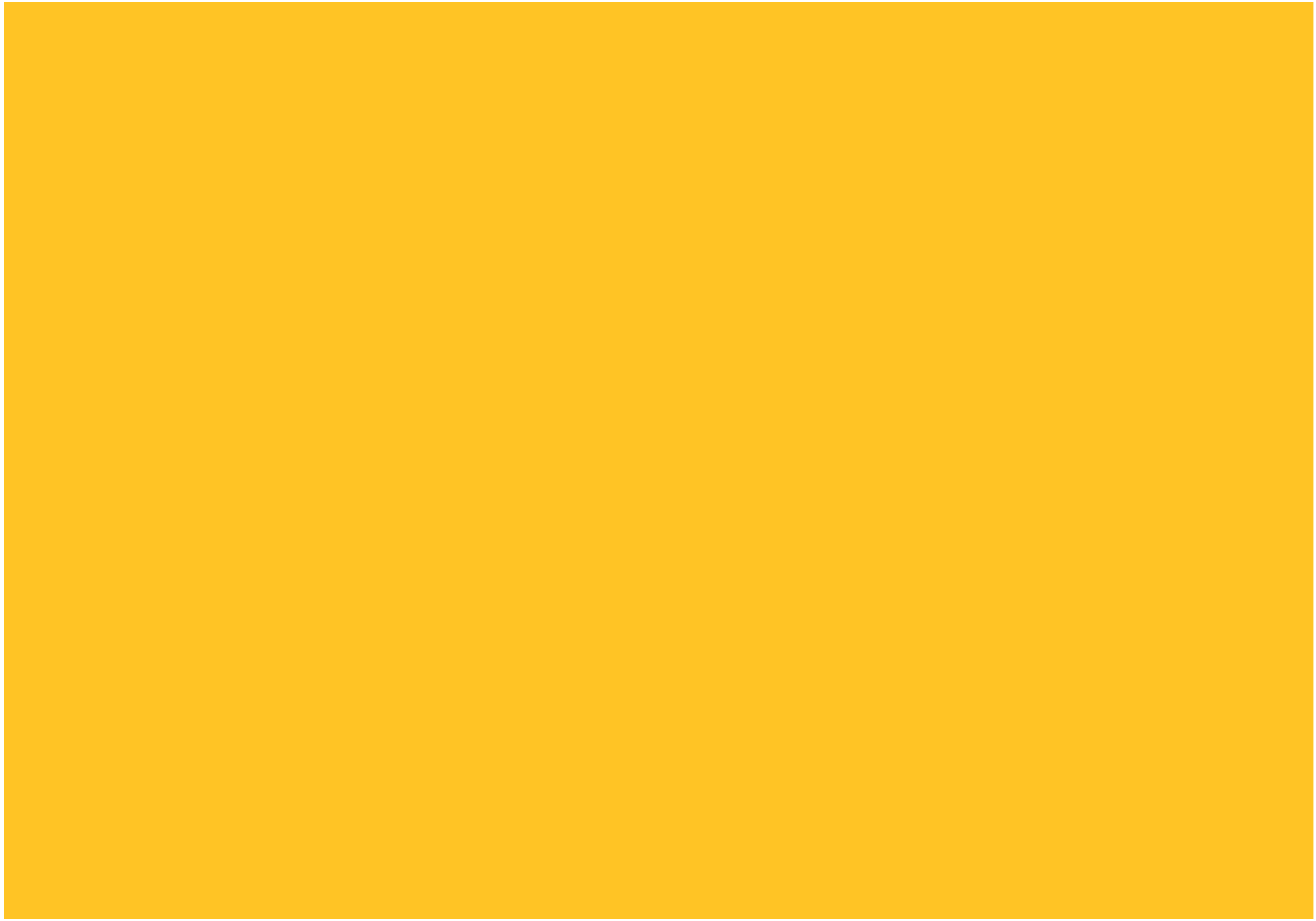


Concrete



Austral Black Granite





Appendix A

Architectural Drawings



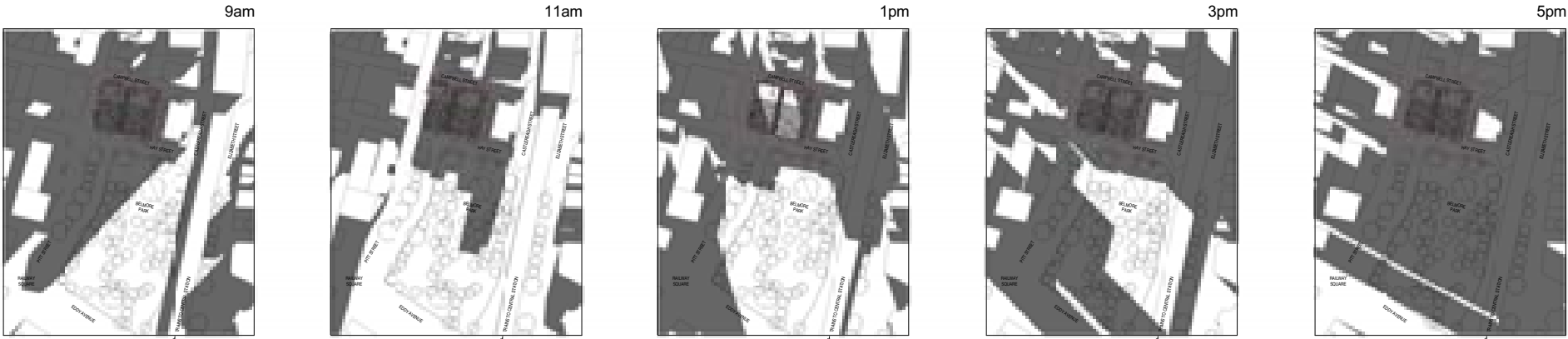


1 Site Plan
1 : 500

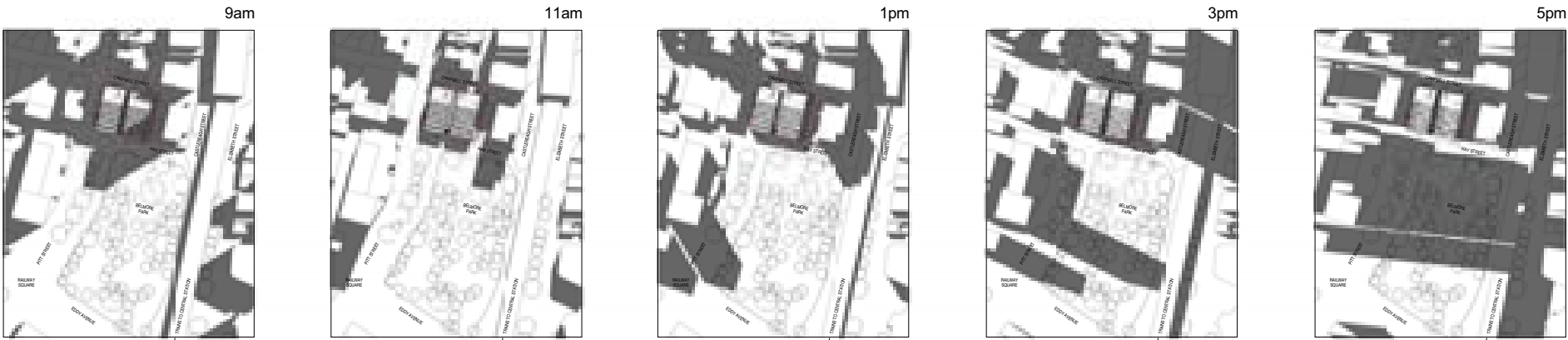


Notes:
Context information has been modeled approximately using Google earth, street view, site photos and city of Sydney physical model located in Town Hall.

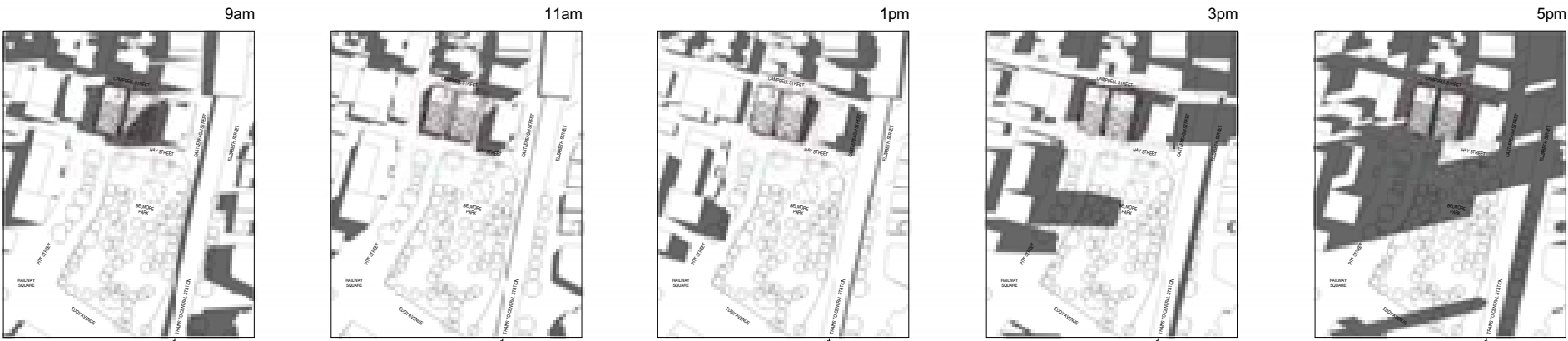
Winter Solstice
(21st June)



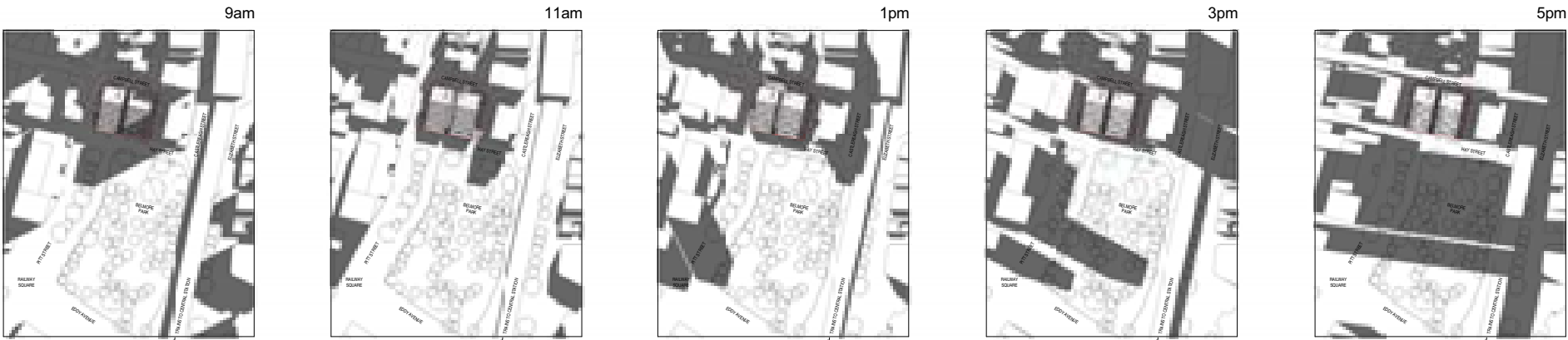
Spring Equinox
(22nd September)



Summer Solstice
(21st December)

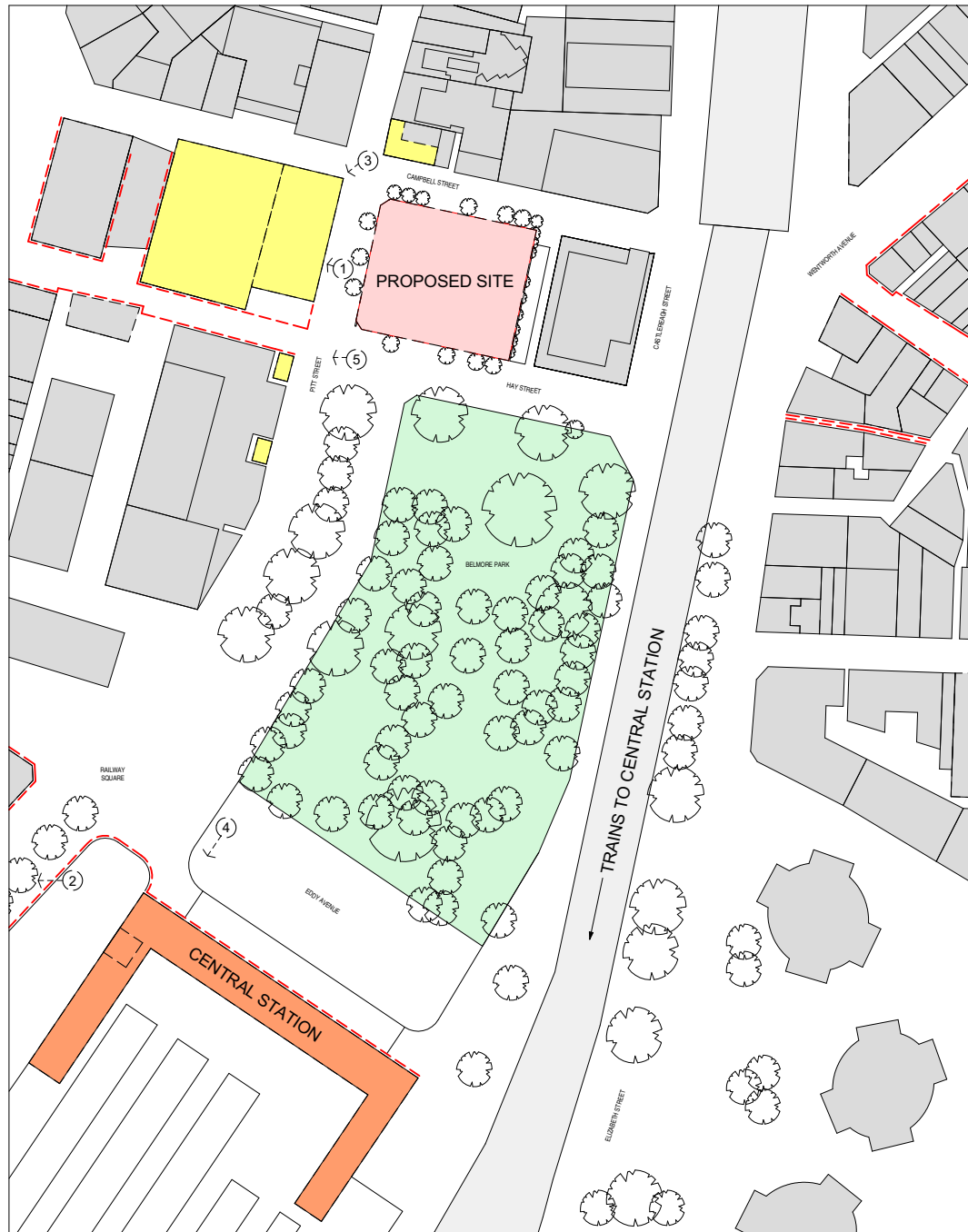


Autumn Equinox
(20th March)





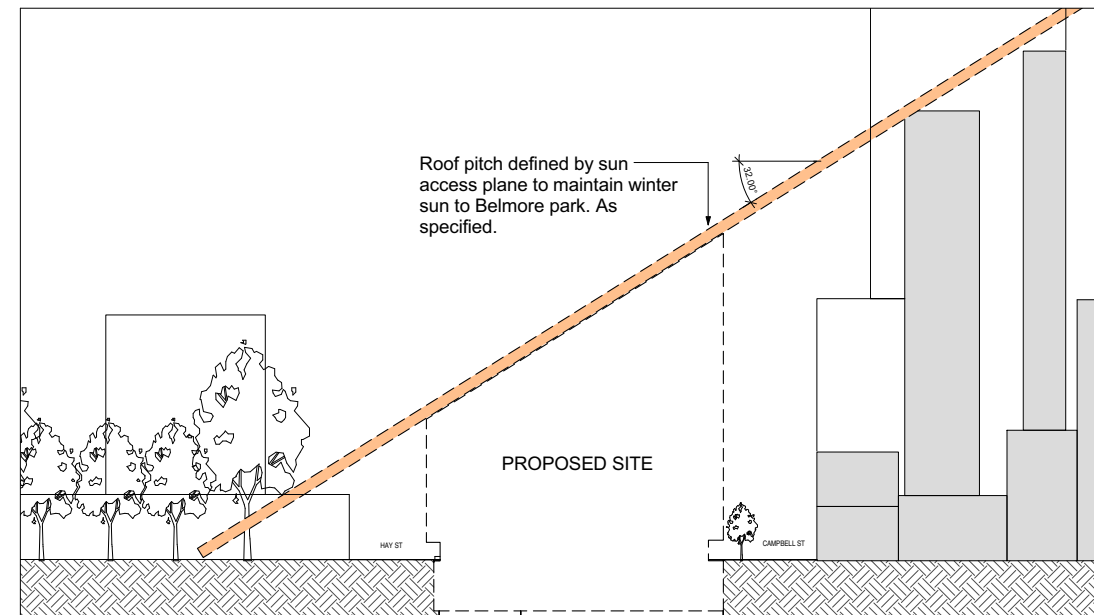
- | | |
|---|--|
|  Local Heritage Listed buildings directly adjacent to site |  Other Local Heritage Listed buildings in close proximity to site |
|  Stage Heritage Listed building directly in view from site |  Heritage Streetscapes |
|  Heritage Listed Archaeological/Townscape/Landscape Items |  Visual Connection to Central Station Clock Tower |



1 Heritage Context Diagram
1:1000

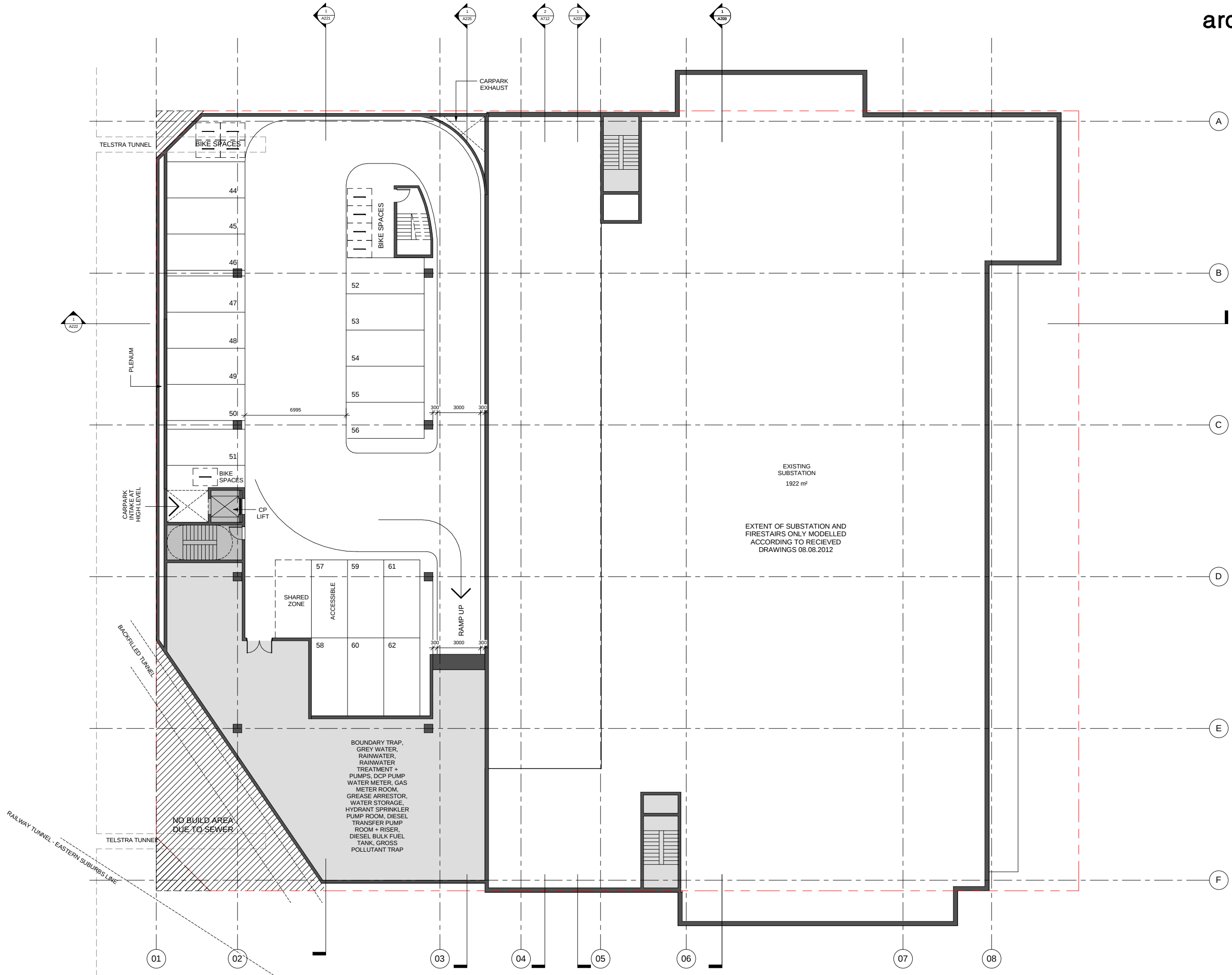


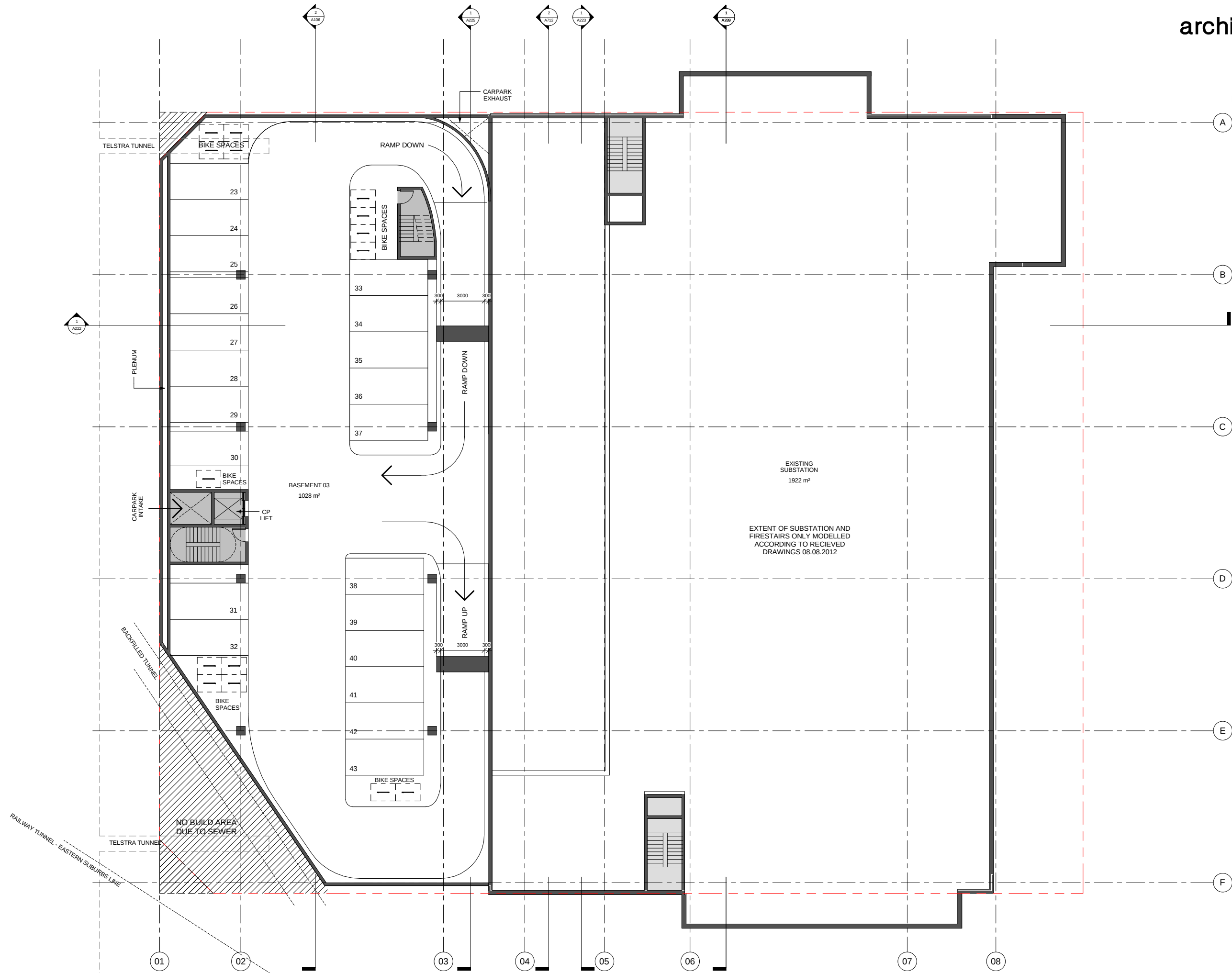
3 Existing Site Diagram
1:1400

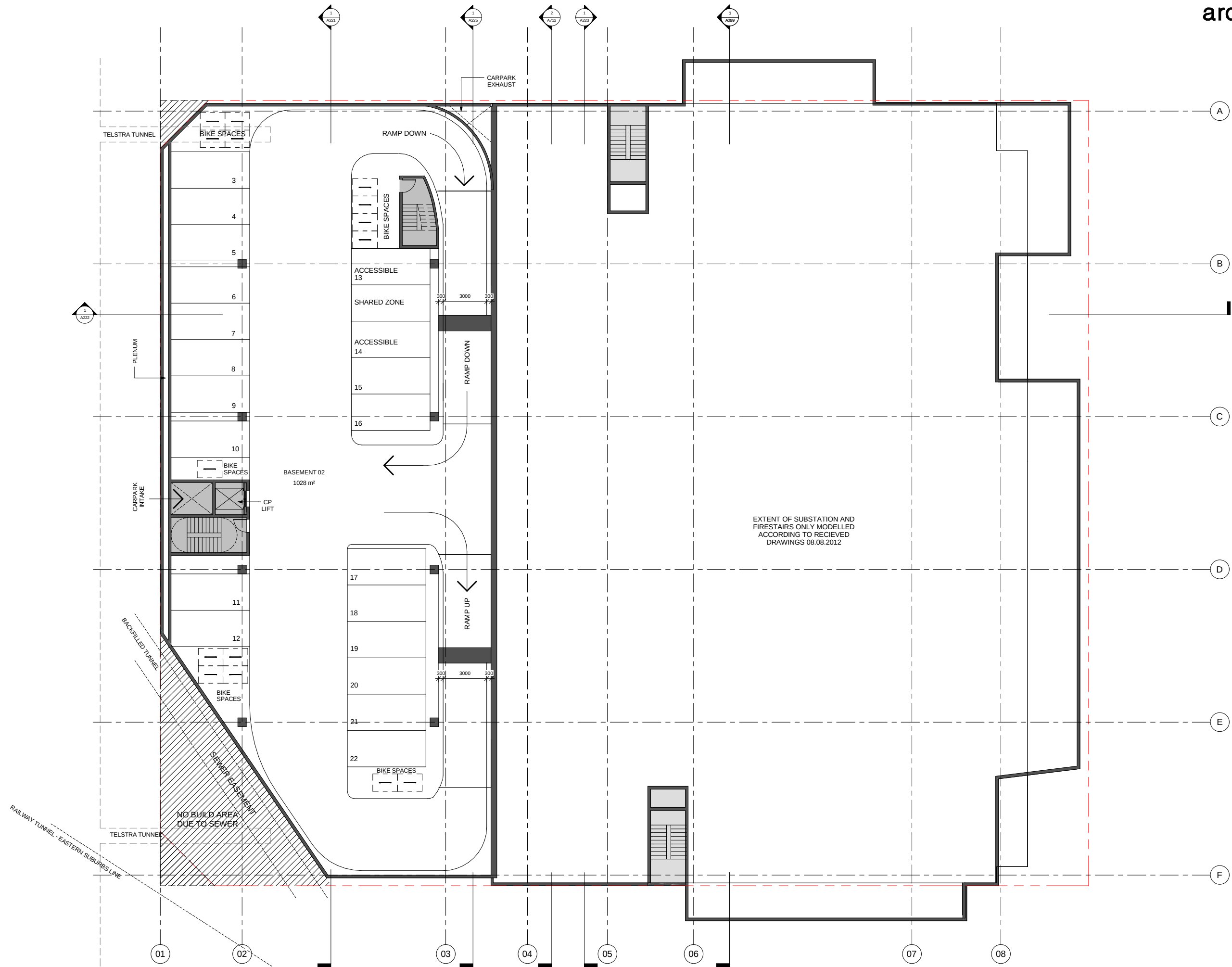


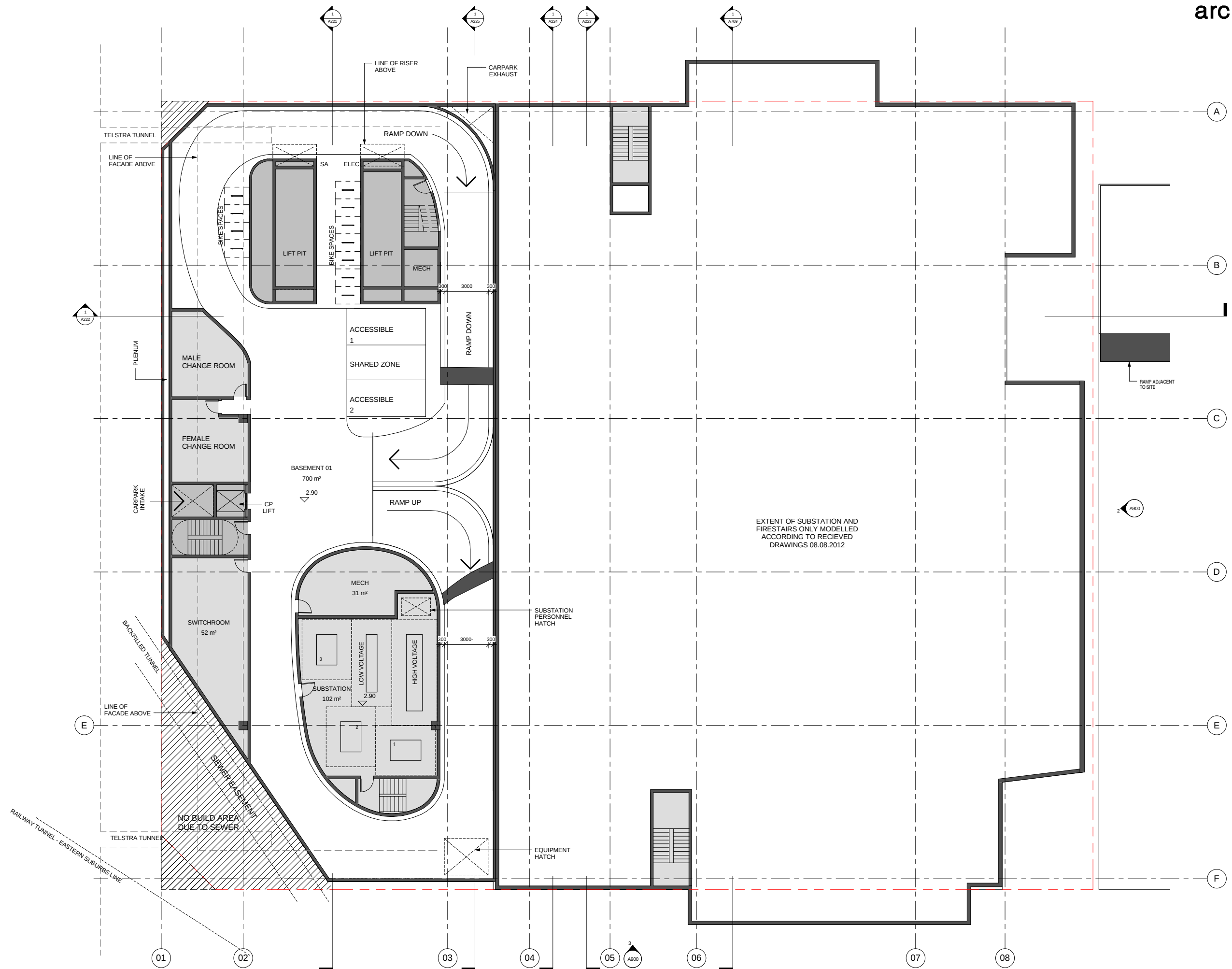
2 Roof Pitch Diagram
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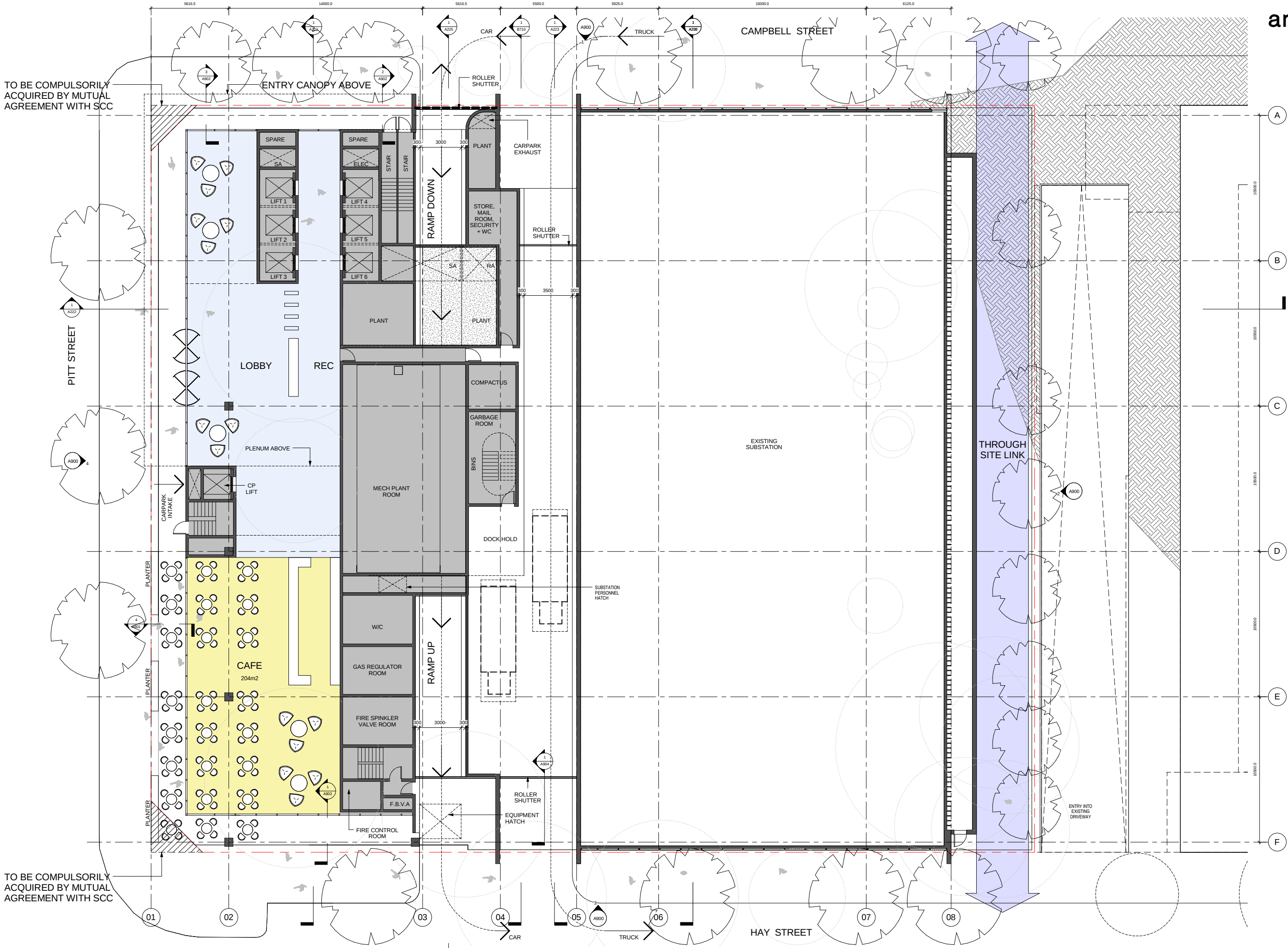




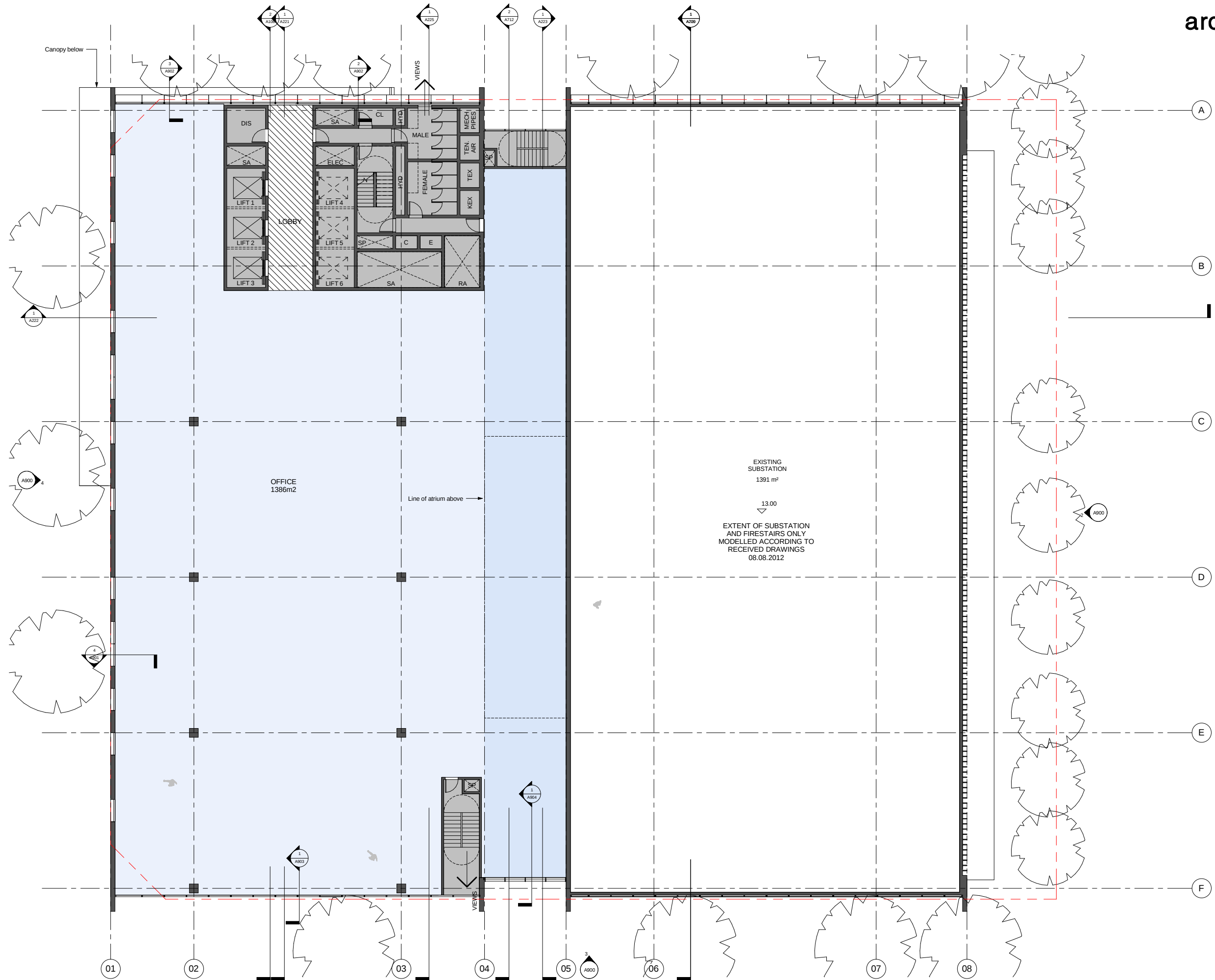


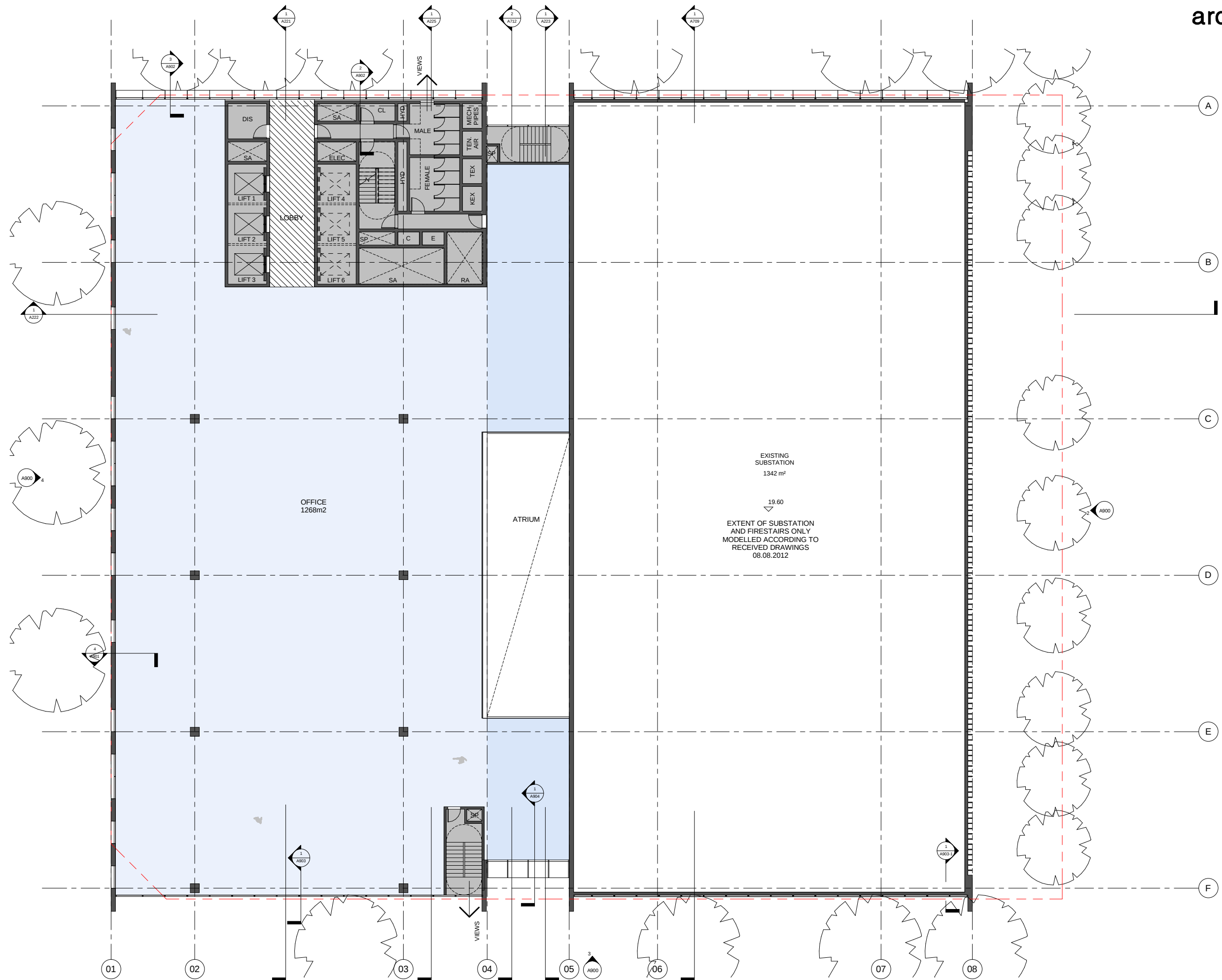


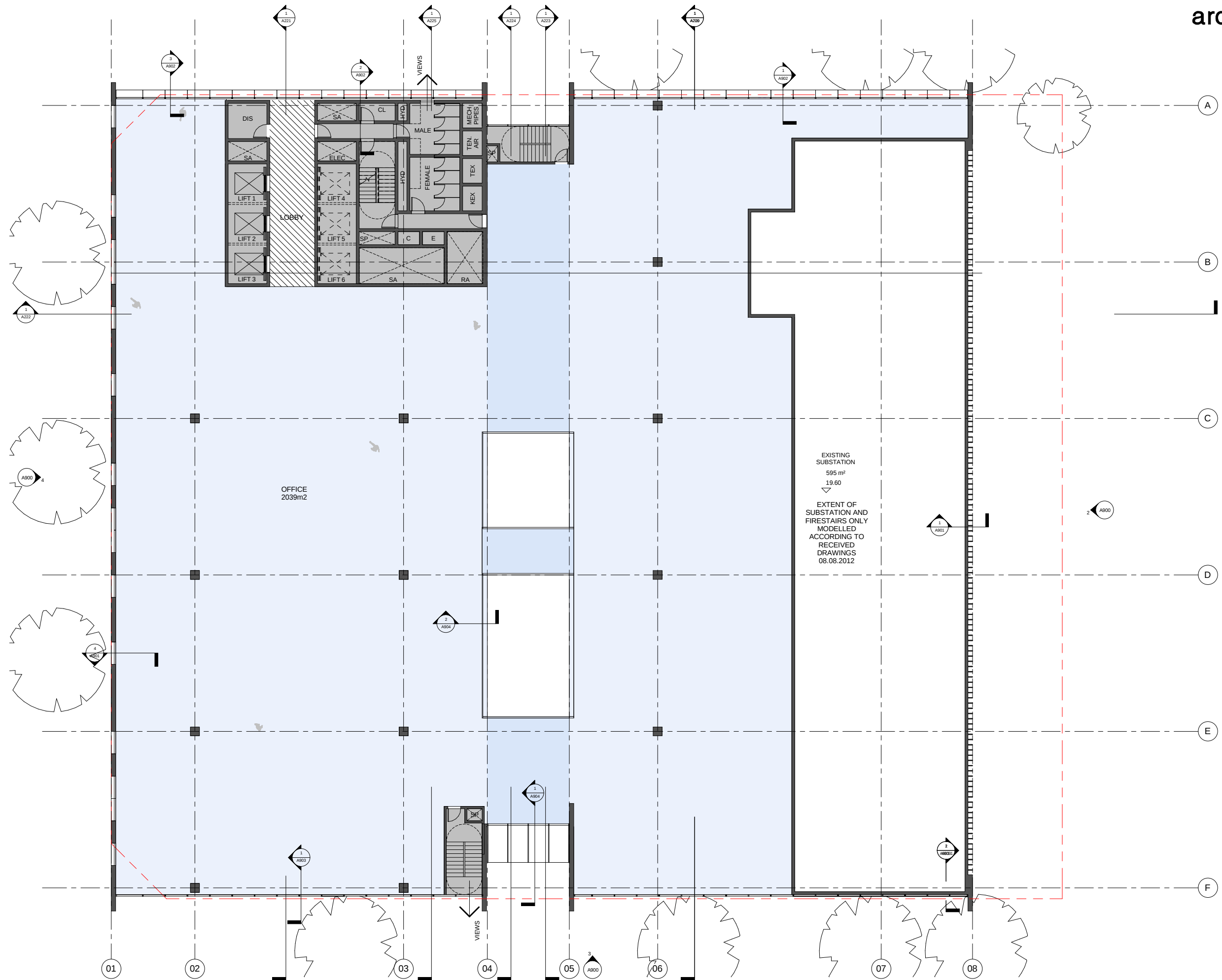


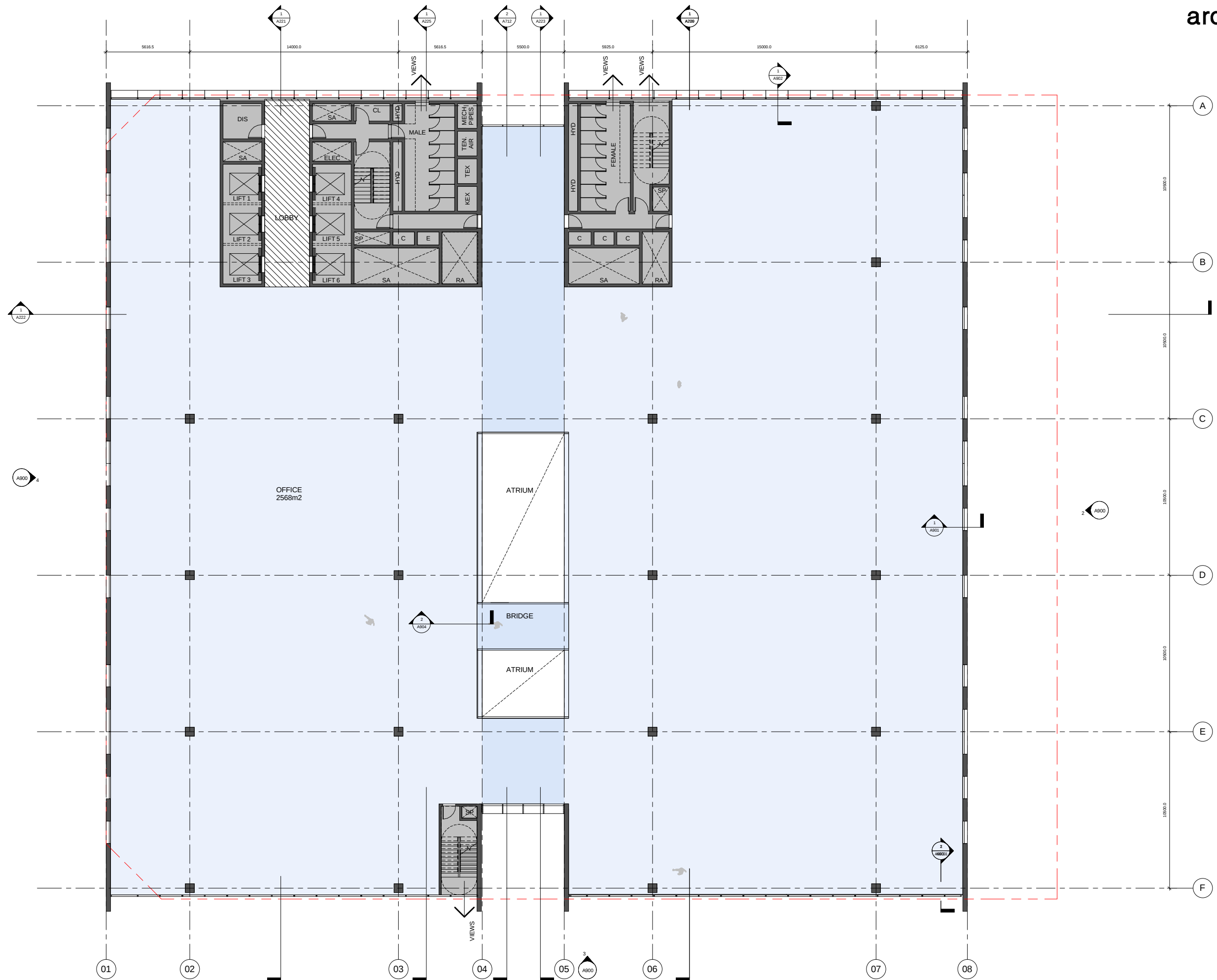


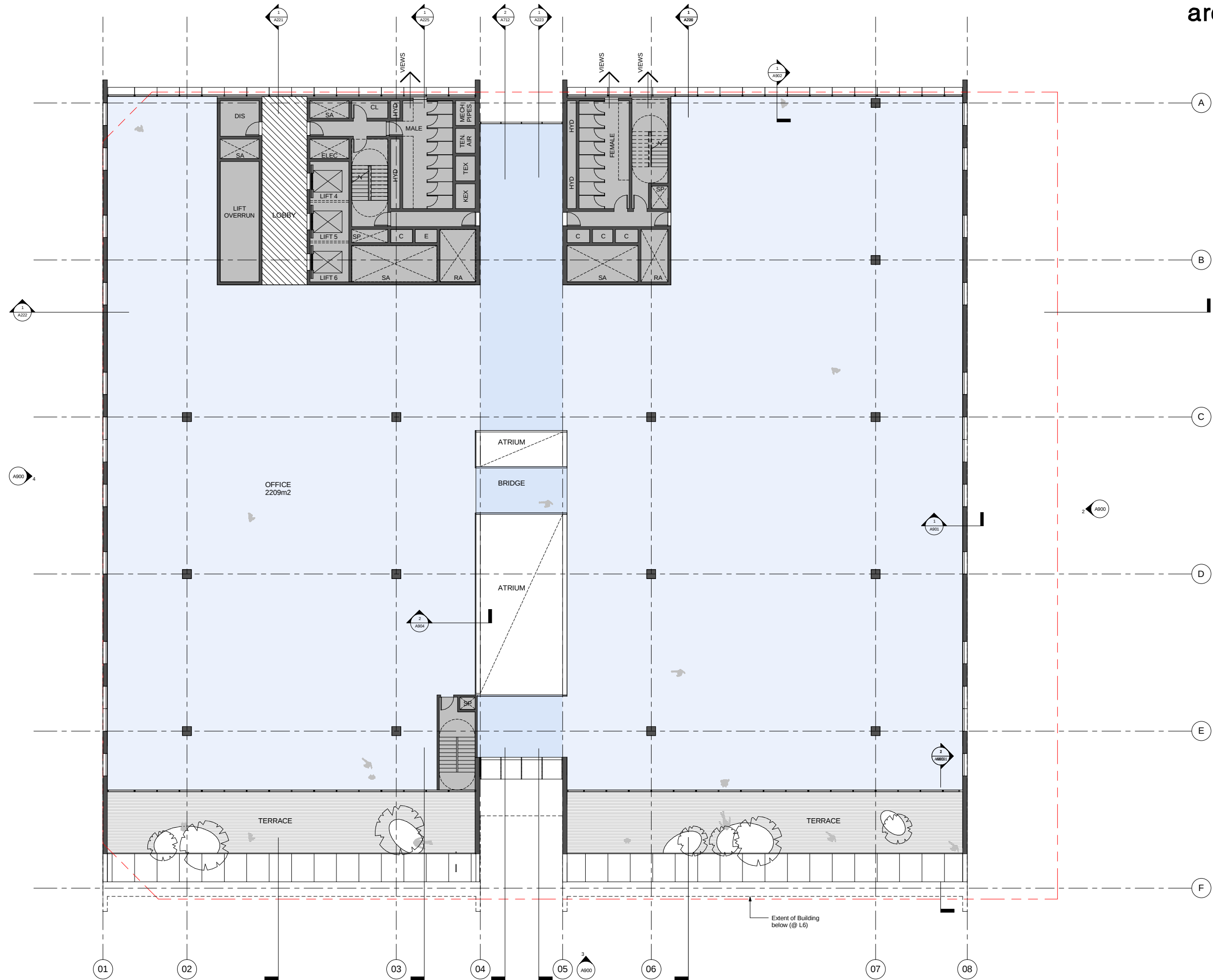


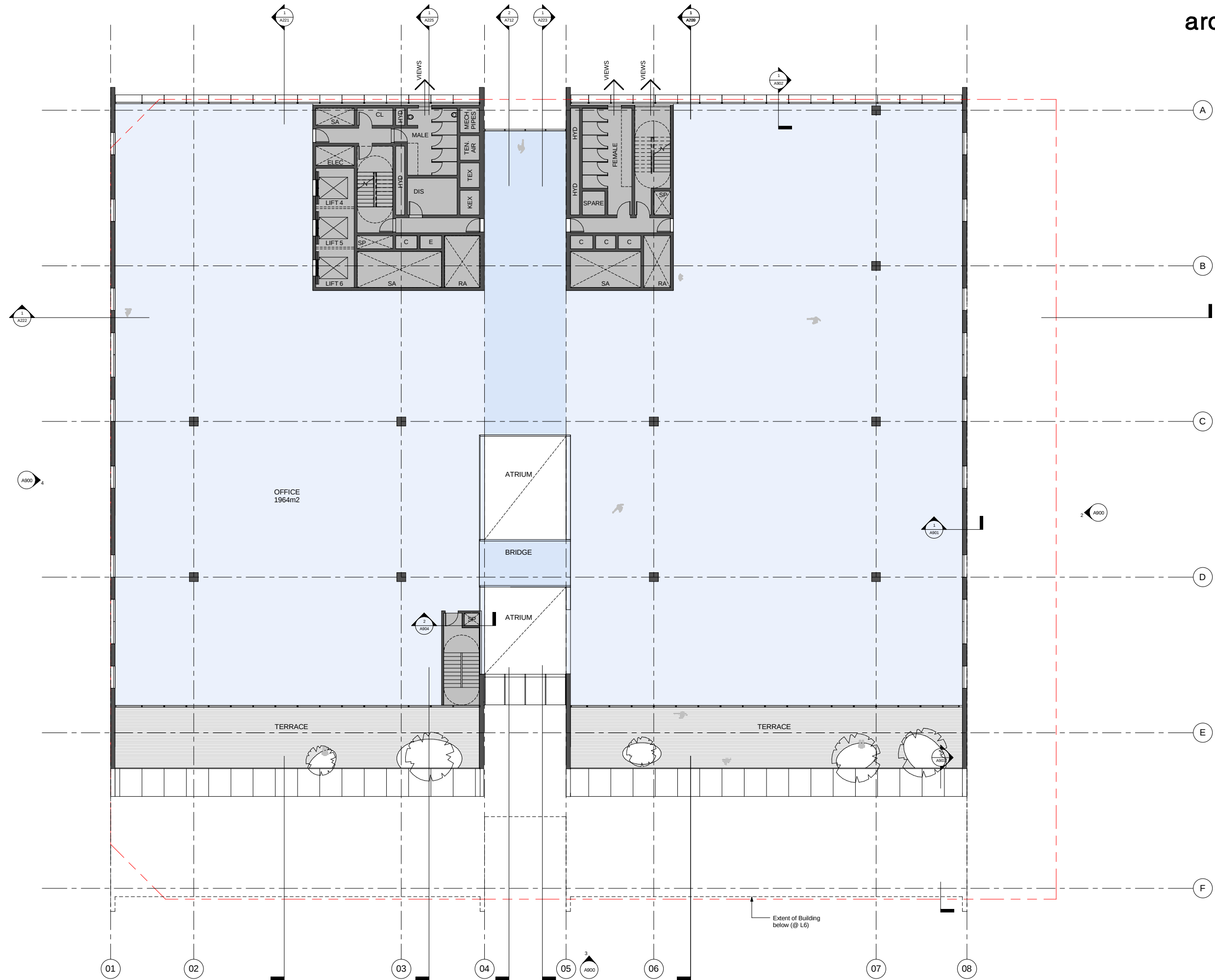












OFFICE
1964m2

ATRIUM

BRIDGE

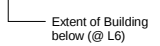
ATRIUM

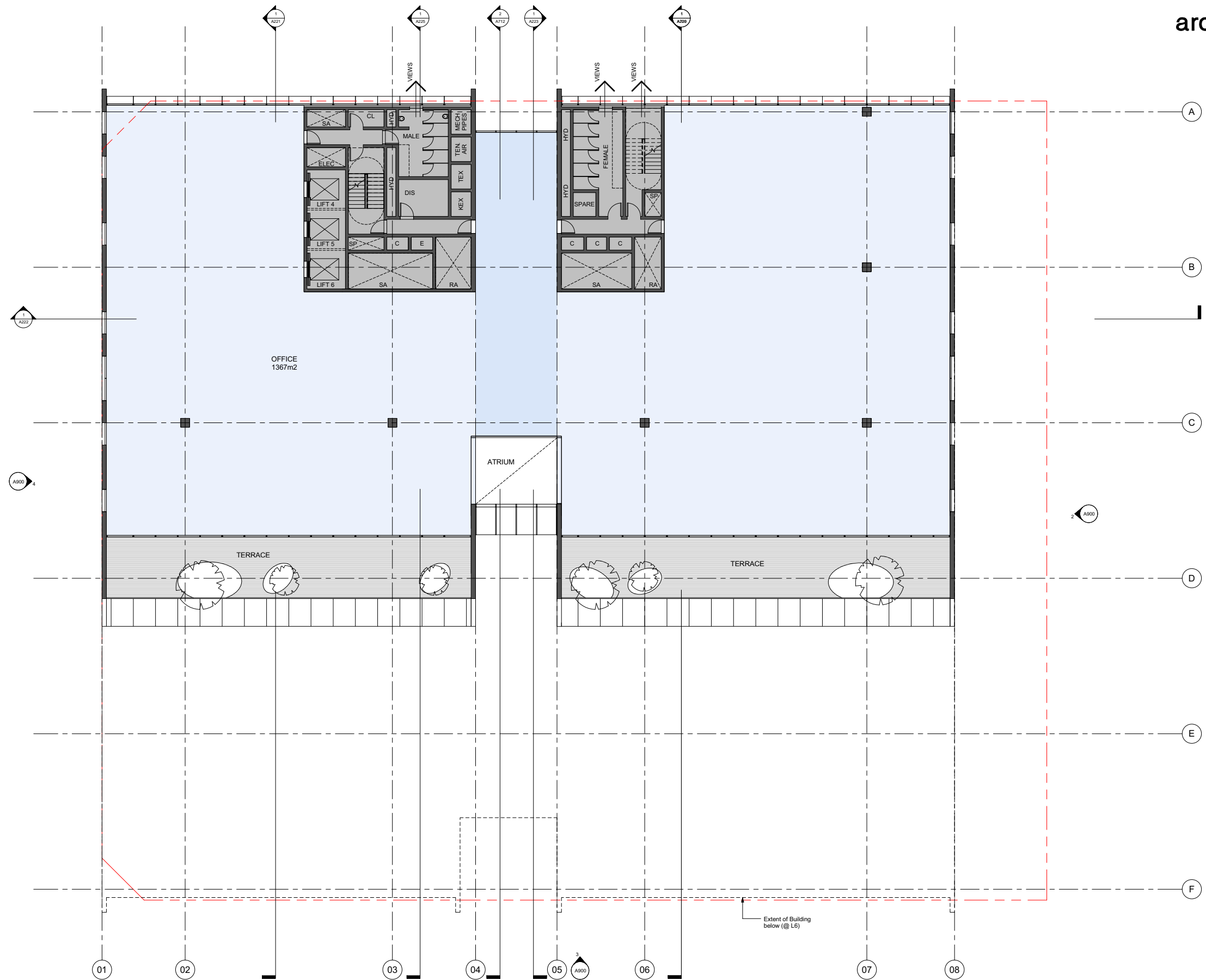
TERRACE

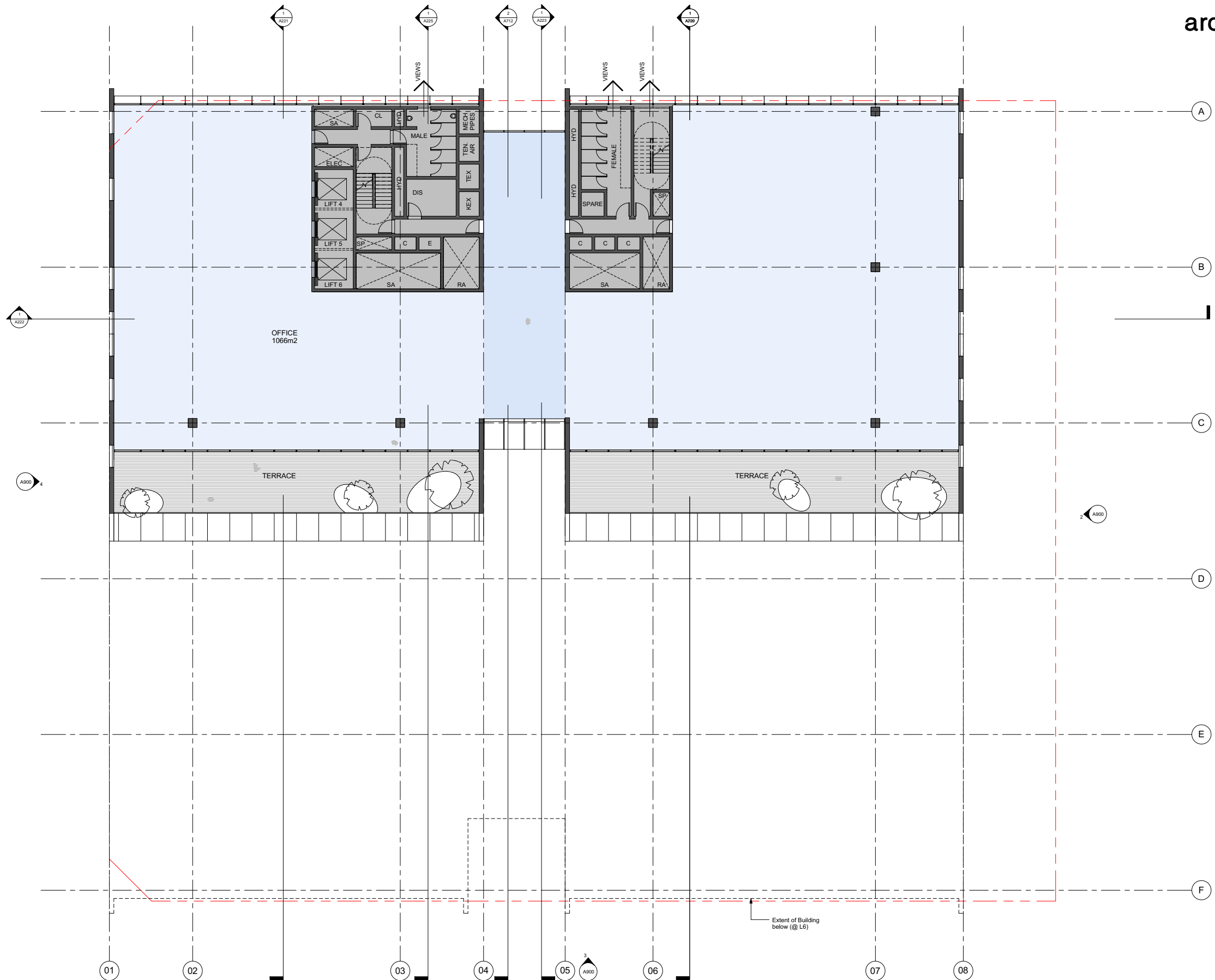
TERRACE

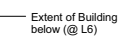
Extent of Building
below (@ L8)

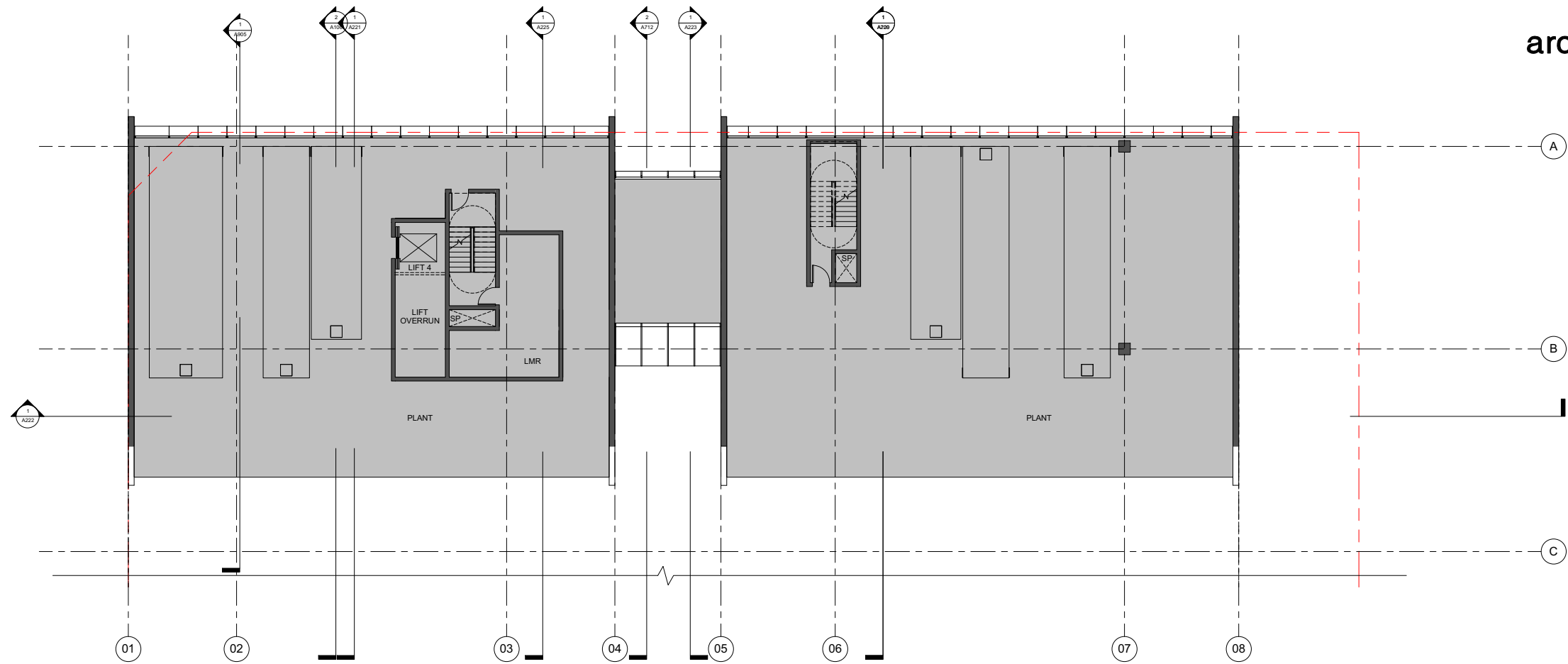




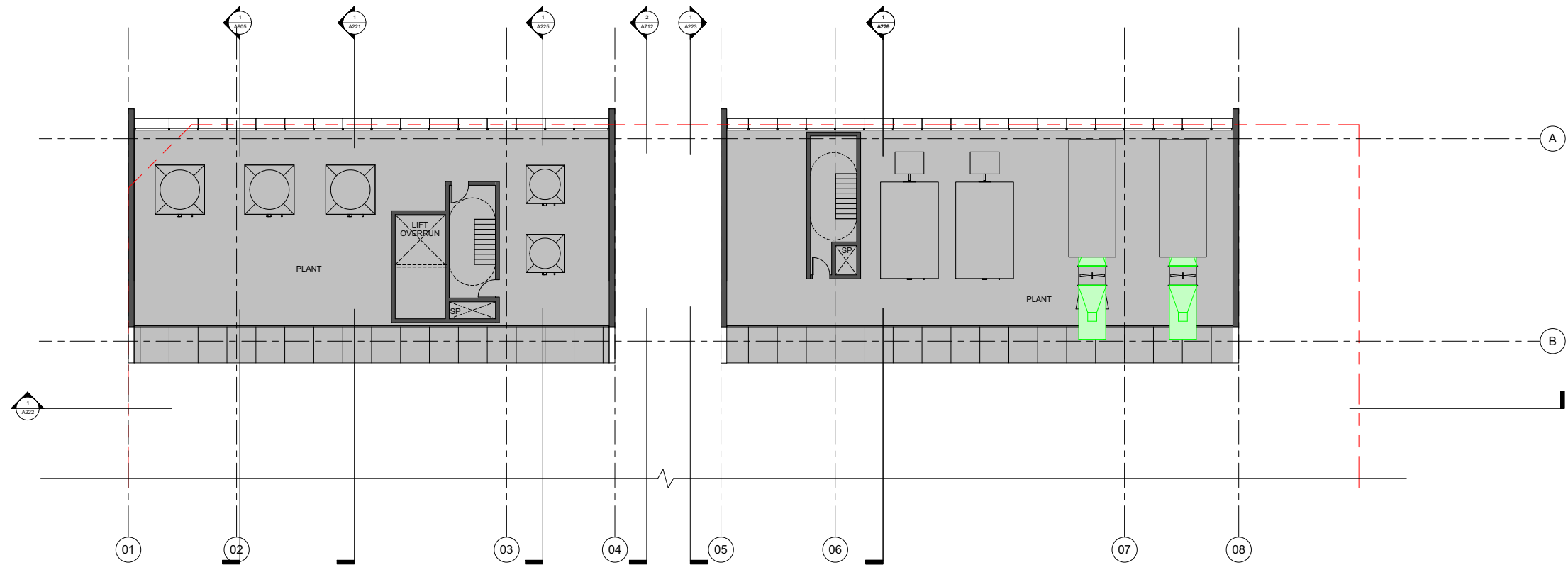






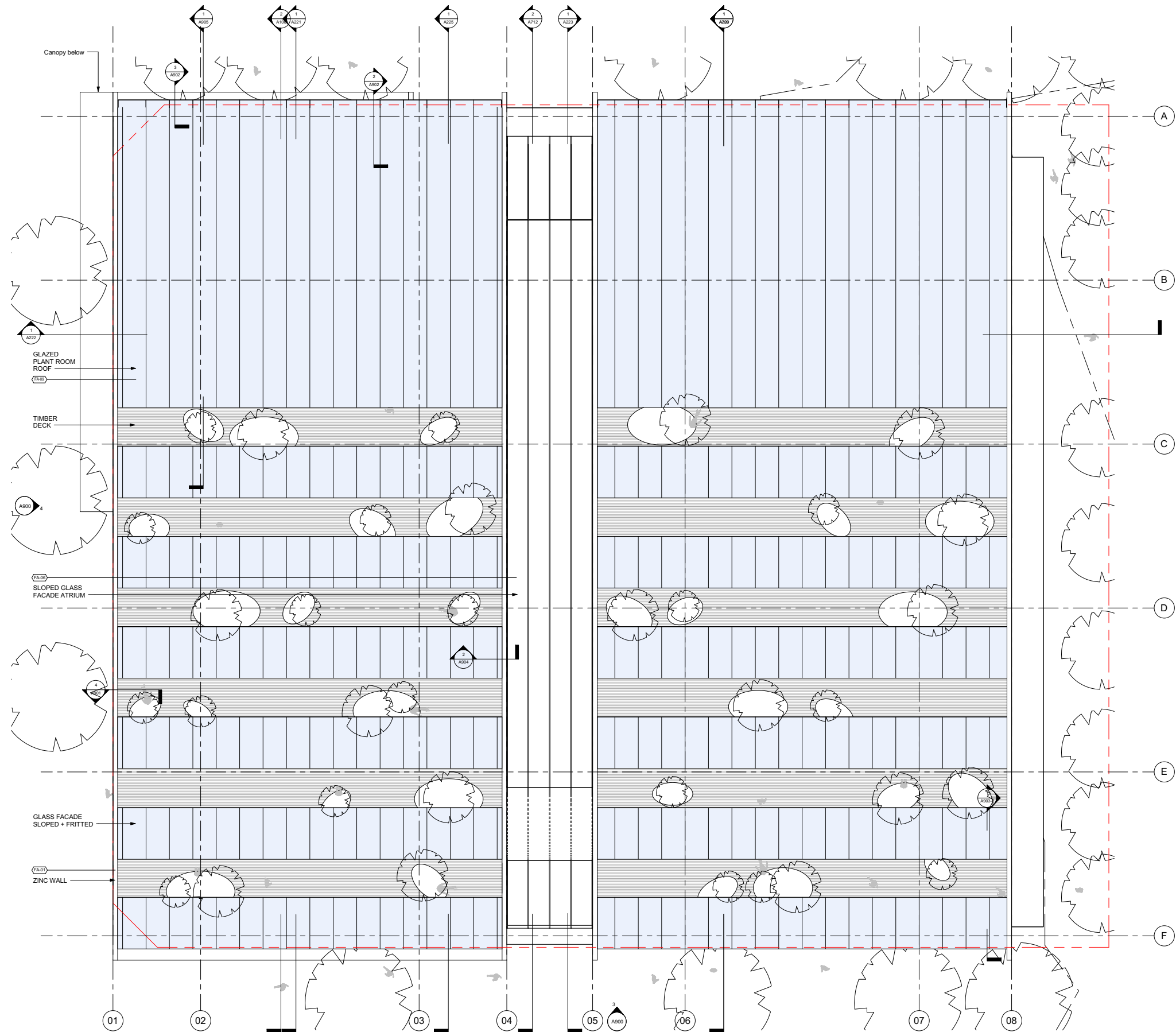


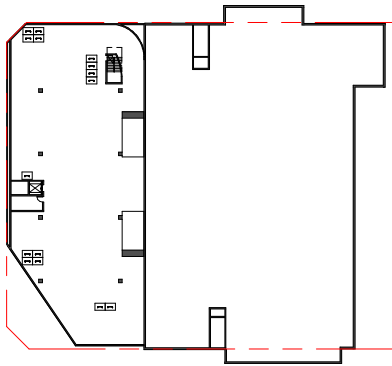
Level 13 (Plant)



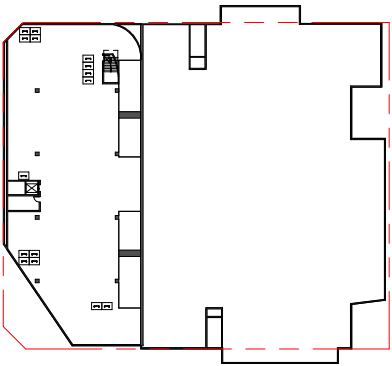
Level 14 (Mezzanine Plant)



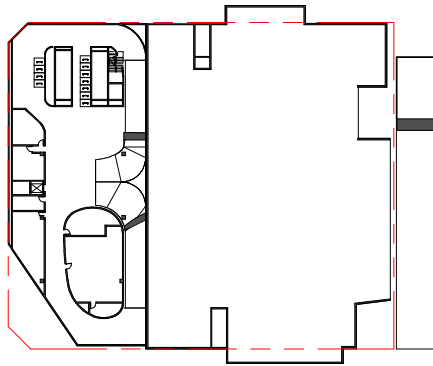




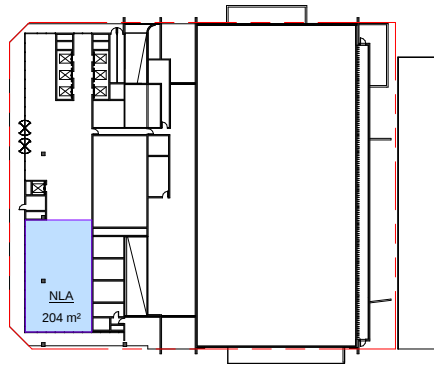
1 Basement 03
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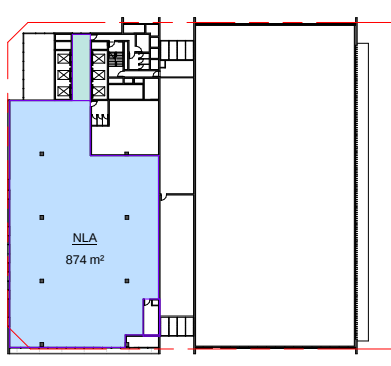
2 Basement 02
1 : 500



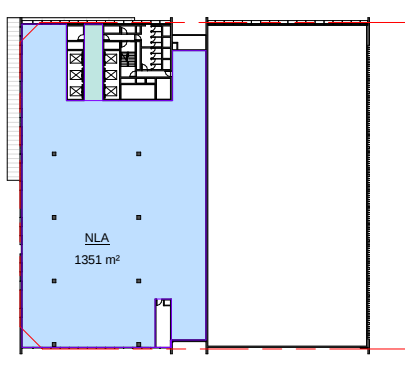
3 Basement 01
1 : 500



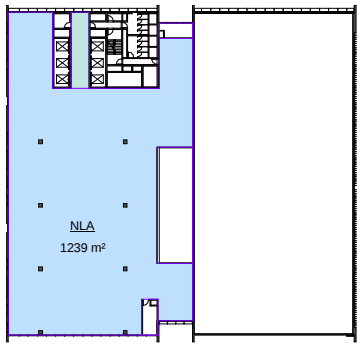
4 Ground Floor
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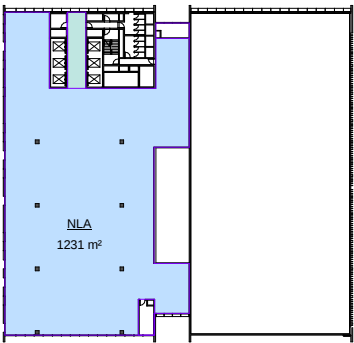
5 Level 1
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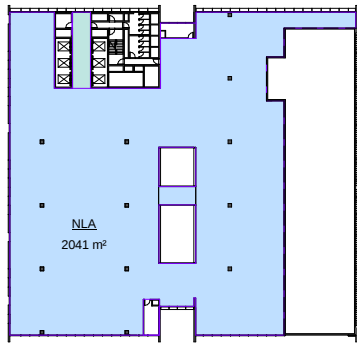
6 Level 2
1 : 500



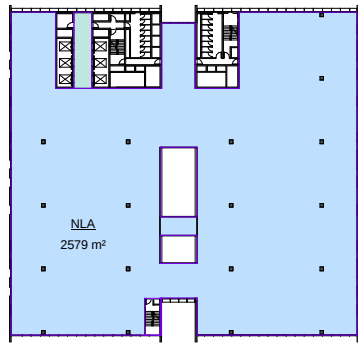
7 Level 3
1 : 500



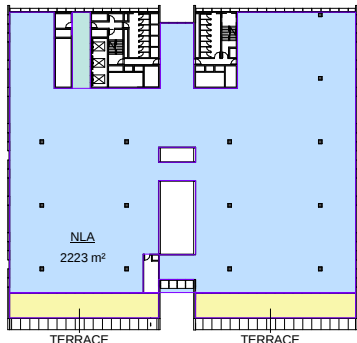
8 Level 4
1 : 500



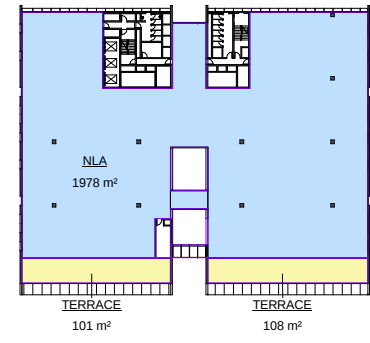
9 Level 5
1 : 500



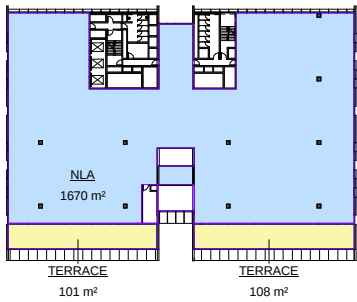
10 Level 6 (Transfer)
1 : 500



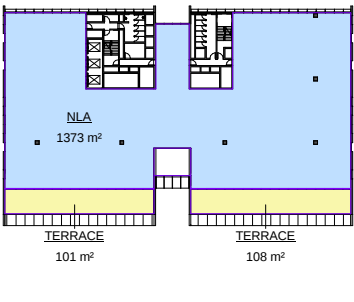
11 Level 7
1 : 500



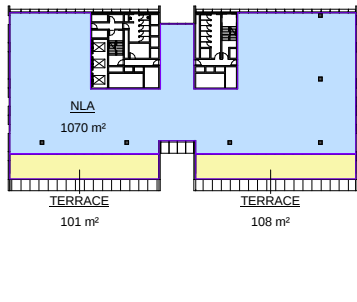
12 Level 8
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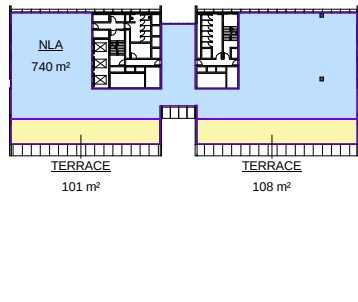
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1 : 500



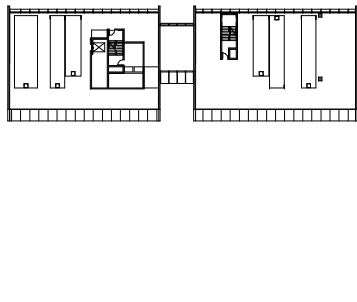
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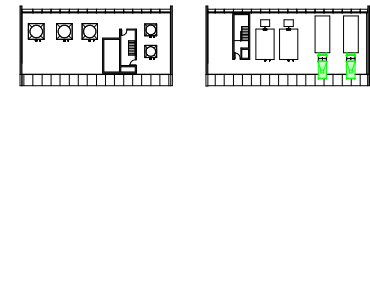
15 Level 11
1 : 500



16 Level 12
1 : 500



17 Level 13 Plant
1 : 500



18 Level 14 Plant
1 : 500