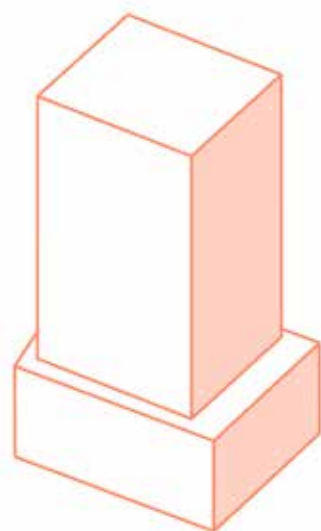
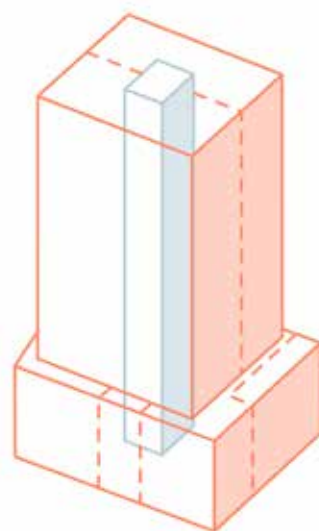


## 03 BUILDING DESIGN

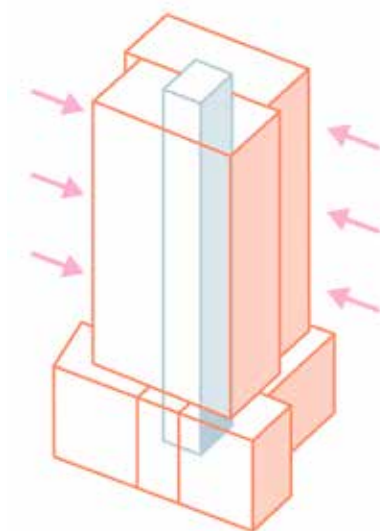




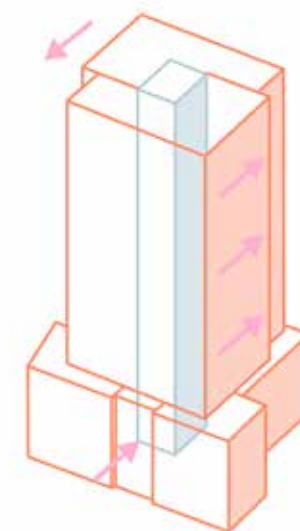
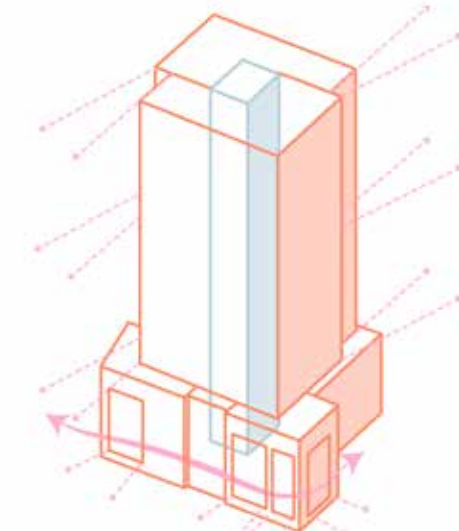
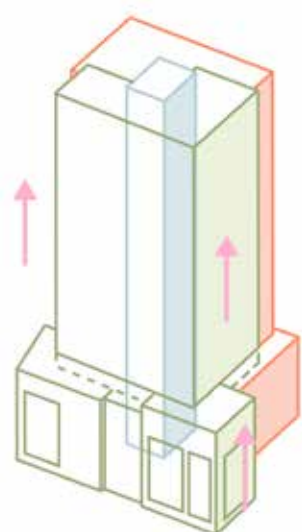
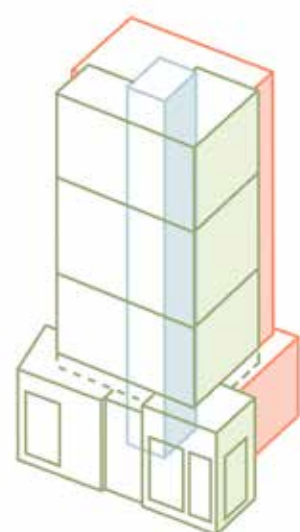
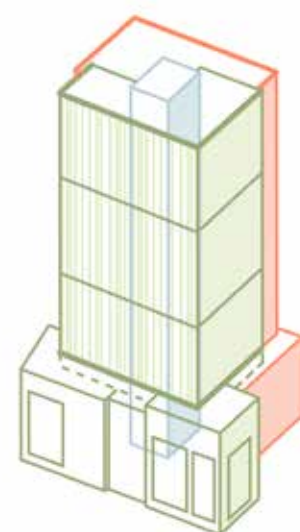
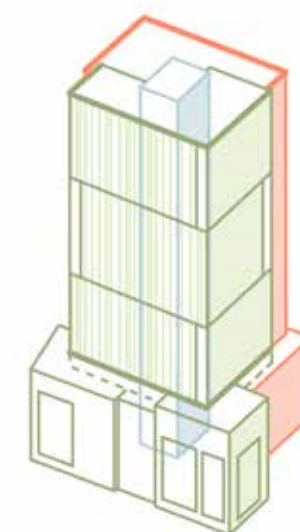
1. Podium + tower



2. Break down the mass



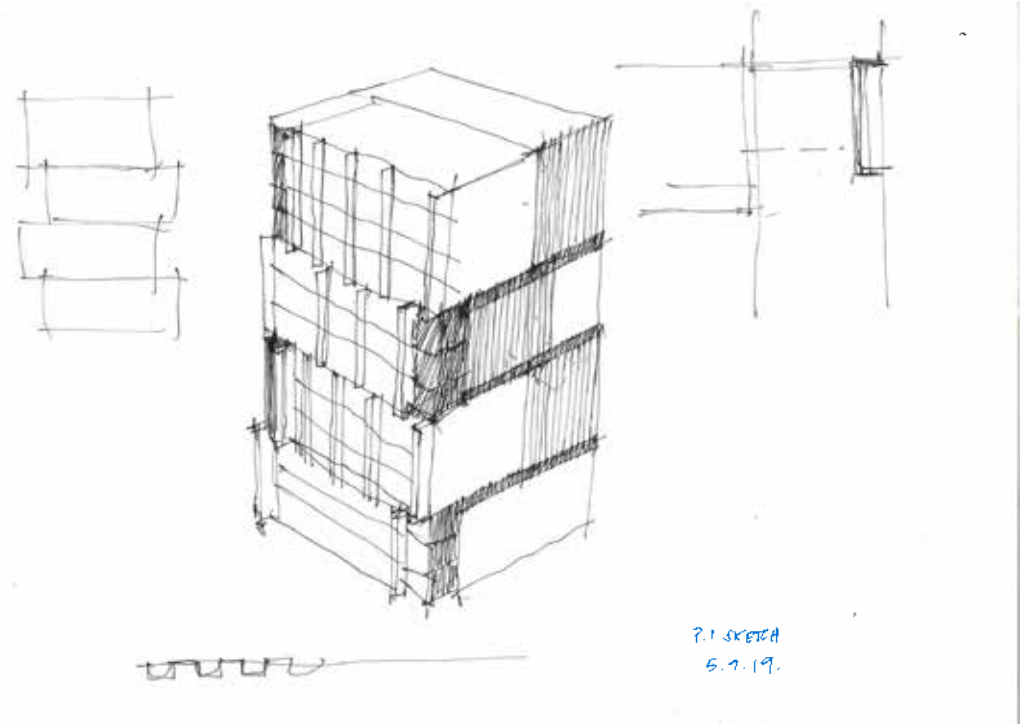
3. Articulate the building envelope

4. Express the "Yin & Yang"  
concept in the design of the tower  
. sculpt the form of the podium for  
better ground level treatment5. Create more opportunities  
for views in the tower. large  
openings in podium improve public  
engagement.6. Create variation in volume by  
shifting some of the masses up. A  
contrast between the front and rear  
component of the building is formed  
with the use of different colour  
tone.7. Create scale relationships  
between the podium and  
tower and mirror the quality of  
stacked stone through the use  
of horizontal breaks in the tower  
facade8. Facade wraps around the corner  
to the sides. it expresses a stone  
inspired texture through grooves  
on panel and sun shading blades9. create visual interest and  
enhance the horizontal breaks by  
shifting the pattern of the facade

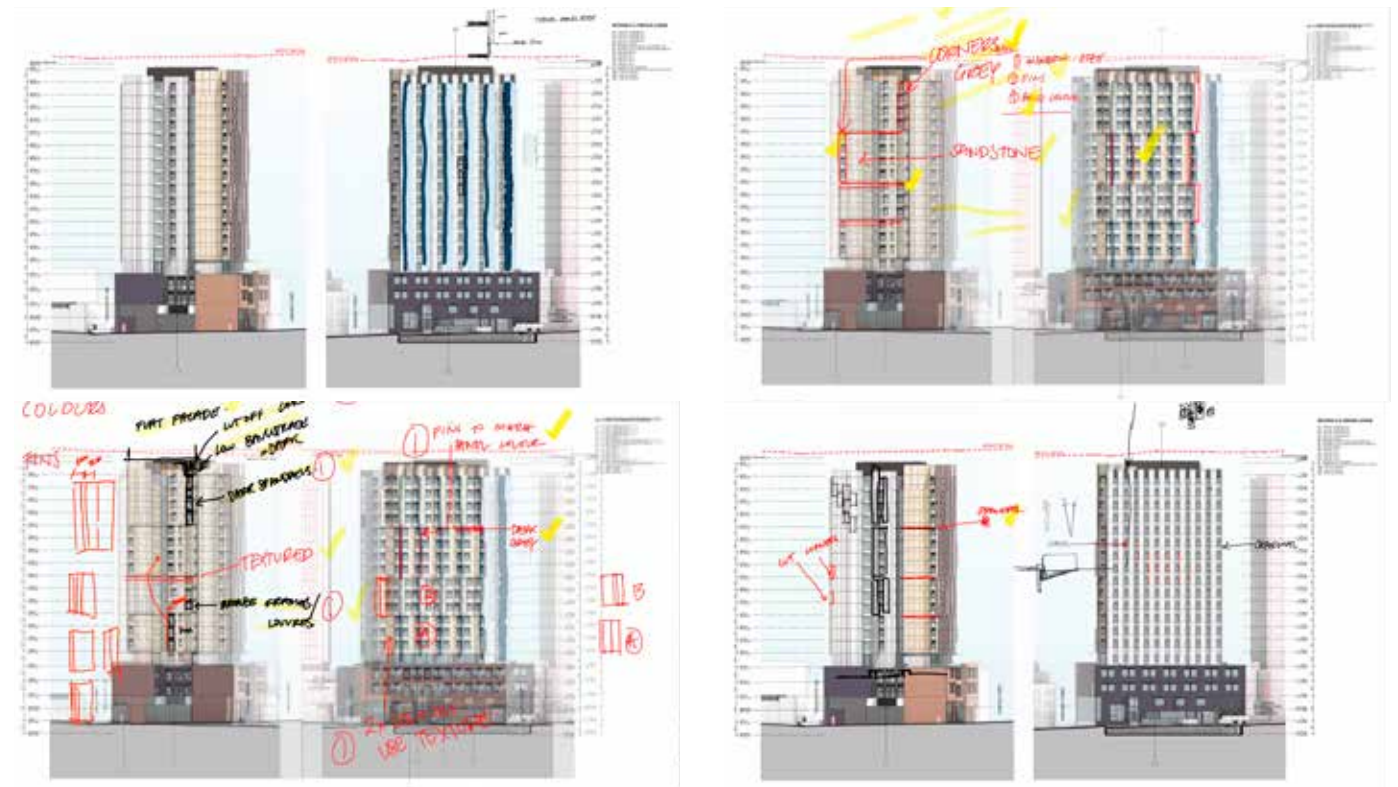
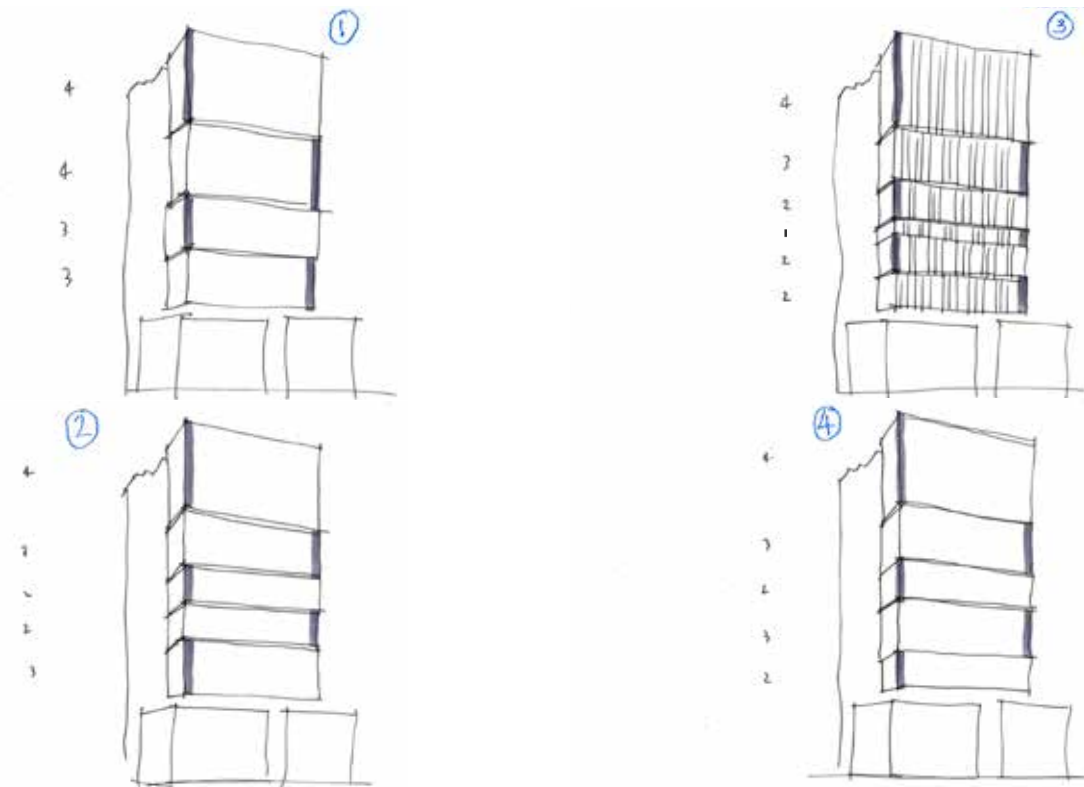
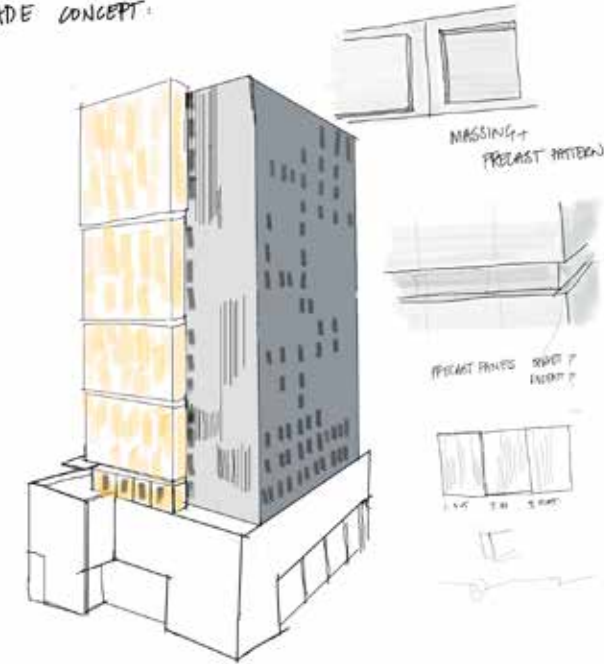
The design of the building responds to the history of redfern by creating a podium with a terrace-like scale. The future of redfern as a city fringe location is expressed with a modern tower. The envelop of the building allows efficient internal planning and facilitate ESD strategies such a cross ventilation and natural light to corridors.

03 BUILDING DESIGN

BUILDING EXPRESSION



GIBBONS ST 18029:  
FACADE CONCEPT:





The City's submission suggests revising the tower expression. The form and aesthetic of the building design arises from two main drivers; the context and the Redfern Centre urban design guidelines.

- + This part of Redfern is undergoing substantial redevelopment with the emergence of a cluster of tall buildings around the station, reflecting the demand for commercial and residential space close to transport, education, employment areas and city centre amenities. The subject site is at the edge of this cluster of tall buildings and will be read with the surrounding two to five storey context which is zoned for lower height development and so is likely to remain at this low rise scale for the foreseeable future.

The design seeks to transition between the two scales of development by reappropriating elements of the surrounding urban context to create a relationship between them and create a transition in the potentially jarring change in scale created by the zoning and height controls.

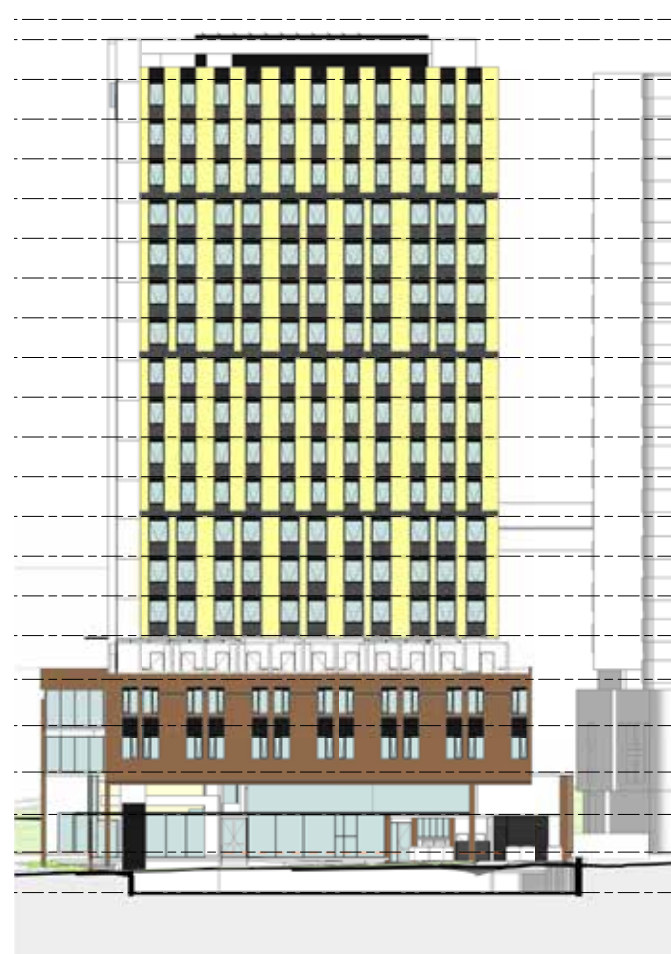
- + The Redfern Centre urban design guidelines stipulate a strong tower and podium dichotomy with zero lot setbacks to podia and towers set back above by 4m or more. There is a sharp scale transition between the podium height control of three storeys and the towers at 18 storeys maximum.

On the western side of the building, the design navigates this transition between the podium and tower forms by breaking the tower up into distinct blocks grading from one and two storey elements at the base – similar in scale to the podium – to three and four storey elements at the top. The gradation to taller elements at the top creates an appropriate appearance of verticality to the top of the tower which is read against the sky and the neighbouring tall buildings, both existing and under construction.

The eastern side is a complimentary simple vertical element of slender proportions when viewed from the south with detailing that reinforces the vertical proportions.

The design team has arrived at the proposed elevation design through a rigorous design workshoping process in accordance with AJ+C's design methodology process which involved architects from within the project team and from across the office.

The City's suggestion to break the western part of the tower into three equally sized elements is not considered to achieve the design intent outlined above.





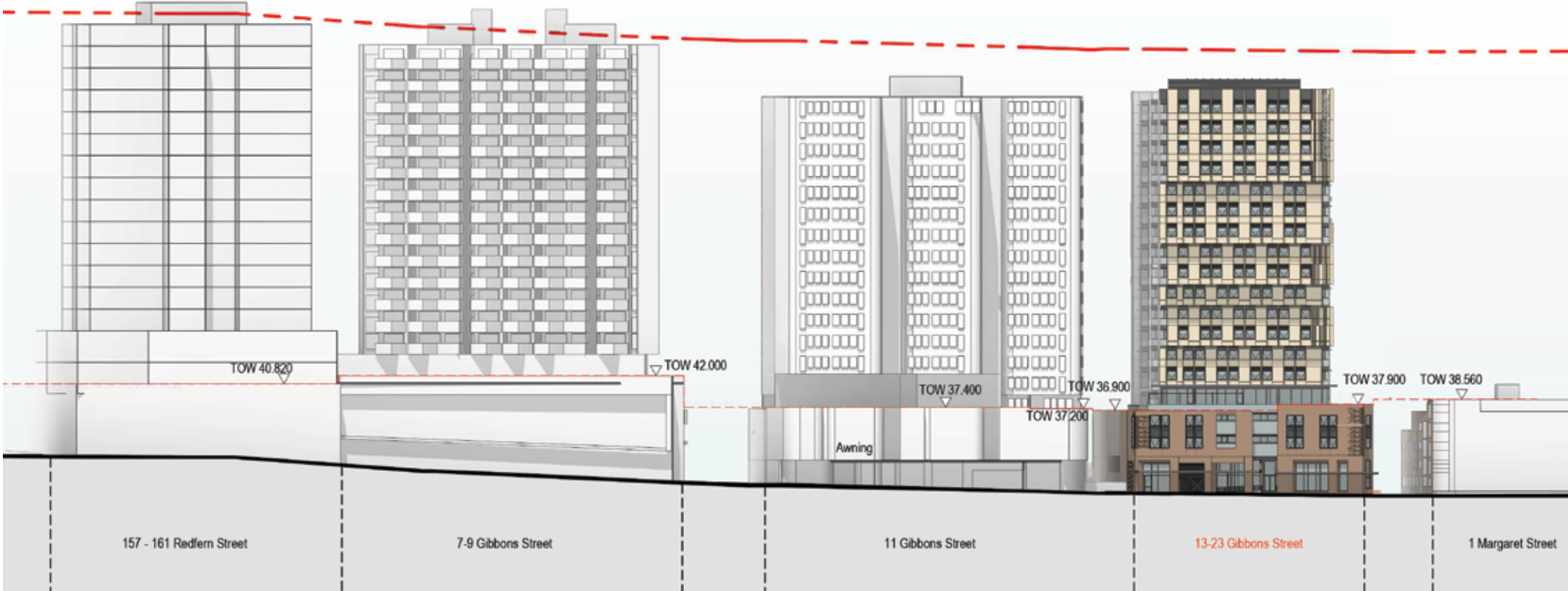
03 BUILDING DESIGN

BUILT FORM

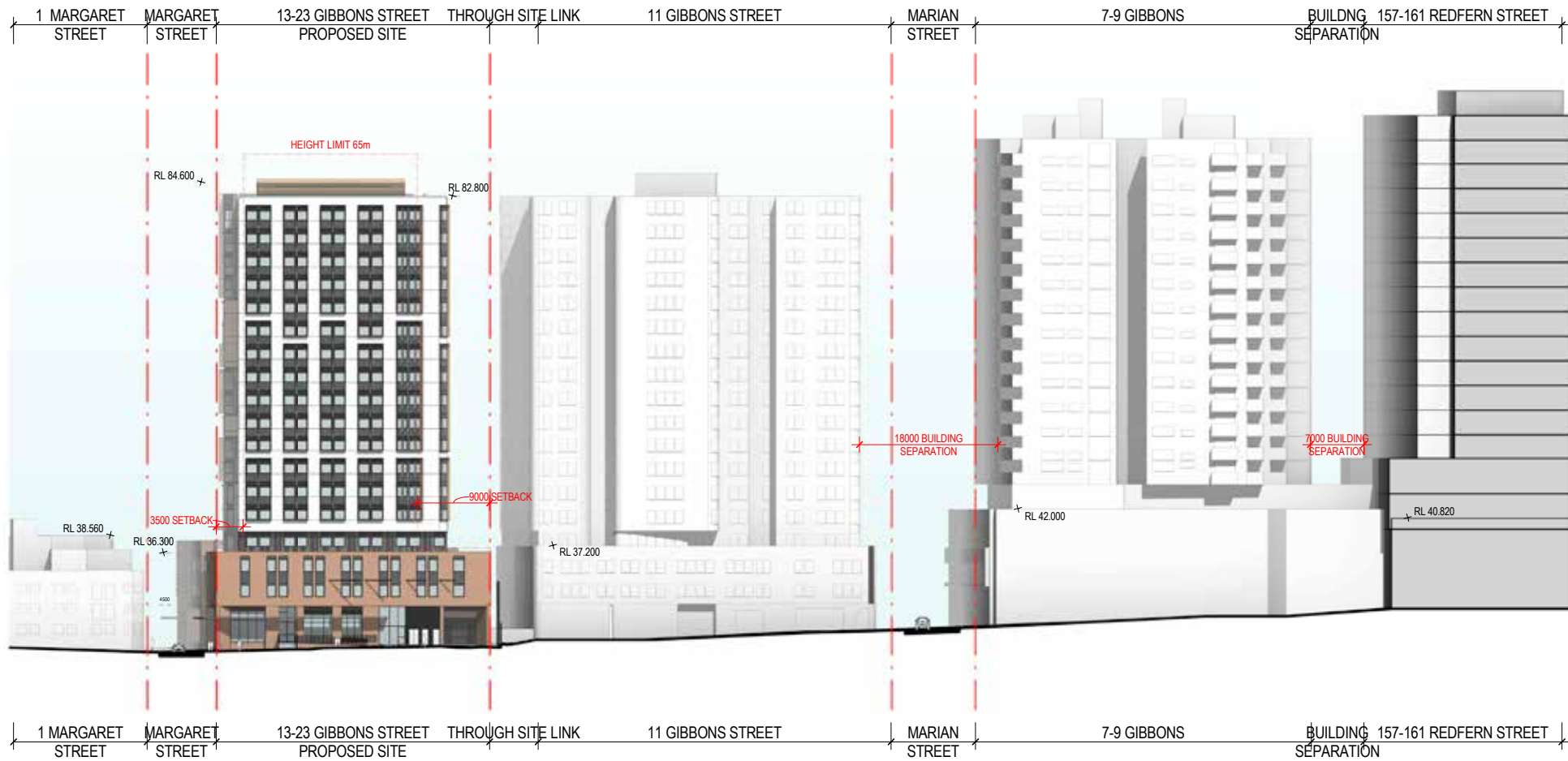
EAST & WEST ELEVATIONS

The podium height on Gibbons Street changes from site to site and also steps down the slope to create a varied streetscape, in keeping with mixed streetscape character of Redfern, rather than a homogeneous street wall. Reflecting the form and height of 1 Margaret Street, the proposed building steps up at the corner to mark the corner and frame the end of Margaret St.

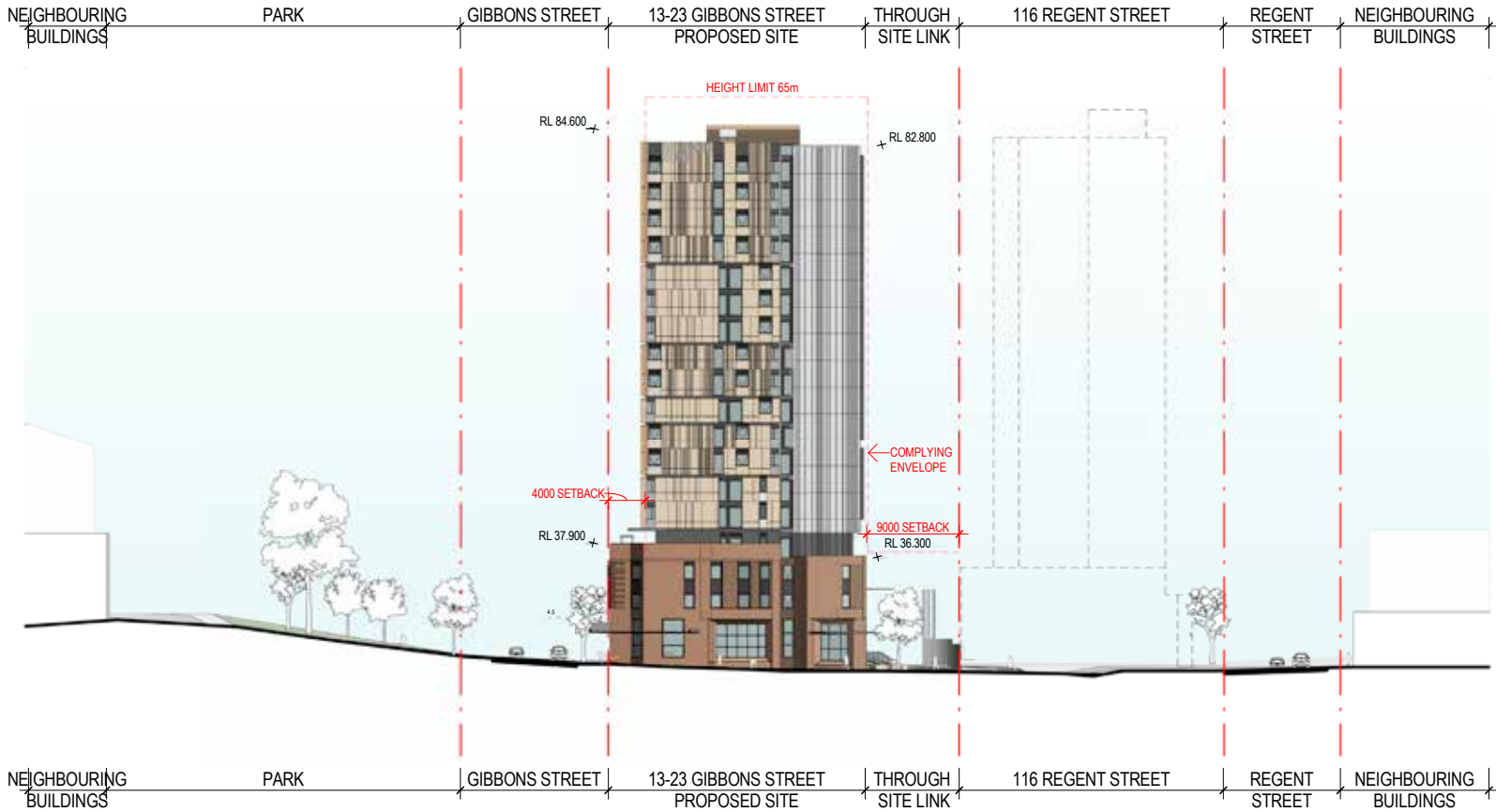
This is also in keeping with the streetscape character of Redfern, where taller buildings, often with parapet roof forms, mark street corners.



Gibbons Street Urban Elevation  
1:400



William Lane Urban Elevation  
1:400



North Elevation

1:400

Margaret Street Lane Urban Elevation (South)  
1:400

03 BUILDING DESIGN

PASSIVE SOLAR DESIGN

Different shading strategies have been implemented to different orientations of the building to regulate room temperature and reduces reliance on air conditioning.

The details identified below are located on the elevations on the following page.



1



2



3



4

GIBBONS STREET - TOWER

- + Sunshade to the top of the opening shades the glass from high angled sun and helps prevent the room from overheating in summer
- + Vertical blade north of the window shades the glass from low angle sun in the afternoon.

GIBBONS STREET - AWNING

- + Awning to glazing on ground level is solid to control solar access to the common area
- + Tinted glass inserts in the awning are used when sun protection is not required to allow light on to the footpath.

REGENT STREET - TOWER

- + Sunshade to the top of the opening shades the glass from high angled sun and helps prevent the room from overheating in summer.
- + Vertical metal mesh blade north of the window regulates solar access to the unit in the morning.
- + Large rectangular aluminium frames provide additional solar protection and accentuate the verticality of the elevation.

REGENT STREET - PODIUM

- + Limited solar access to the eastern side of podium due to the surrounding buildings.
- + No sun shading device is fitted to openings to maximise solar access to units





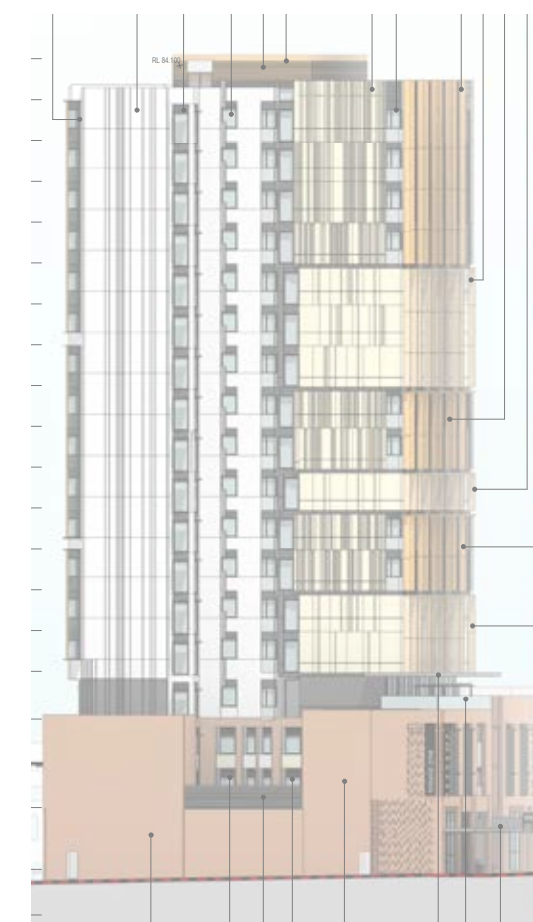
Gibbon Street Facade



Margaret Street Facade



Regent Street Facade



Northern Facade

The tower facade is intended as a clearly modern element with contemporary fenestration patterns. Good-sized windows are desirable to the bedrooms, with well-considered sun shading providing protection to the glazing and a finer layer of detail to the facade.

Level 4 is recessed with full height glazing and dark facade materials. It creates a break between the tower and the podium.

The solidity of the building is reduced by the chamfered edge detail to the openings on ground level and the use of dark colour backed glass above glazing in the tower to increase the visual size of the openings. Windows are generally slightly recessed from the face of the building to highlight the materiality on the facade.



03 BUILDING DESIGN

MATERIALITY

Redfern has a strong tradition of brick residential, retail and industrial buildings. Buildings are typically built to the street alignment, or with a small set back in the case of residential terrace houses. Retail buildings have large openings to the street, but above street level openings are relatively small with high solid to void ratios. The form and materiality of the podium continues this tradition, using the depth of the facade to provide a degree of protection and privacy to the openings facing Gibbons Street.

The tower signifies the contemporary aspect of the design. Precast concrete offers a well finished, high-quality, durable finish to the building as well as being rapidly buildable and non-combustible. The contrasting warm and cool tone on the front and rear of the building provides pedestrians a different experiences while passing by the two sides. Such design strategies strengthen its character in the vicinity.

AL1  
VERTICAL ALUMINIUM FIN 1  
DULUX BURNSIDE

AL2  
VERTICAL ALUMINIUM FIN 2  
DULUX PLASTER MIX

AL3  
VERTICAL ALUMINIUM FIN 3  
DULUX MONUMENT

AL4  
VERTICAL ALUMINIUM FIN 4  
WHITE PERFORATED METAL

AL5  
VERTICAL ALUMINIUM FIN 5  
WHITE PERFORATED METAL

AWT  
TERRACE AWNING  
DULUX MONUMENT TO TOP AND SIDES  
DULUX ELECTRO DURATE ZUES TALC TO SOFFIT

AWF  
FOOTPATH AWNING  
DULUX MONUMENT TO TOP AND SIDES  
DULUX ELECTRO DURATE ZUES TALC TO SOFFIT

BAL 1  
STEEL BALUSTRADE  
DULUX MONUMENT

BAL 2  
GLAZED BALUSTRADE

BK1  
BRICK CAVITY WALL 1  
PGH DRY PRESSED BELMERINO BLEND

CBG  
COLOUR BACK GLASS  
DULUX MONUMENT

LP  
LOUVRED PANEL  
DULUX MONUMENT

LW  
LOUVRED WALL WITH BUILT IN DOOR ACCESS  
DULUX MONUMENT

PC1  
PRECAST CONCRETE PANEL TINT 1  
KIEM 9091

PC2  
PRECAST CONCRETE PANEL TINT 2  
KIEM 9078

PC3  
PRECAST CONCRETE PANEL TINT 3  
DULUX RECKLESS GREY

W1  
OPERABLE WINDOW FOR SOLE OCCUPANCY UNIT  
DULUX MONUMENT

W2  
FEATURE PROJECTION WINDOW  
FRAME: DULUX ELCTRO DURATE ZEUS TALC (SATIN)

SH1  
HORIZONTAL SOLAR SHADING 1  
(MATERIAL AS PER AL1)

SH2  
HORIZONTAL SOLAR SHADING 2  
(MATERIAL AS PER AL2)

SH3  
HORIZONTAL SOLAR SHADING 3  
DULUX MONUMENT

SH4  
HORIZONTAL PERFORATED MESH SHADE  
WHITE PERFORATED METAL

SY  
SHOPFRONT GLAZING SYSTEM TO STREET AND TERRACE LEVEL  
DULUX MONUMENT





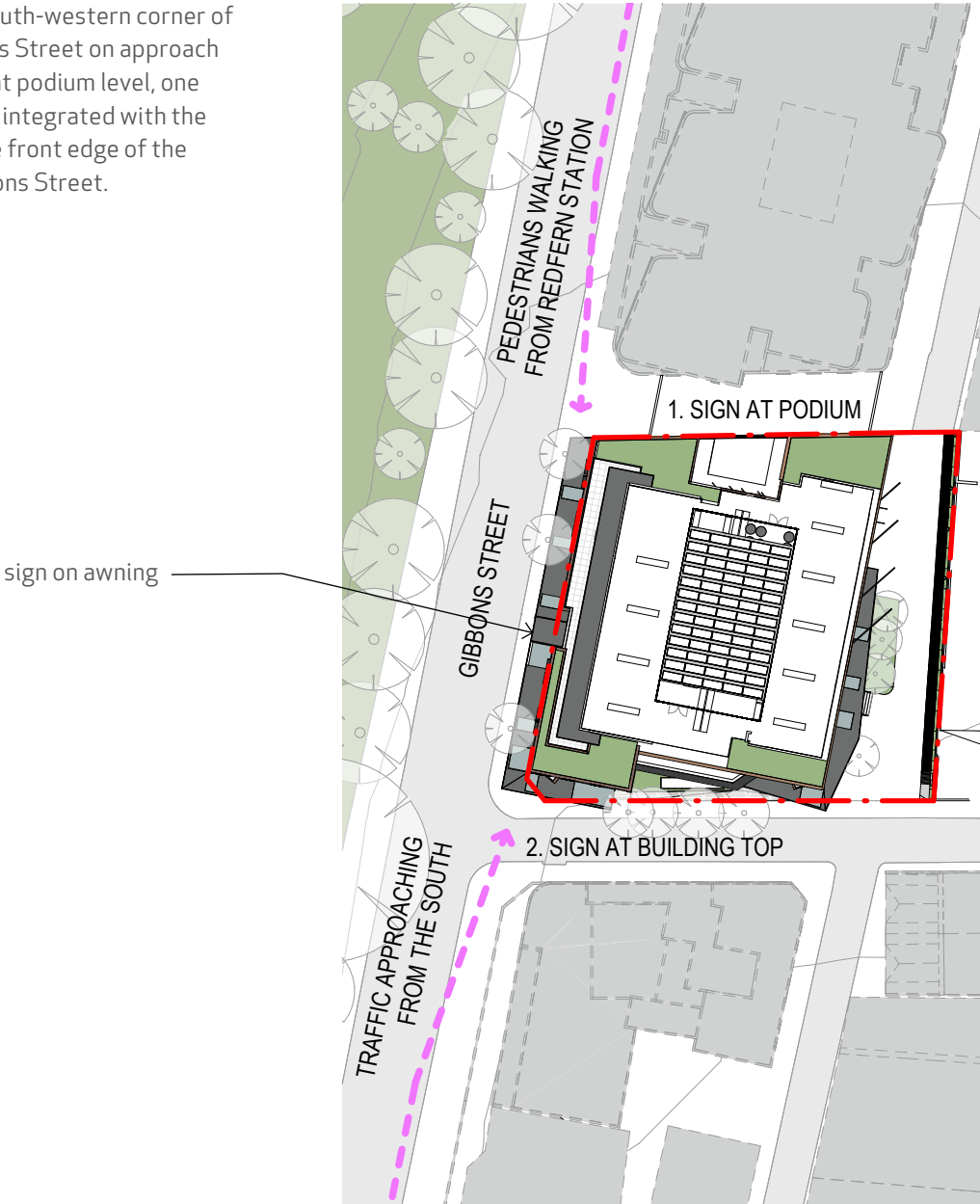
The wind tunnel testing showed that high localised winds occur at the north-west corner of the Level 4 Podium area facing west. This corner will be exposed to winds with both a horizontal and vertical component. As a result, wind mitigation here should include both horizontal protection (eg awnings + canopies) and vertical protection (balustrades, vertical screens, landscaping, etc). The design of the Level 4 Podium external space has progressed with the addition of 1.8m high balustrades and an extended pergola (3m high)



03 BUILDING DESIGN

SIGNAGE LOCATION

High level signage location is at the South-western corner of the tower which is visible from Gibbons Street on approach from south. To avoid projecting signs at podium level, one sign sits on the northern facade and is integrated with the brickwork while another is fixed to the front edge of the awning above the entrance from Gibbons Street.



Looking north towards sign at building top



Looking south towards sign at podium level



1 BASEMENT 1:400



2 LEVEL 1 1:400



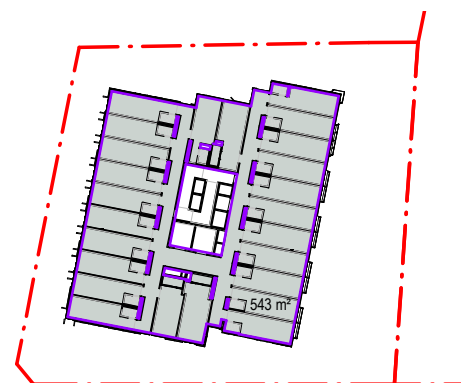
4 LEVEL 2 1:400



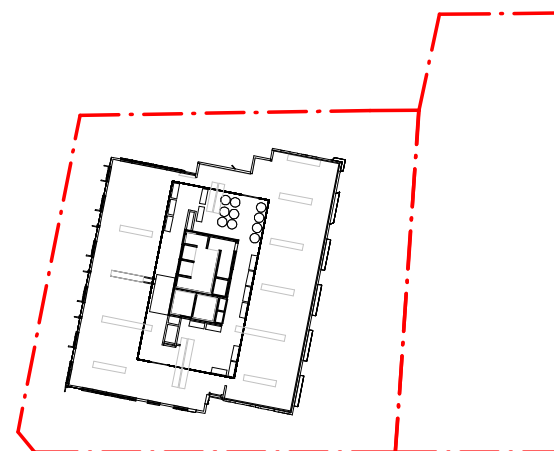
5 LEVEL 3 1:400



6 LEVEL 4 1:400



7 TYPICAL TOWER 1:400



8 PLANT 1:400

### GFA

Level	Area (m²)
Basement	76
Ground (level 1)	732
Level 2	810
Level 3	802
Level 4	491
Level 5	543
Level 6	543
Level 7	543
Level 8	543
Level 9	543
Level 10	543
Level 11	543
Level 12	543
Level 13	543
Level 14	543
Level 15	543
Level 16	543
Level 17	543
Level 18	543
Total	10,513
FSR	7.70 :1

