

4.9 DESIGN AND MATERIALS REFERENCE

The following images have been used to establish the design principles of the proposed development on Site 3.

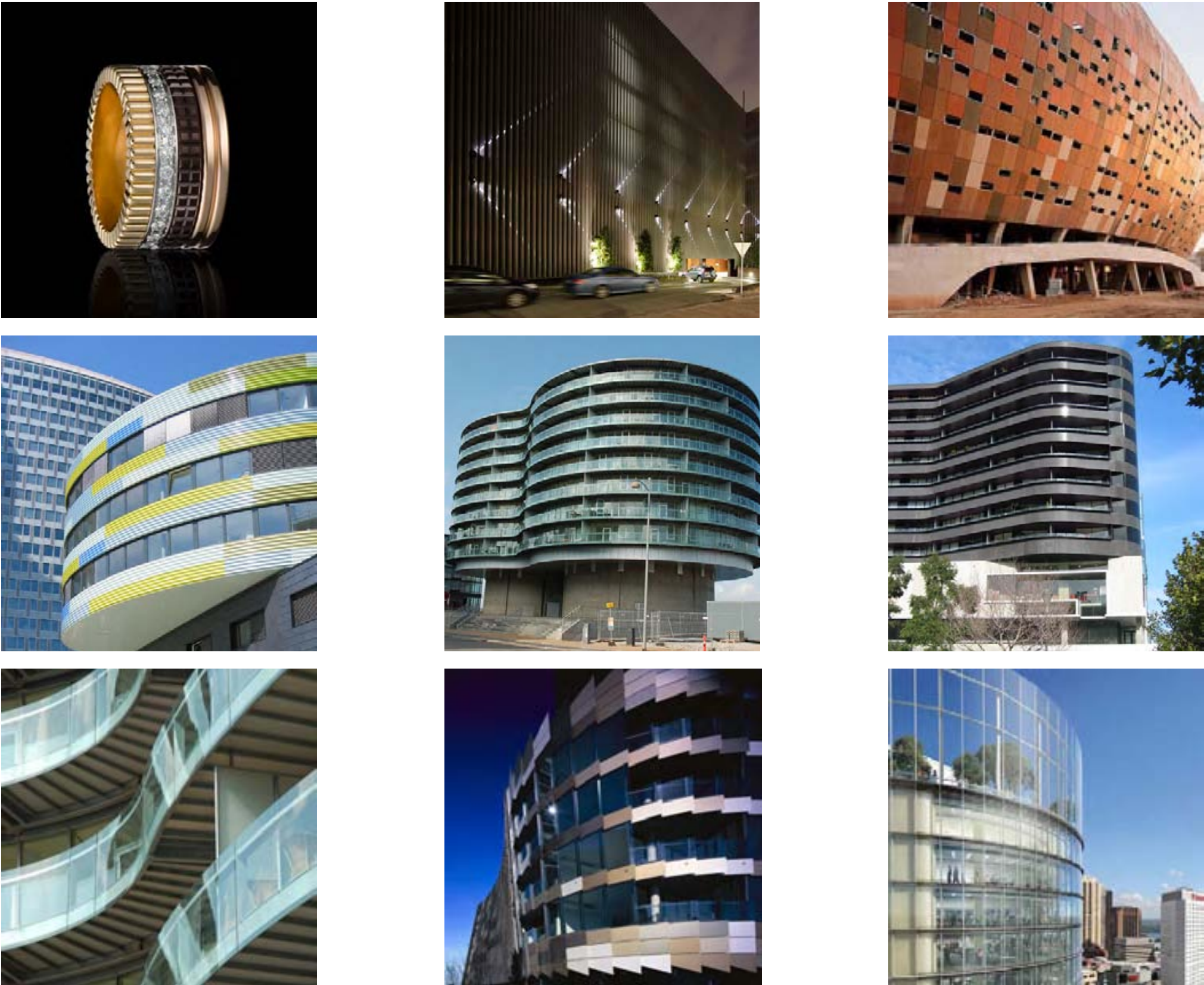


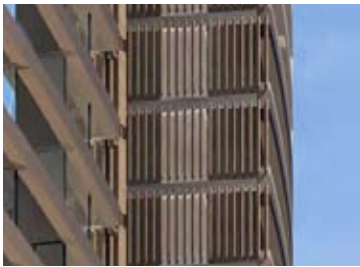
Figure 4.9.1 - Research images for materiality and formal design



Tower spandrel panels
Anodised aluminium



Footpath
Stone pavers



Privacy screen panels and louvres
Timber fins



Commercial sun shades
Timber fins



Penthouse apartments
Fixed/louvred glass curtain wall



Northern apartment spandrels
Painted precast concrete



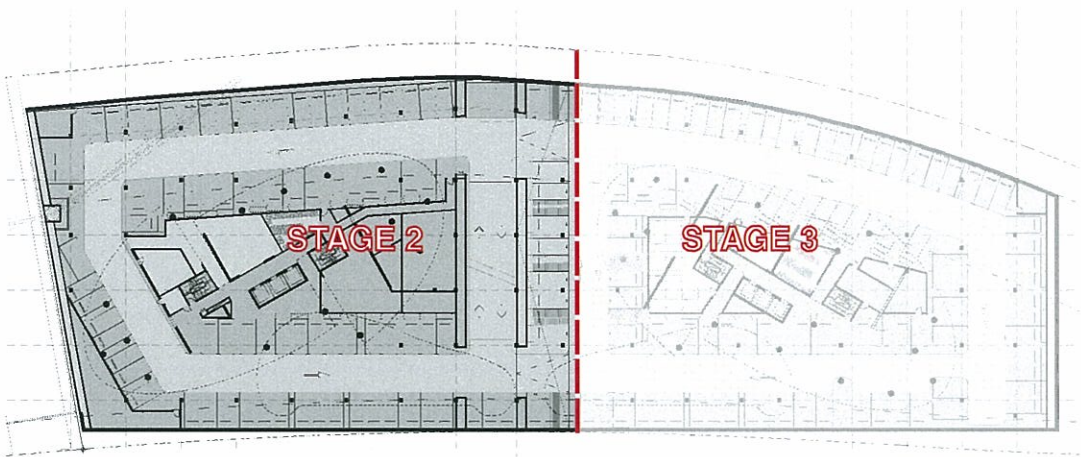
Figure 4.9.2 - Perspective view showing application of materiality to enhance articulation

4.0 ARCHITECTURAL STATEMENT

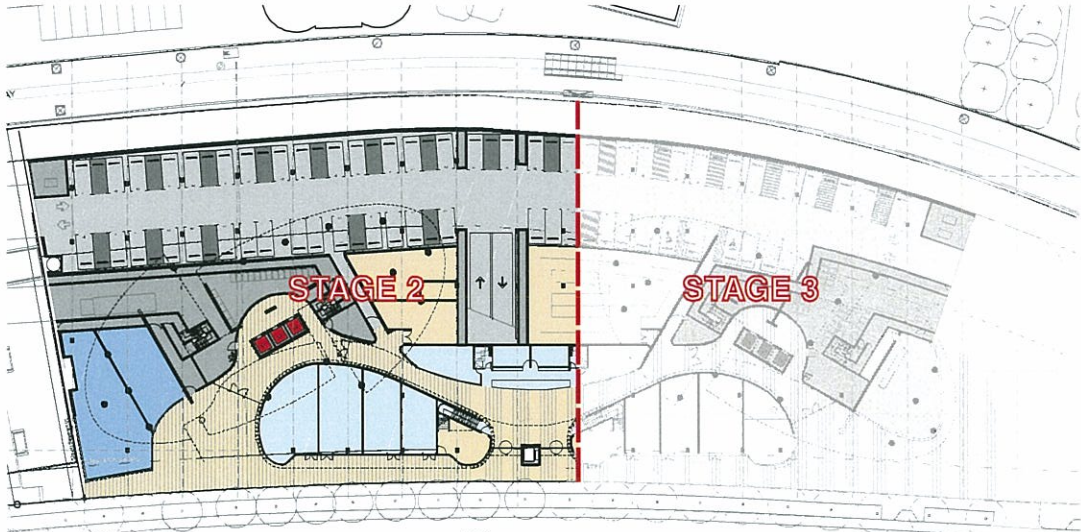
4.10 DEVELOPMENT STAGING

The proposed development has been designed to allow the construction of the building to be staged. Stage 1 refers to the tower on Lot 1, and is currently under construction. Stage 2 includes the northern-most tower, the northern half of the podium and the construction of the relevant portions of the basement levels below. Stage 3 includes the remainder of site works.

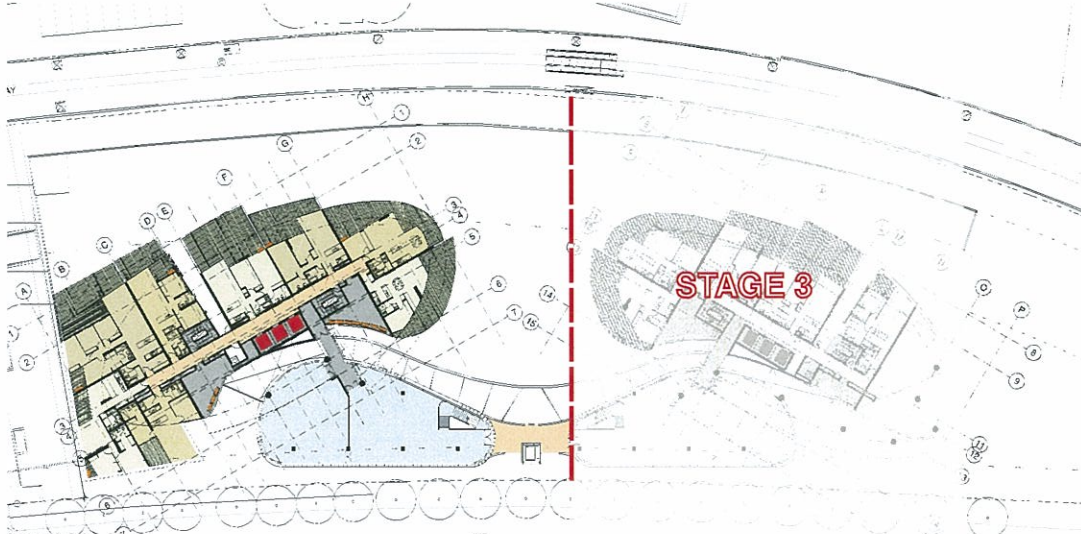
This means the proposal has the flexibility to be built in two stages if needed, with Stage 3 responding to future market demands.



Typical Basement Level



Ground Level



Level 01

Figure 4.10 - Plans showing staging of construction