VICTORIA CROSS OVER STATION DEVELOPMENT

EXTERNAL MATERIALS AND FINISHES REPORT

OSD TOWER FOR VICTORIA CROSS

OVER STATION DEVELOPMENT

PREPARED FOR LENDLEASE

JUNE 2022 | REV D

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CLIENT

Transport NSW

CONSULTANTS

Bates Smart gratefully acknowledge the development and consultant team who were integral to the preparation of this design concept:

Developer:	Lendlease Development
Developer Retail:	Lendlease Retail
Builder:	Lendlease Building
Station Architect:	COX
Town Planning:	URBIS
Engineering Team Lead:	ArcMac
Structure:	ArcMac
ESD:	Lendlease
Facade:	ArcMac
Acoustic and Vibration:	ArcMac
Fire Safety Engineering:	Warrington Fire
Hydraulic Services:	ArcMac
Mechanical Services:	ArcMac
Electrical and Coms:	ArcMac
Fire Service:	ArcMac
Vertical Transportation:	Schindler + Thyssenkrupp
Traffic and Transport:	ArcMac
Wind Assessment:	ArcMac
Waste Report:	Waste Audit and Consultancy Services
BCA:	Steve Watson Partners
DDA:	Morris Goding Accessibility Consulting
Landscape:	ASPECT
Heritage:	OCP Architects
Airspace & Aviation:	AV LAW

PROJECT NUMBER

S12188

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SMCSWSVI-LLC-AT-REP- 00003_EXTERNAL MATERIALS AND FINISHES REPORT

Revision	Date	Issue	Prepared by
A	04 May 2022	Stage 2 Issue	Bates Smart
B	12 May 2022	Stage 2 Issue	Bates Smart
C	27 May 2022	Stage 2 Issue	Bates Smart
D	30 June 2022	Stage 2 Issue	Bates Smart

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INTRODUCTION

This report regarding external materials and finishes has been prepared by Bates Smart for LendLease to lodge with the Planning Secretary.

The report outlines compliance of external materials and finishes construction documentation, which is required to be carried out in accordance with the design development presentations previously submitted.

The planning consent condition B18 states that prior to the issue of the relevant Construction Certificate, details of final materials and finishes must be lodged to the satisfaction of the planning secretary. The details must include:

a) Specification and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of the application

b) Confirmation of the process and methods in arriving at the final choice for all materials and finishes

c) Detail architectural drawings of the facade details, including glazing specification and any sun shading. This must include snapshots at different points in the facade in plan, elevation and sections to a scale of 1:20 or 1:50 as necessary.

PROCESS AND METHODS IN ARRIVING AT FINAL CHOICE OF MATERIALS AND FINISHES

In developing final selections for the external materials and finishes, Bates Smart have:

- Worked with our internal facade expert team to develop the facade details consistently with the aesthetic intent of the SSDA scheme
- Undertaken internal reviews of the materials and finishes proposed, and benchmarked against other Bates Smart projects
- Resolved technical details with our facade consultant ArcMac
- Taken performance criteria for glazing and other materials from the ESD consultant Lendlease to ensure energy targets are met
- Taken performance criteria from the Wind Assessment Consultant ArcMac
- Ensured that external reflectivity limits are not exceeded
- Worked with the Acoustic Engineers ArcMac to ensure glass thickness and other facade elements are suitably selected for acoustic performance
- Considered material longevity, and the facade consultant has developed their specification to ensure that longevity and other performance criteria are covered by suitable material and finish selections, and warranties from the facade contractor
- Cost planning has been undertaken by Lend Lease, and Bates Smart have worked with them to ensure that material and product selections are fit for purpose and within the project budget

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TOWER

TOWER OVERVIEW

SUMMARY

The OSD Includes:

- Construction of a new commercial office tower with a maximum building height of RL 230 or 168 metres (approximately 42 storeys).
- The commercial tower includes a maximum GFA of approximately 61,5000sqm, excluding floor space approved in the CSSI
- Integration with the approved CSSI proposal including though not limited to:
  - Structures, mechanical and electronic systems, and services; and
  - Vertical transfers;
- Use of spaces within the CSSI 'metro box' building envelope for the purposes of:
  - Retail tenancies;
  - Commercial office lobbies and space;
  - 161 car parking spaces within the basement for the purposes of the commercial office and retail use;
  - End of trip facilities; and
  - Loading and services access.
- Utilities and services provision.
- Signage locations (building identification signs).
- Stratum subdivision (staged).

AERIAL VIEW FROM THE NORTH-WEST

TOWER
MATERIALITY

MATERIALITY

The tower is designed to provide a high level of amenity for it's occupants, whilst sitting calmly and comfortably behind the rich materiality of the podium and ground plane.

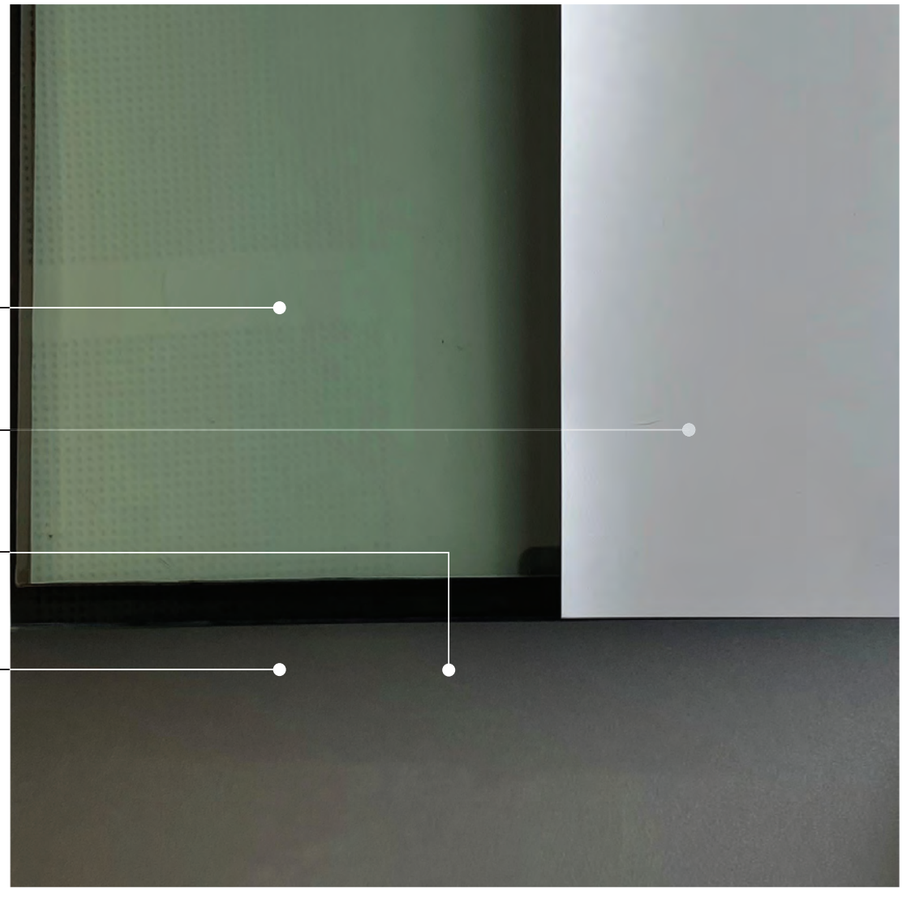
A dress of light-silvery coloured shading fins are made of aluminium, with subtle warm grey aluminium trim. The metal and glass tower is deliberately low-saturation and non-distracting, creating a friendly addition to the North Sydney skyline. The articulated profiles of the fins and louvres are designed to honestly express their metal material.

② **TYPICAL GLAZING**
INSULATED GLASS UNIT WITH LOW-E TRIPLE COAT ON CLEAR GLASS + 12 AIR + CLEAR GLASS

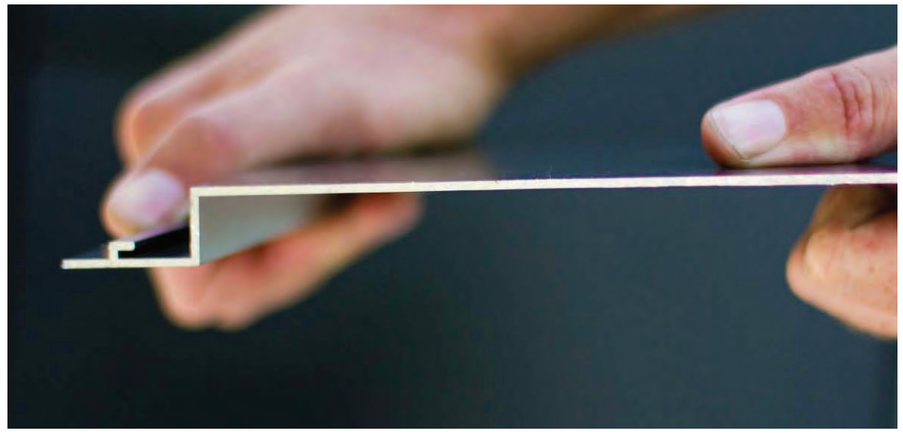
① **VERTICAL FINS A**
RAL 9006 (LIGHT GREY WITH WARMTH)

⑧ **HORIZONTAL FINS TO NORTH**
RAL 9007 (MID GREY)

④ **SOFFIT TO OVERHANGING FACADE PORTIONS**
RAL 9007 (MID GREY)



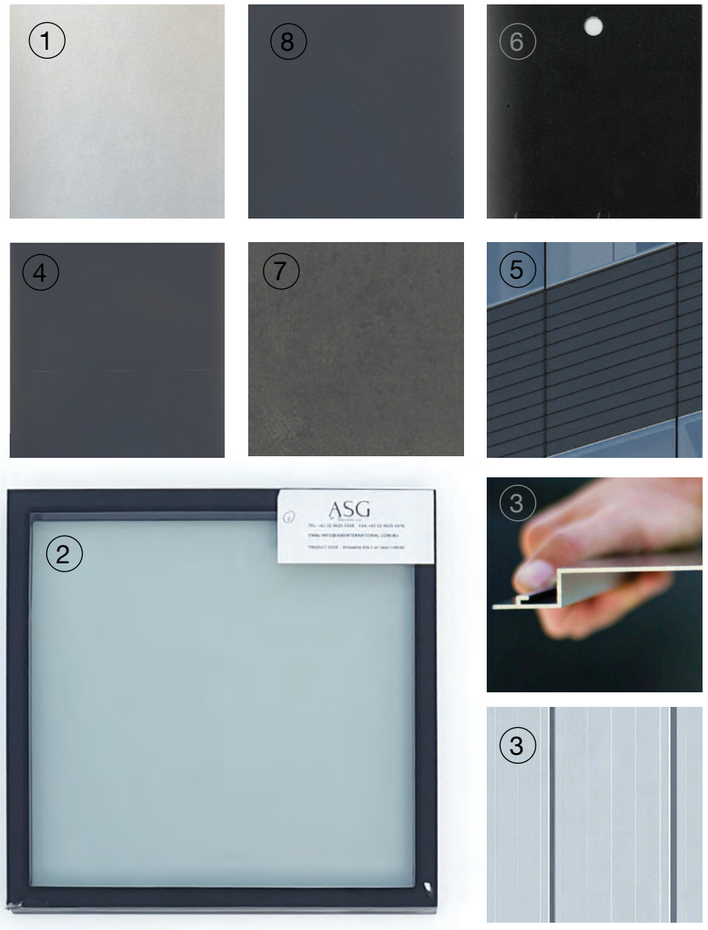
MATERIAL SAMPLES



ABOVE: PRECEDENT OF SHADOWBOX GLAZING WITH REVEALS
BELOW: SAMPLE OF CORE RAINSCREEN MATERIAL

PICTURED

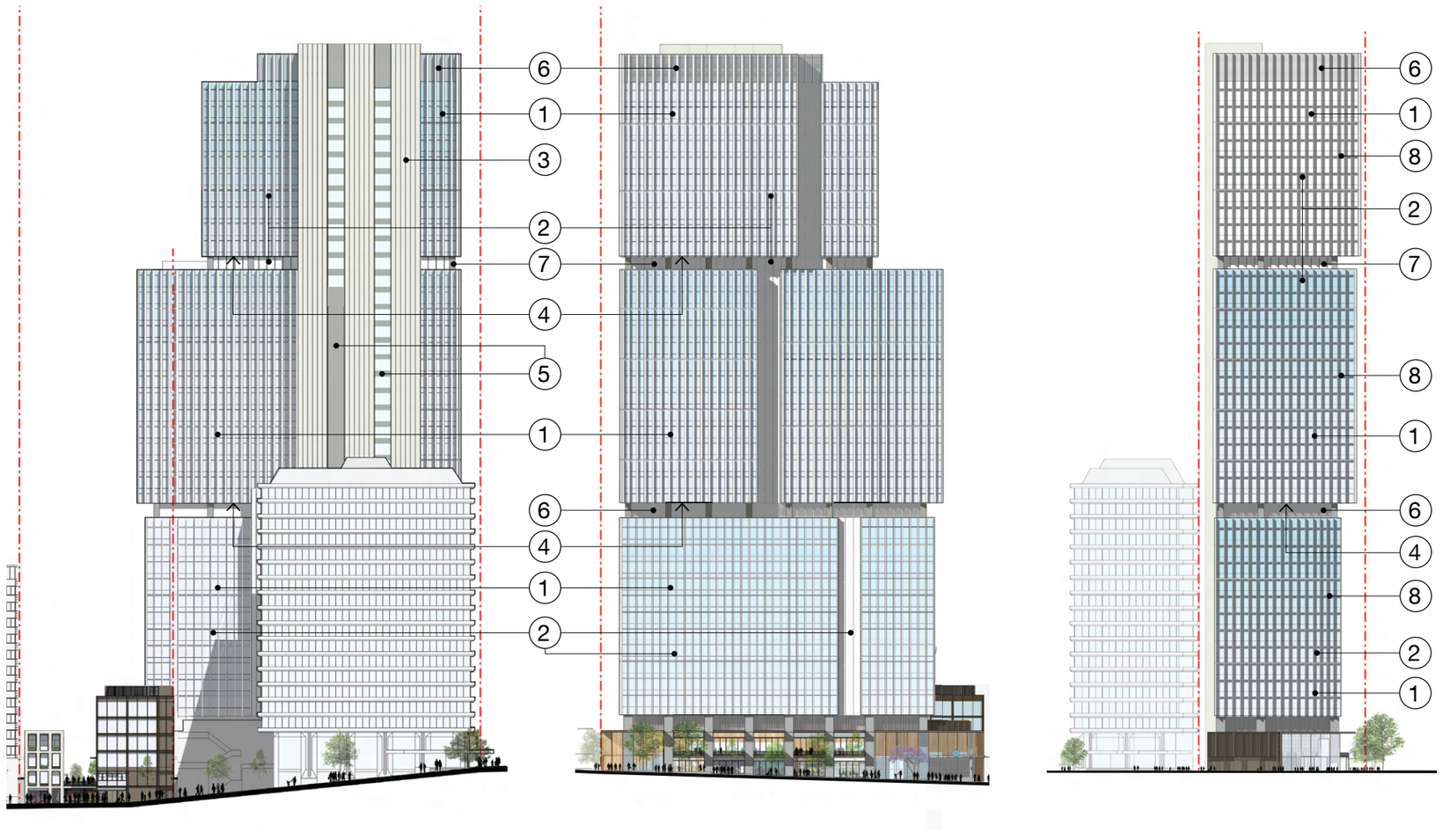
1. RAL 9006 light grey coloured aluminium fins.
2. Low-emissivity coated chrystal-grey/no-tint double glazed curtain wall with shadow box: “Insulated glass unit with Low-E triple coat on clear glass + 12 air + clear glass”
3. Light silver-champagne-coloured aluminium reveals / core cladding.
4. Light RAL 9007 medium grey aluminium soffits.
5. Charcoal-coloured metal cladding to lift lobby spandrel / infill.
6. Recessive charcoal-coloured plant louvres
7. Recessive dark-coloured aluminium to L15 & L29 external columns.
8. Recessive RAL 9007 medium grey coloured horizontal louvres to North Elevation.



EAST FACADE

WEST FACADE

NORTH FACADE



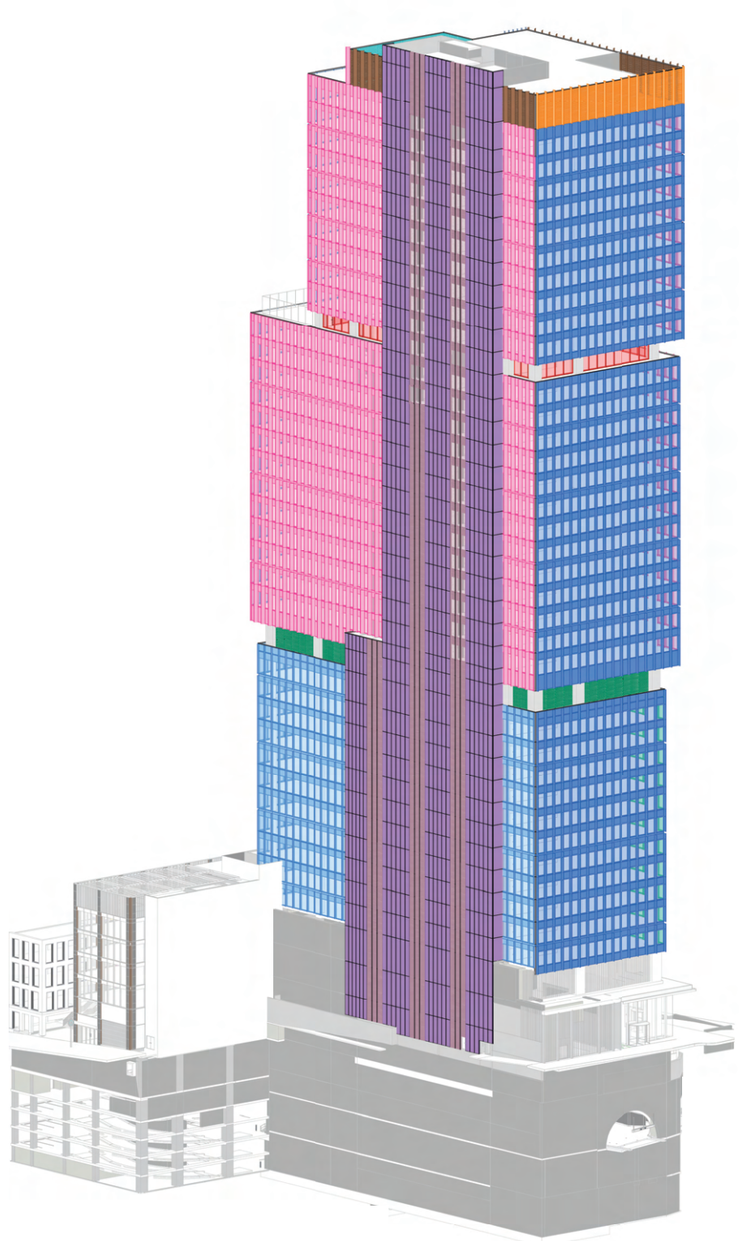
TOWER FACADE TYPES AND SETOUT DRAWINGS

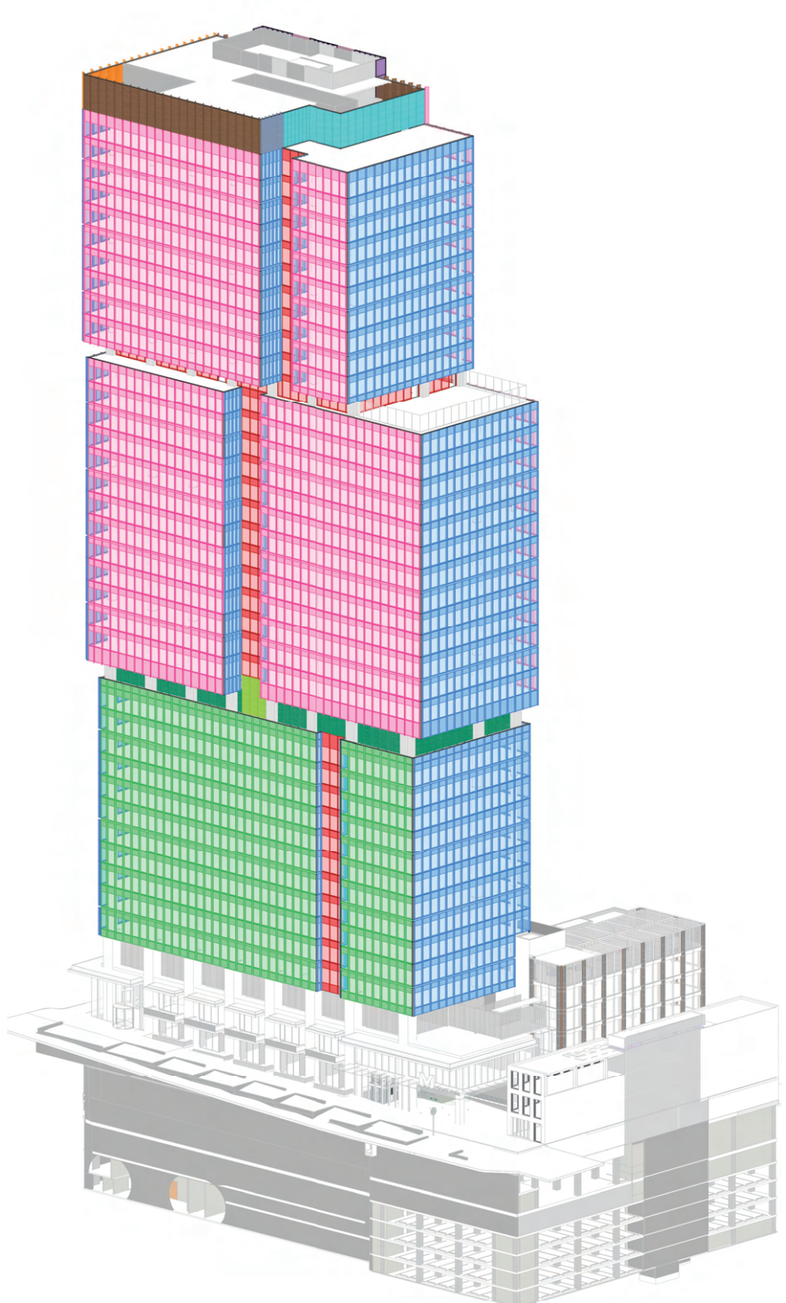
TOWER
FACADE TYPES

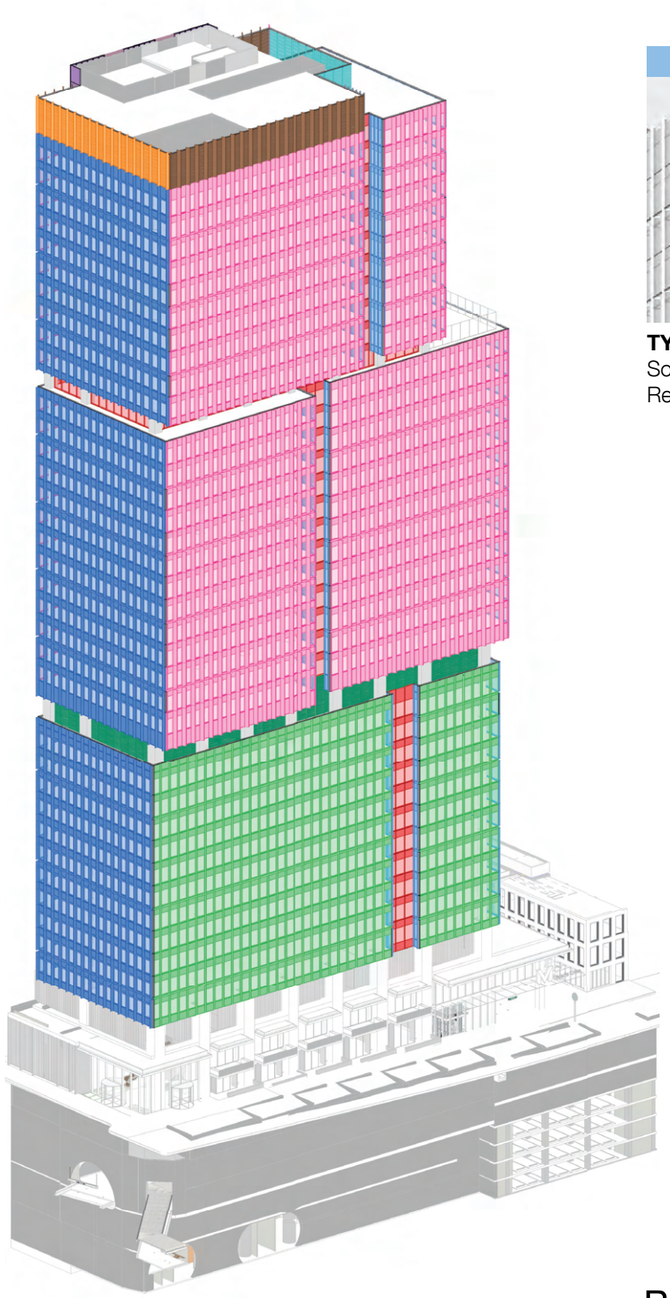
FACADE TYPE LEGEND

	PERCENT* OF TOWER FACADE BY AREA
TYPICAL OFFICE FACADE	
FTT-501 Typical Office Facade: South Elevation, Slot Returns, and Low-Rise East	19.8%
FTT-502 Typical Office Facade: North Elevation	13.5%
FTT-503 Typical Office Facade: Mid-Rise & High-Rise East & West Elevations	29.7%
FTT-504 Typical Office Facade: Rear of Slots, and Level 29: Office Terrace Level	3.7%
FTT-505 Typical Office Facade: Low Rise of Western Elevation	9.4%
LEVEL 15 PLANT	
FTT-506 A & B Plant Room: Level 15 Plant Louvres	1.9%
CORE FACADE	
FTT-507 Core Facade: Vertical Transport Shafts (Rainscreen)	14.4%
FTT-508 Core Facade: Lift Lobbies and Office NLA in Core (Curtain-Wall)	5.0%
ROOFTOP PLANT ENCLOSURE	
FTT-509 Rooftop Plant Enclosure: East and West Elevations	1.1%
FTT-510 Rooftop Plant Enclosure: North Elevation	0.6%
FTT-511 Rooftop Plant Enclosure: South Elevation	0.7%
FTT-512 Rooftop Plant Enclosure: Slot Return	0.1%

*DO NOT RELY ON FIGURES FOR COST OR QUANTITY PURPOSES



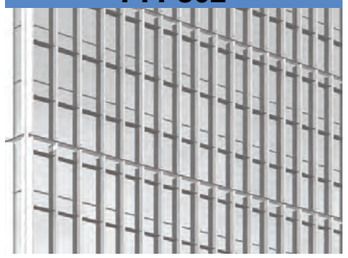




FTT-501

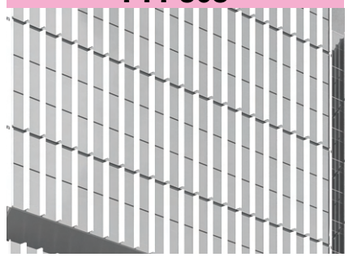
TYPICAL OFFICE FACADE:
South LR - HR, East LR, and Slot Returns

FTT-502



TYPICAL OFFICE FACADE:
North Elevation

FTT-503

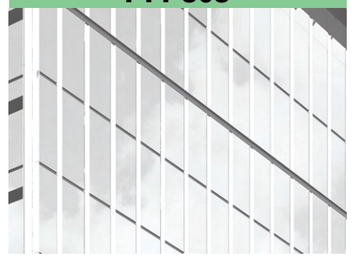


TYPICAL OFFICE FACADE:
East & West: Mid-Rise & High-Rise

FTT-504

TYPICAL OFFICE FACADE:
Rear of Slots, and Level 29

FTT-505



TYPICAL OFFICE FACADE:
West LR

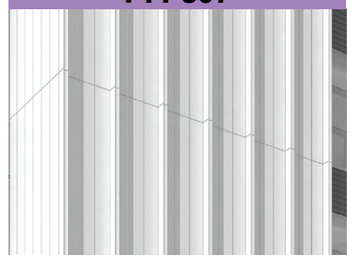
FTT-506A

L15 PLANT ROOM:
Typical Louvres

FTT-506B

L15 PLANT ROOM:
Louvres as part of Slot Curtain Wall

FTT-507

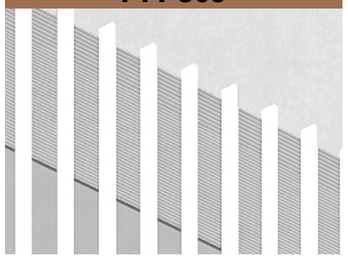


CORE FACADE:
Light Coloured Metal Cladding

FTT-508

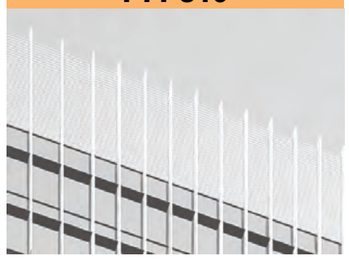
CORE FACADE:
Lift Lobby Glass and Metal Spandrel

FTT-509



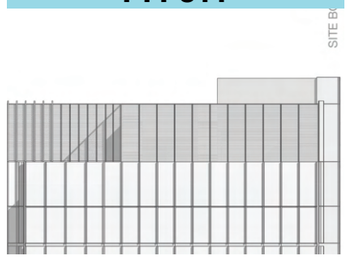
ROOFTOP PLANT ENCLOSURE:
East and West Elevations

FTT-510



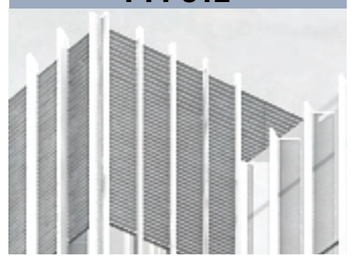
ROOFTOP PLANT ENCLOSURE:
North Elevation

FTT-511



ROOFTOP PLANT ENCLOSURE:
South Elevation

FTT-512



ROOFTOP PLANT ENCLOSURE:
Slot Return

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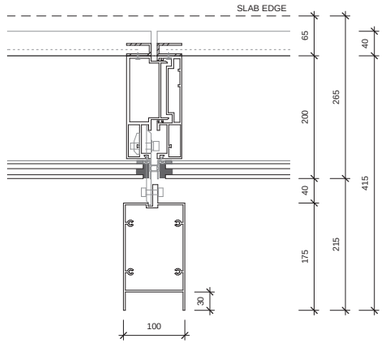
TOWER FACADE
TYPICAL DETAILS

TYPICAL MULLIONS & FIN GEOMETRY

PICTURED: PHYSICAL MODELS OF THE DIFFERENT FIN GEOMETRIES
FROM LEFT: NORTH FACING, WEST FACING, LOW RISE WEST FACING, SOUTH FACING

FTT-501



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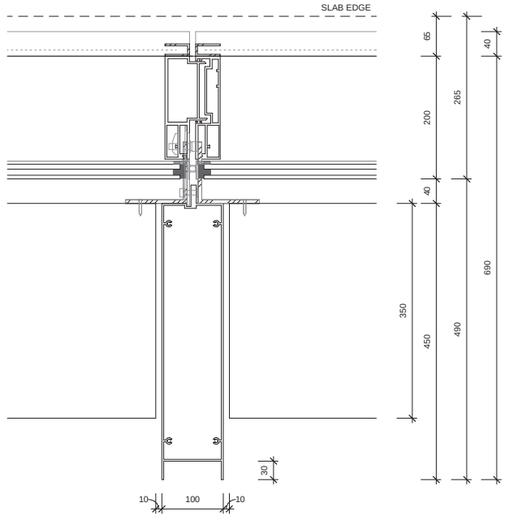

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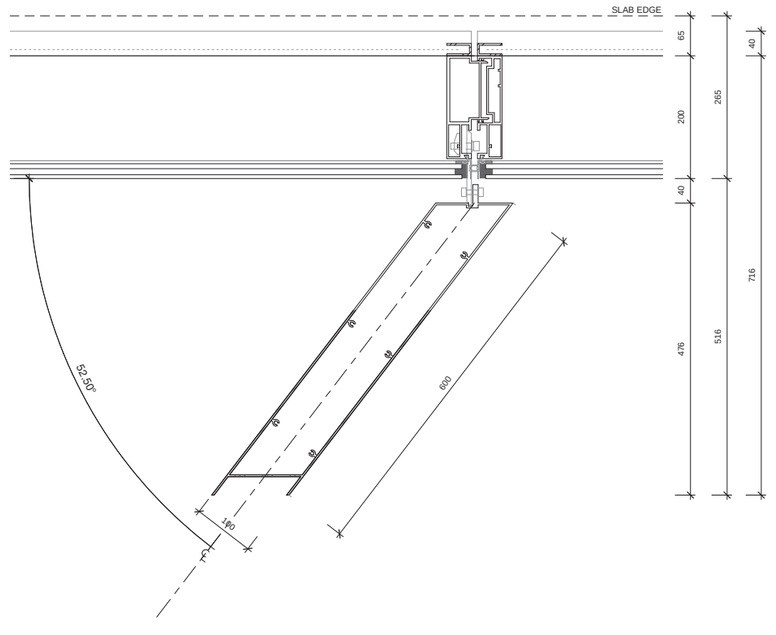
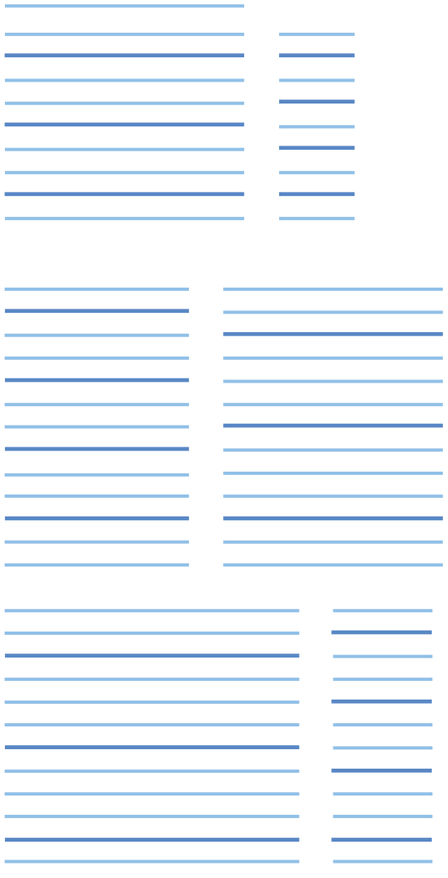
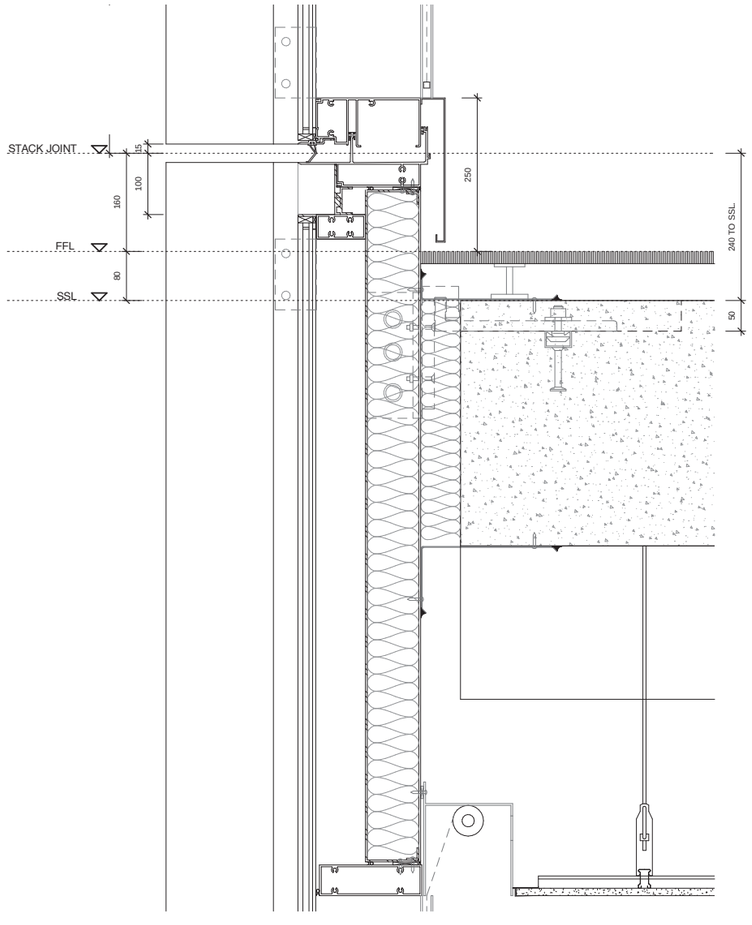


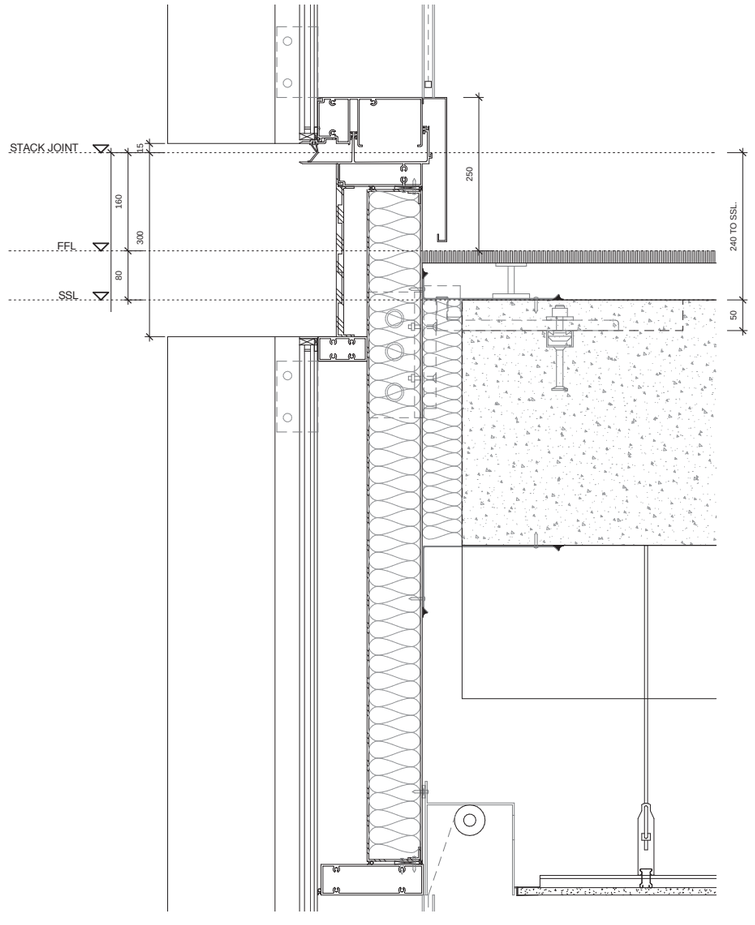


DIAGRAMATIC ELEVATION - STACK JOINTS BY TYPE

The middle scale of the tower is created with a simple pattern of 100mm & 300mm reveals at the stack joint, as indicated above in the colour-coded diagram. The primary difference between the major & minor reveals is that the fins stop short of the major (300mm) reveal, reducing the length of fin.



DETAIL SECTION OF 100MM HIGH REVEAL

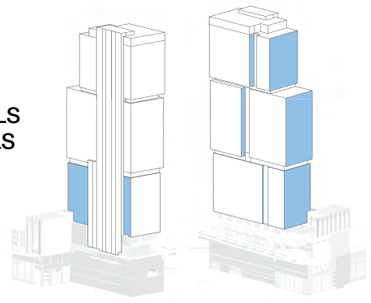


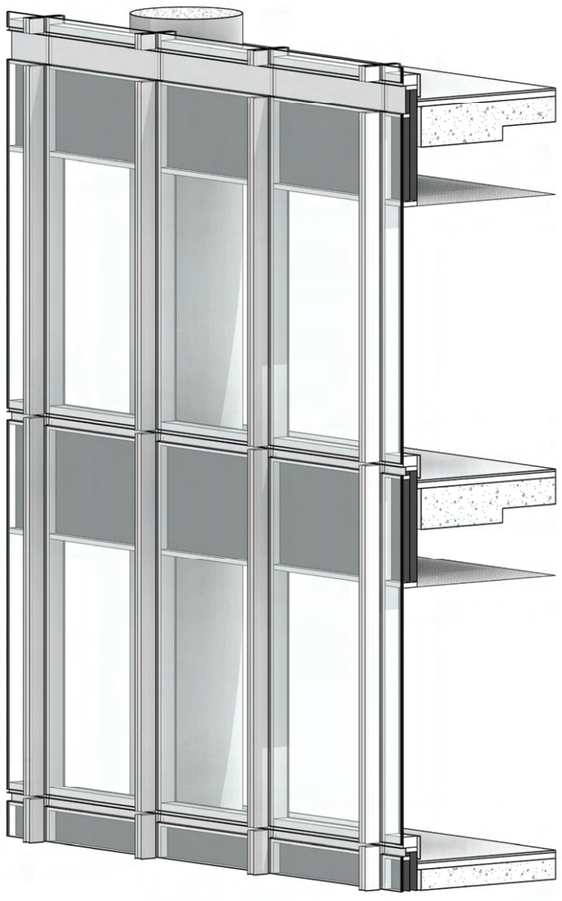
DETAIL SECTION OF 300MM HIGH REVEAL

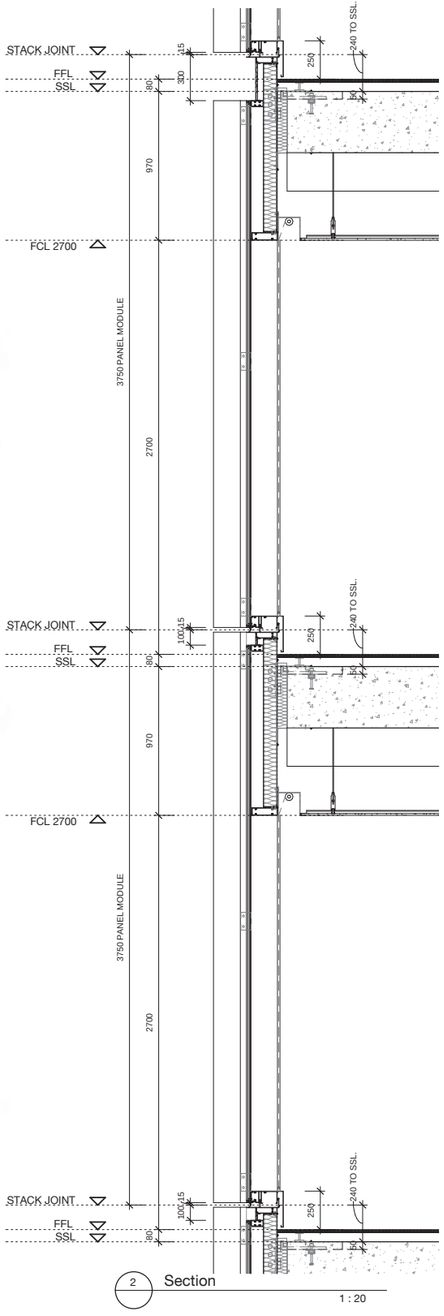
TYPICAL DETAILS

FTT-501

SOUTH: TYPICAL LEVELS
EAST: LOW-RISE LEVELS
SLOT RETURNS (N & S)







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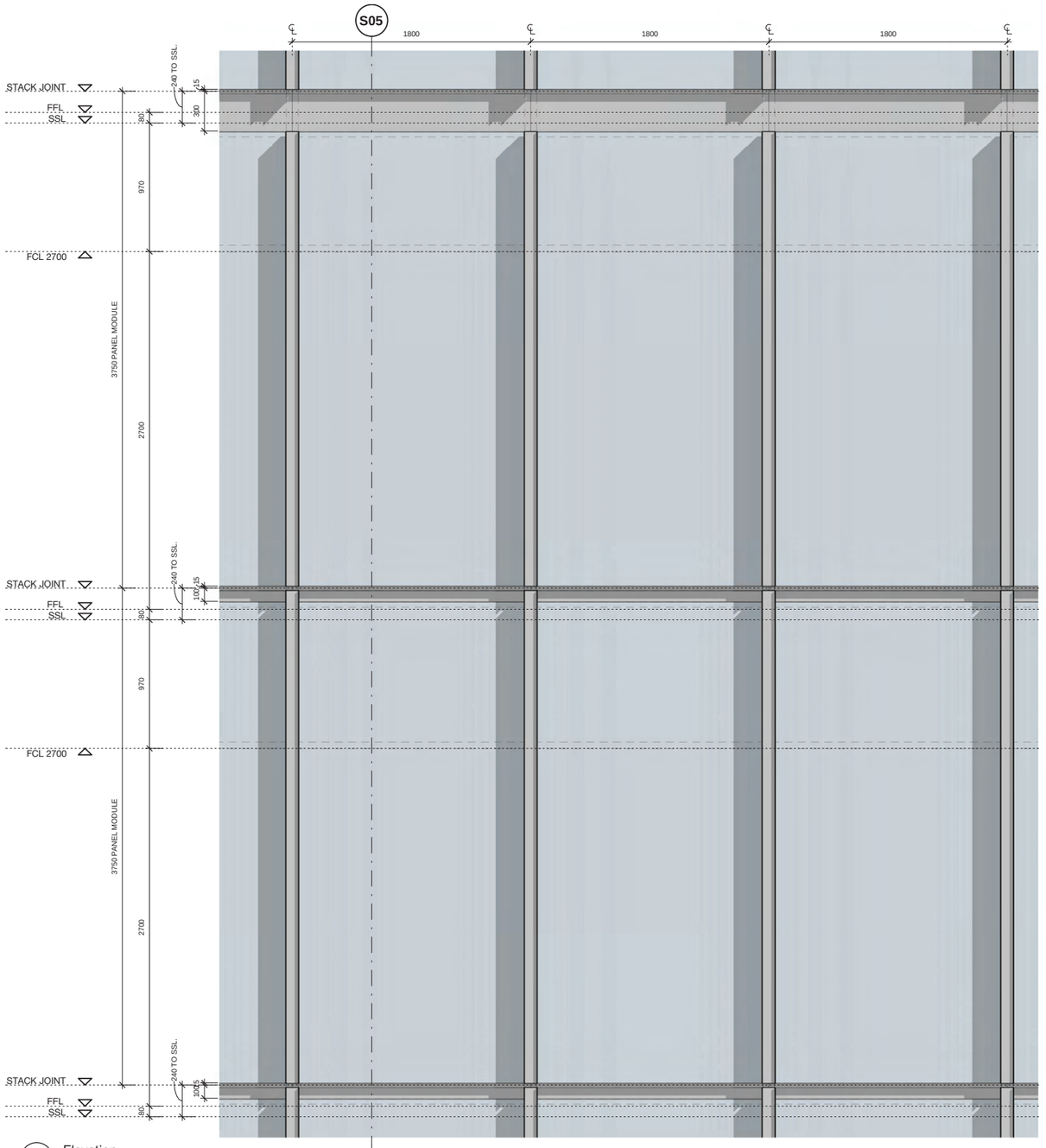
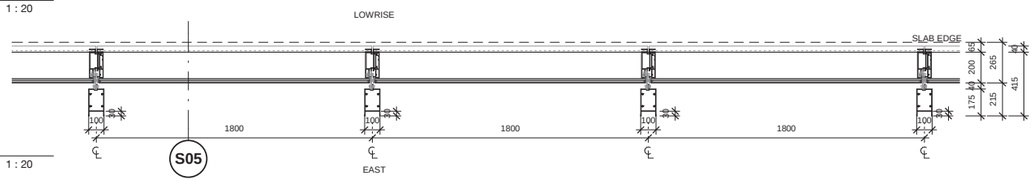


3 Elevation
1 : 20



1 Plan
1 : 20

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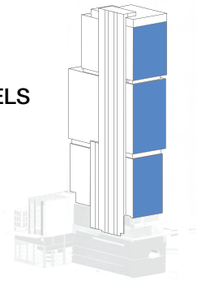
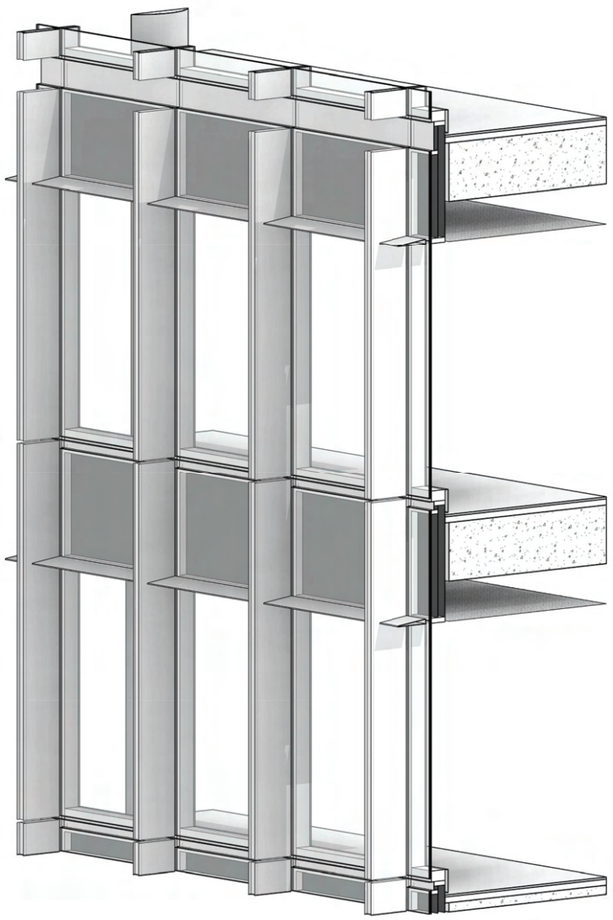
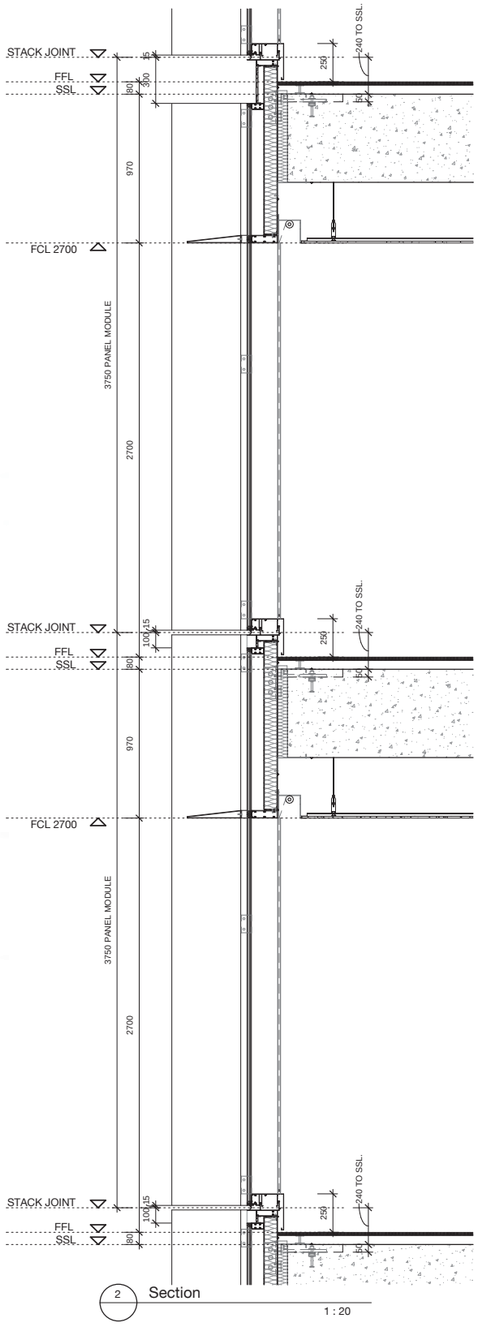
TYPICAL DETAILS

FTT-502

NORTH: TYPICAL LEVELS







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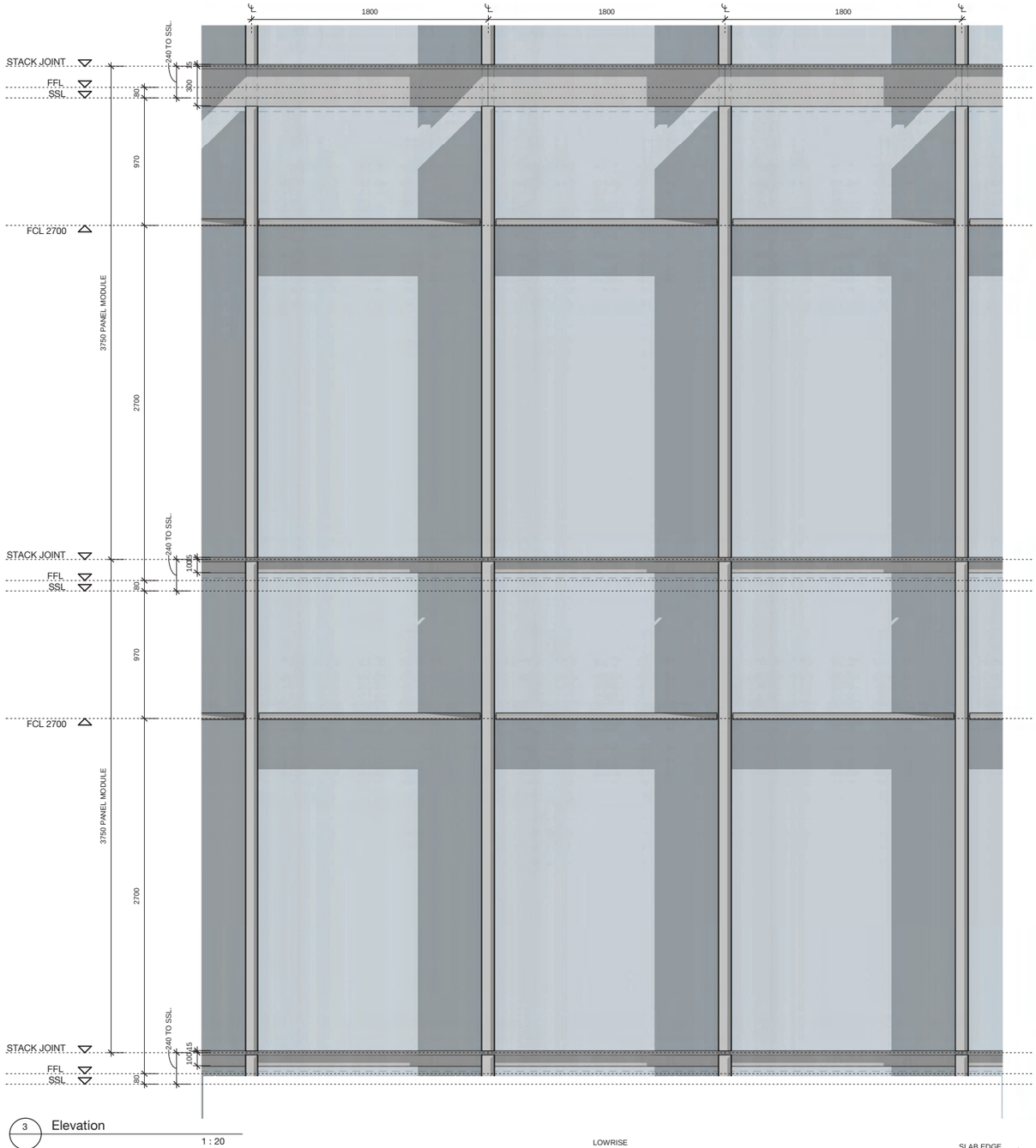

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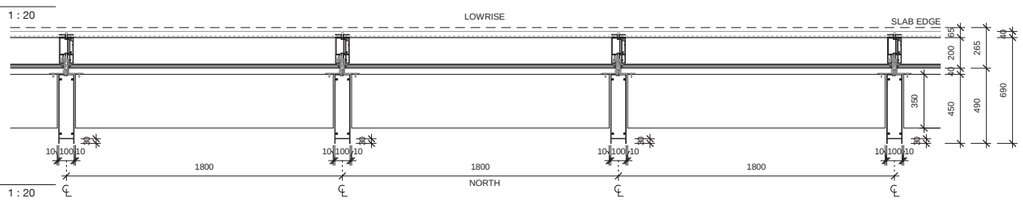

1 Plan
1 : 20

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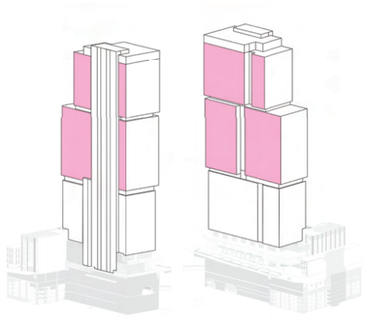
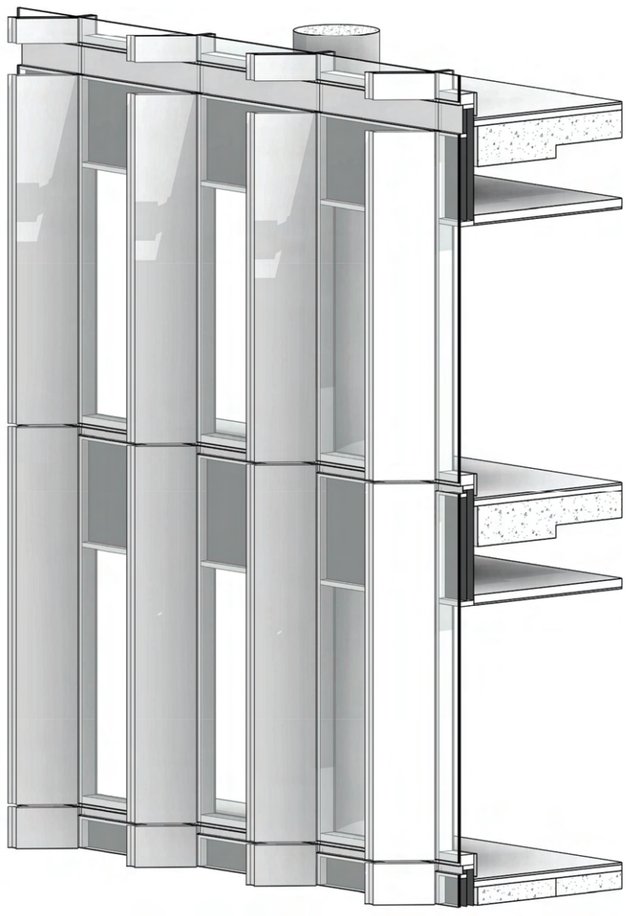
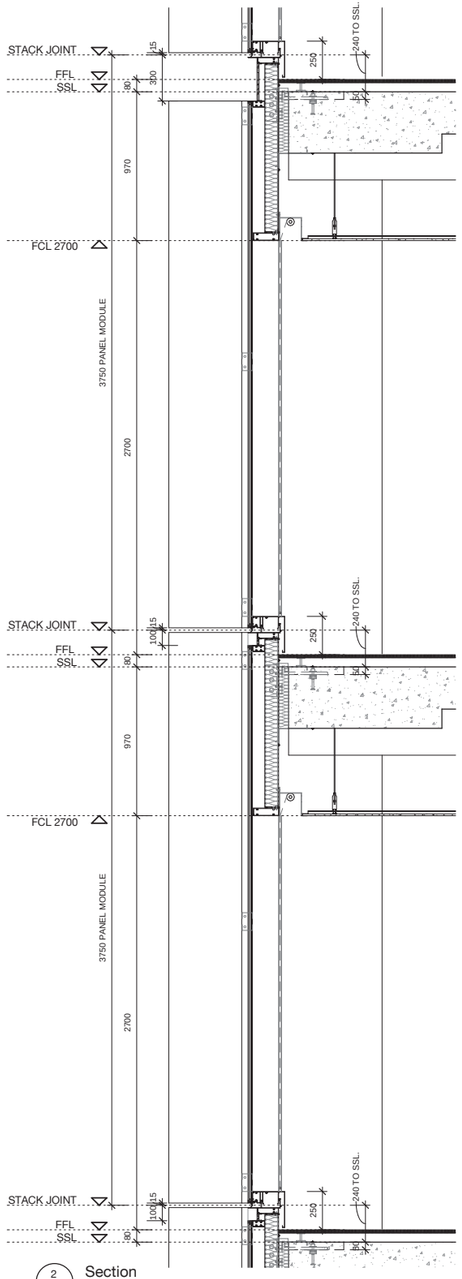
TYPICAL DETAILS

FTT-503

WEST: MR, HR
EAST: MR, HR







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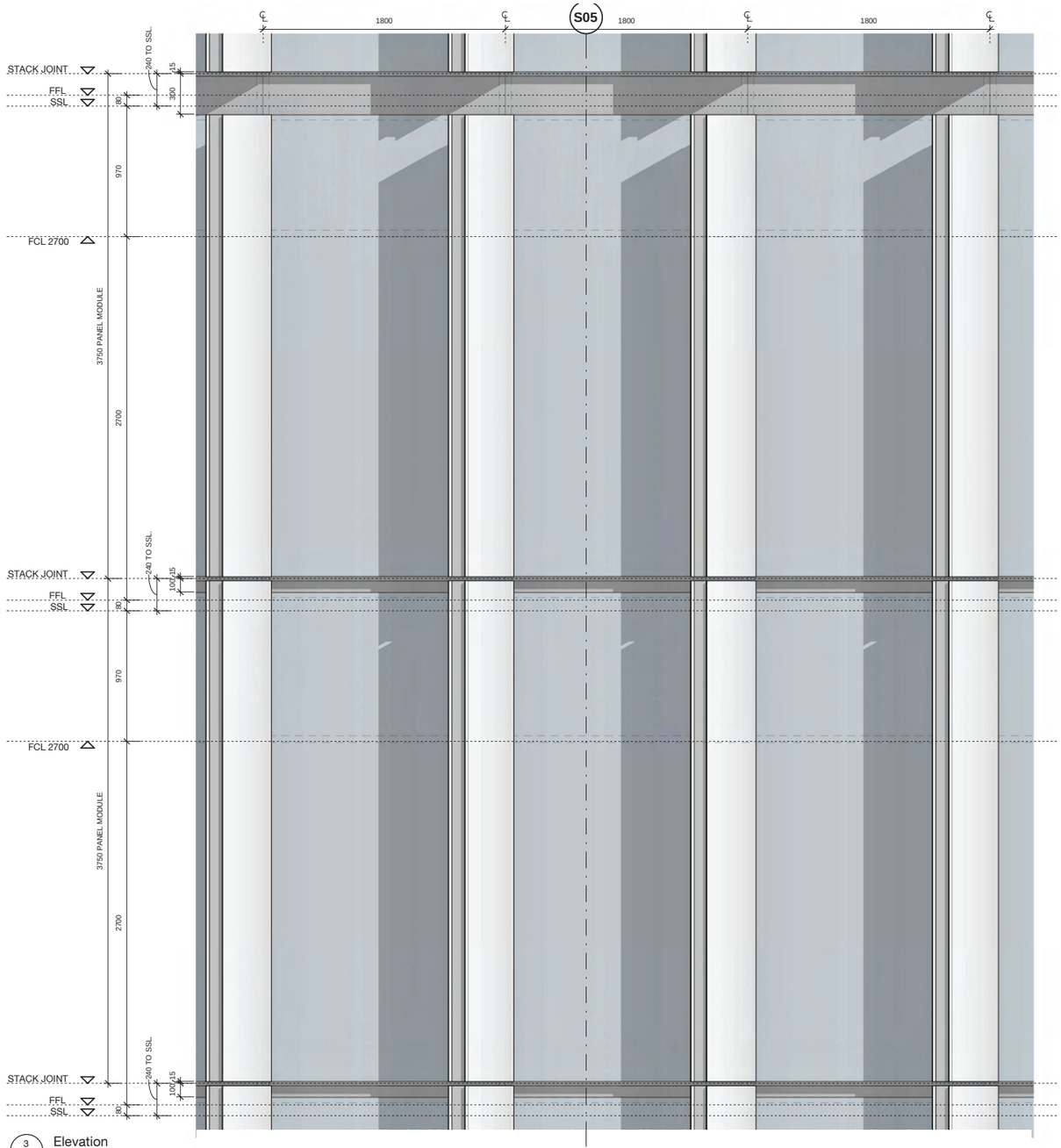

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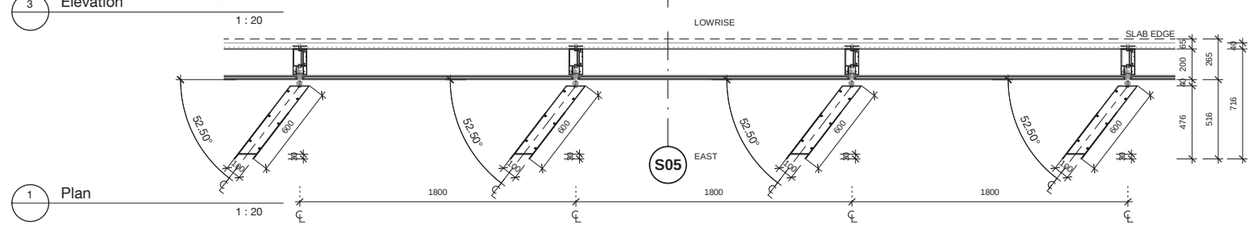

1 Plan
1 : 20

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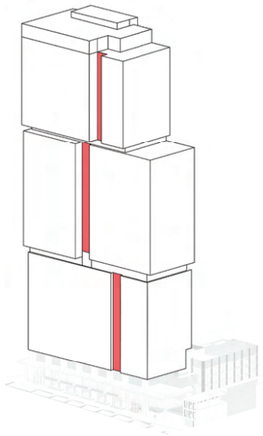
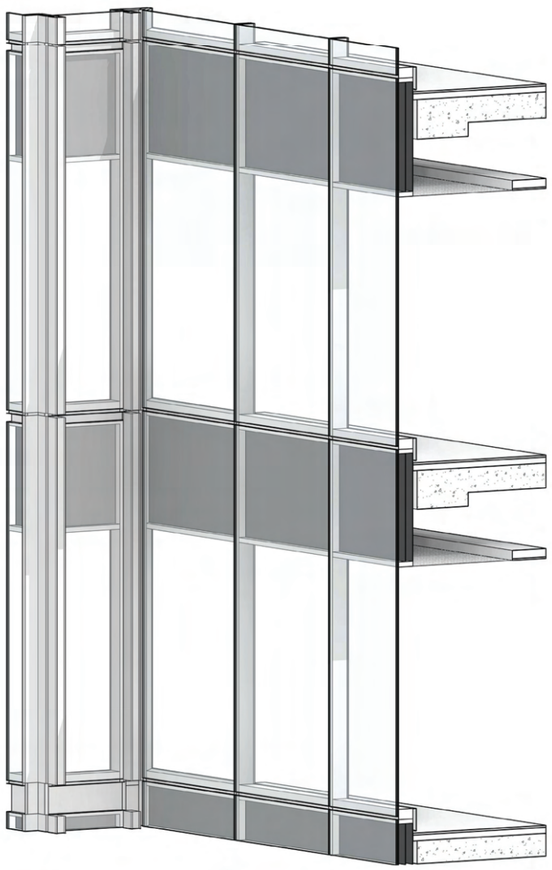
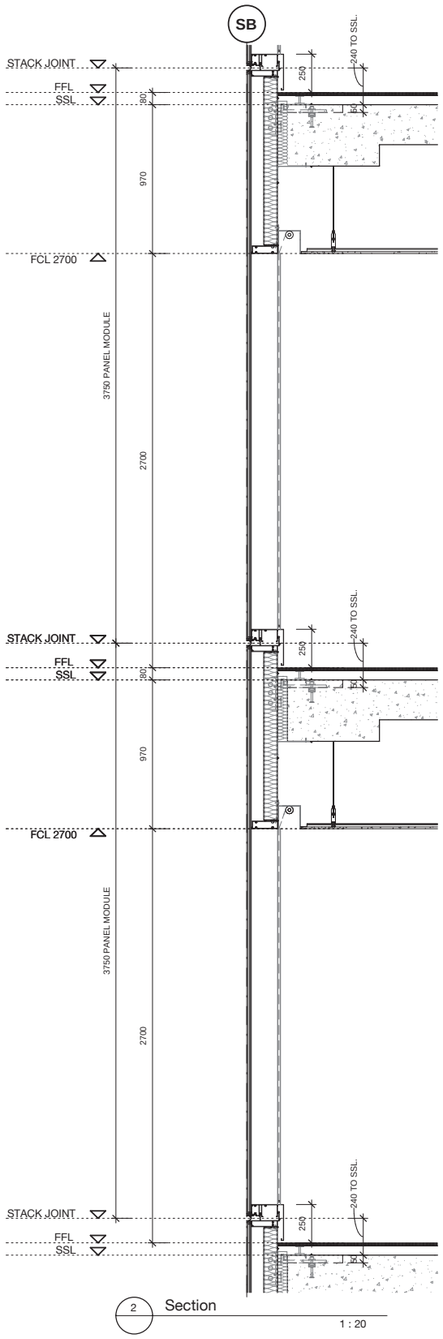
TYPICAL DETAILS

FTT-504

SLOTS: REAR (WEST FACING)







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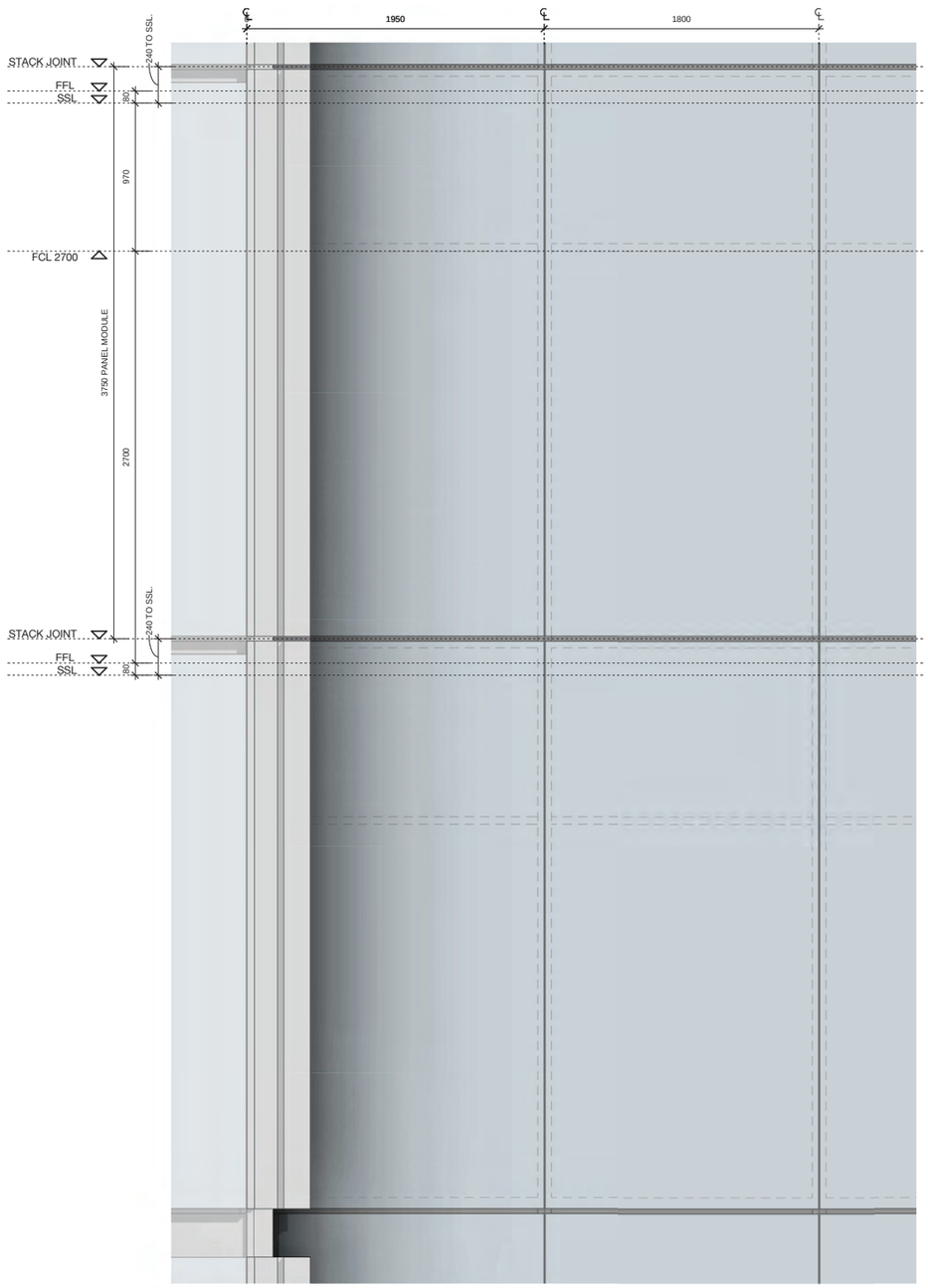
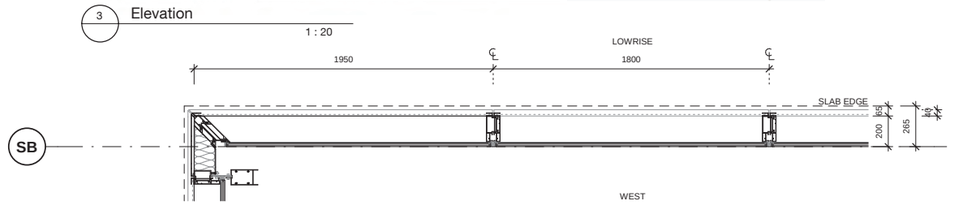
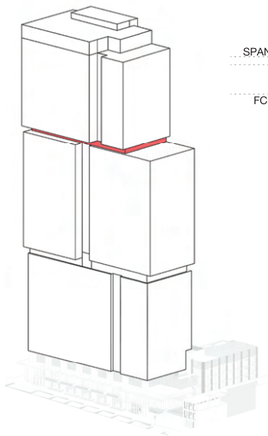


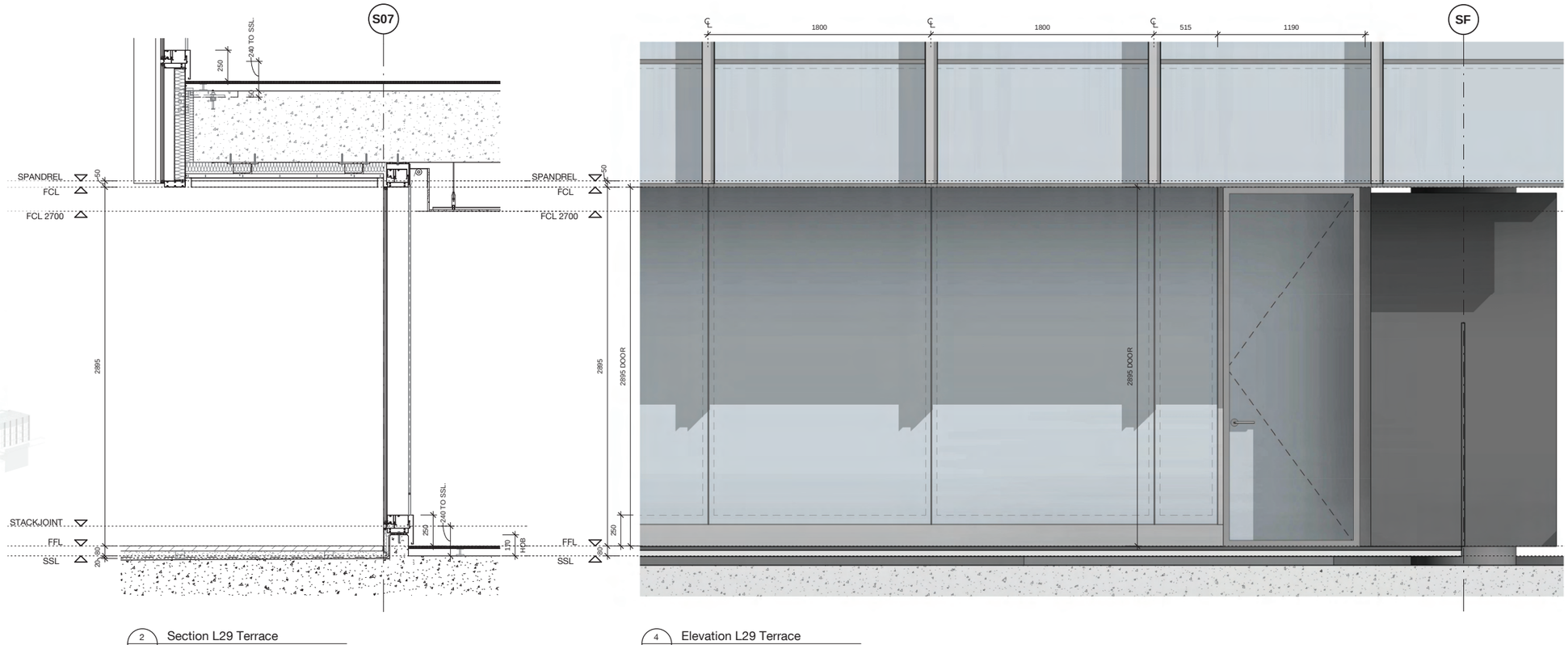
3 Elevation
1 : 20



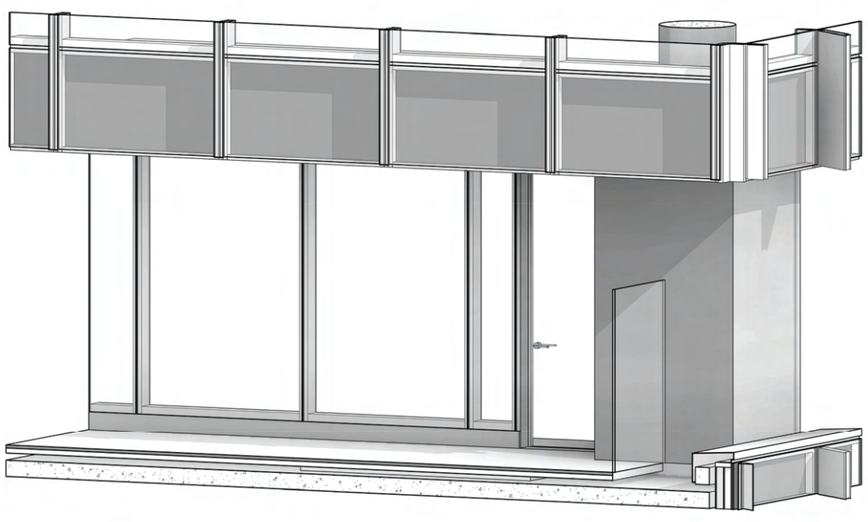
TYPICAL DETAILS
FTT-504

LEVEL 29

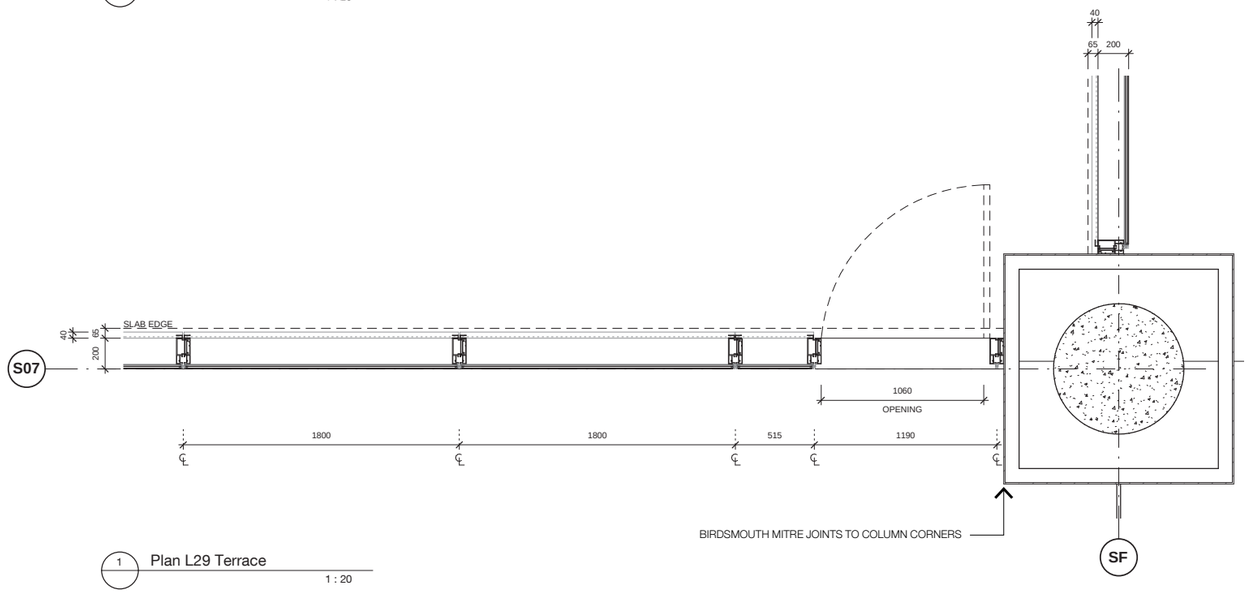




2 Section L29 Terrace
1 : 20



4 Elevation L29 Terrace
1 : 20



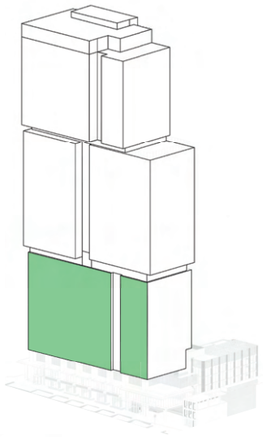
1 Plan L29 Terrace
1 : 20

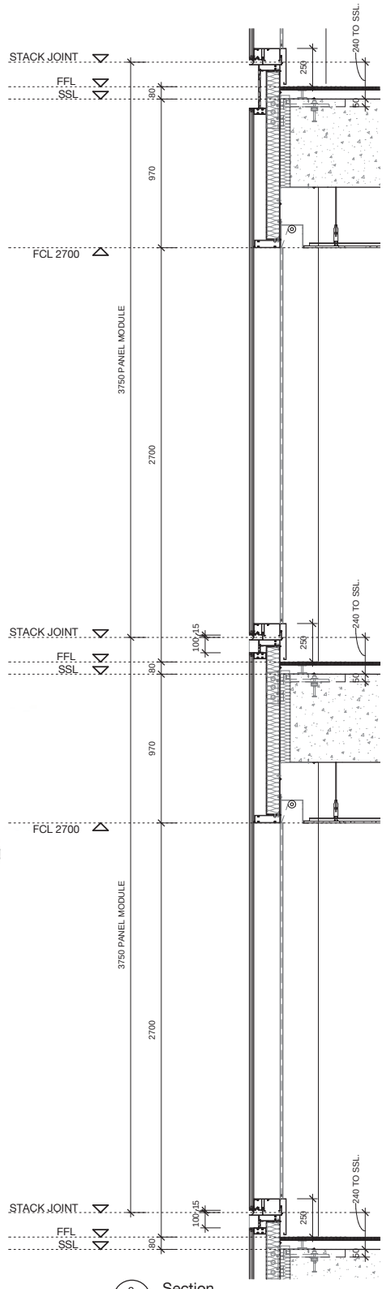
BATESSMART™

TYPICAL DETAILS

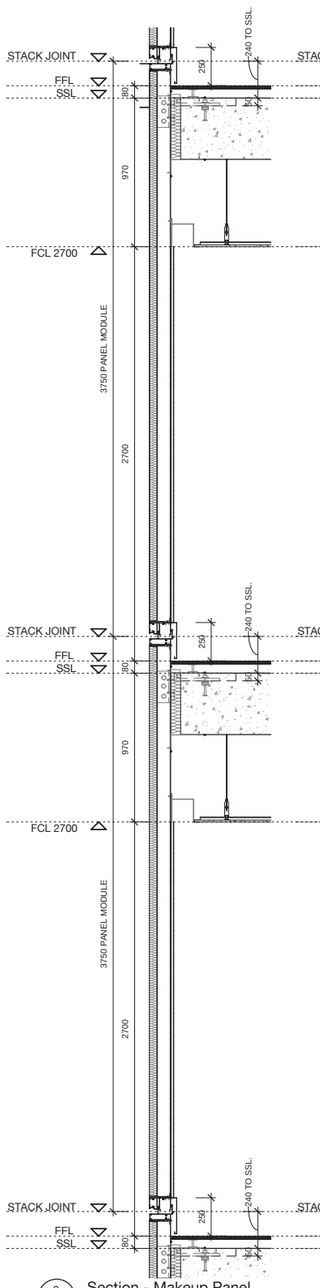
FTT-505

LOW-RISE WEST
LEVELS 04-14

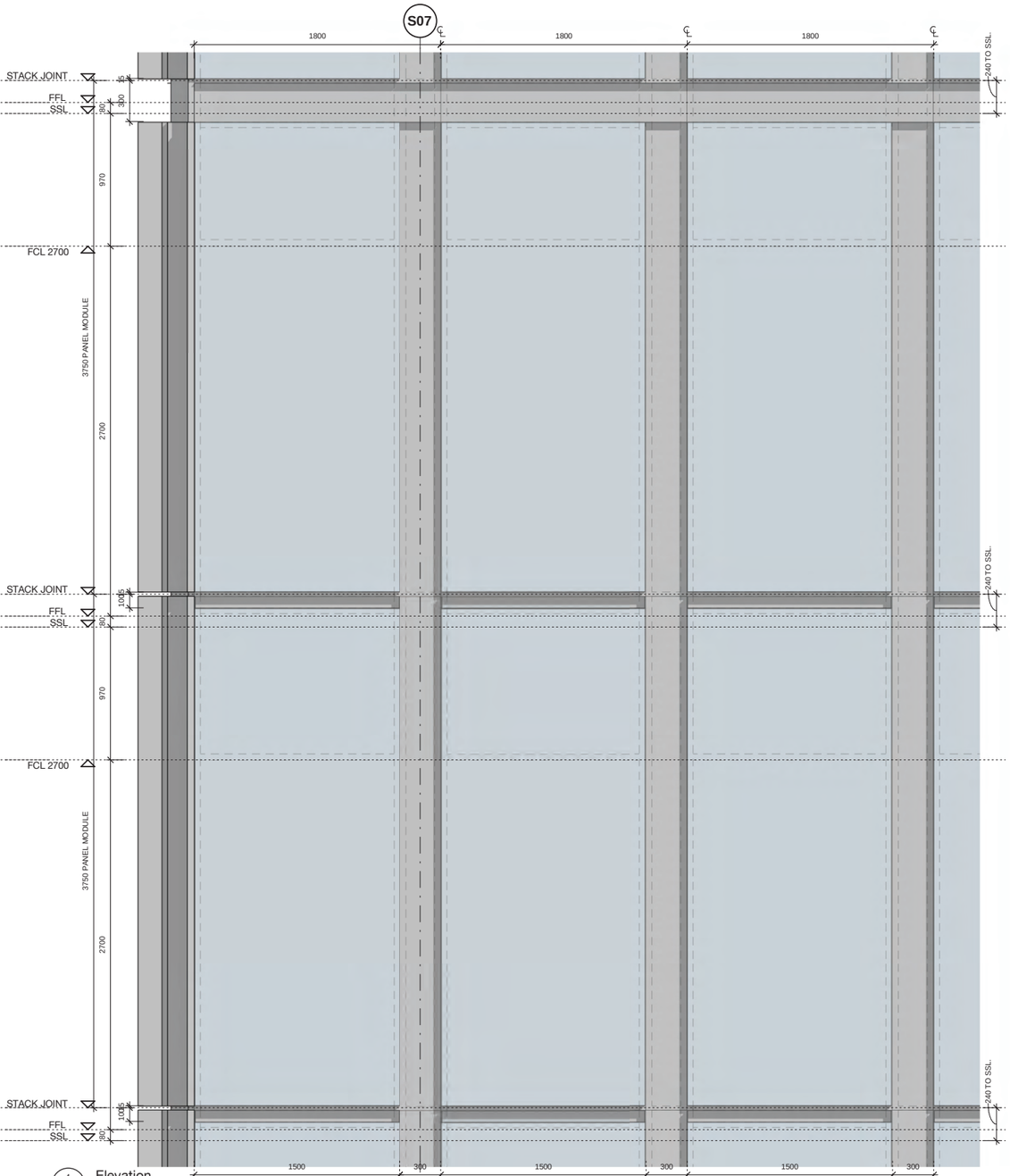




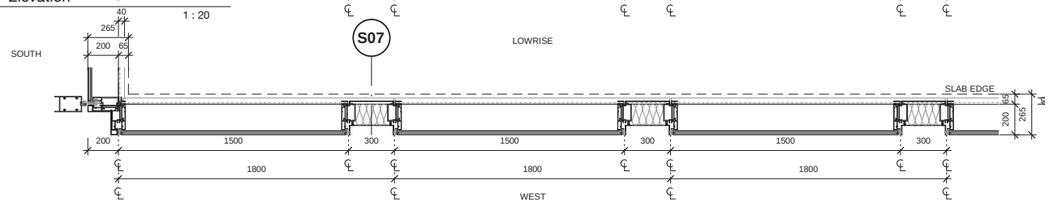
2 Section
1 : 20



3 Section - Makeup Panel
1 : 20



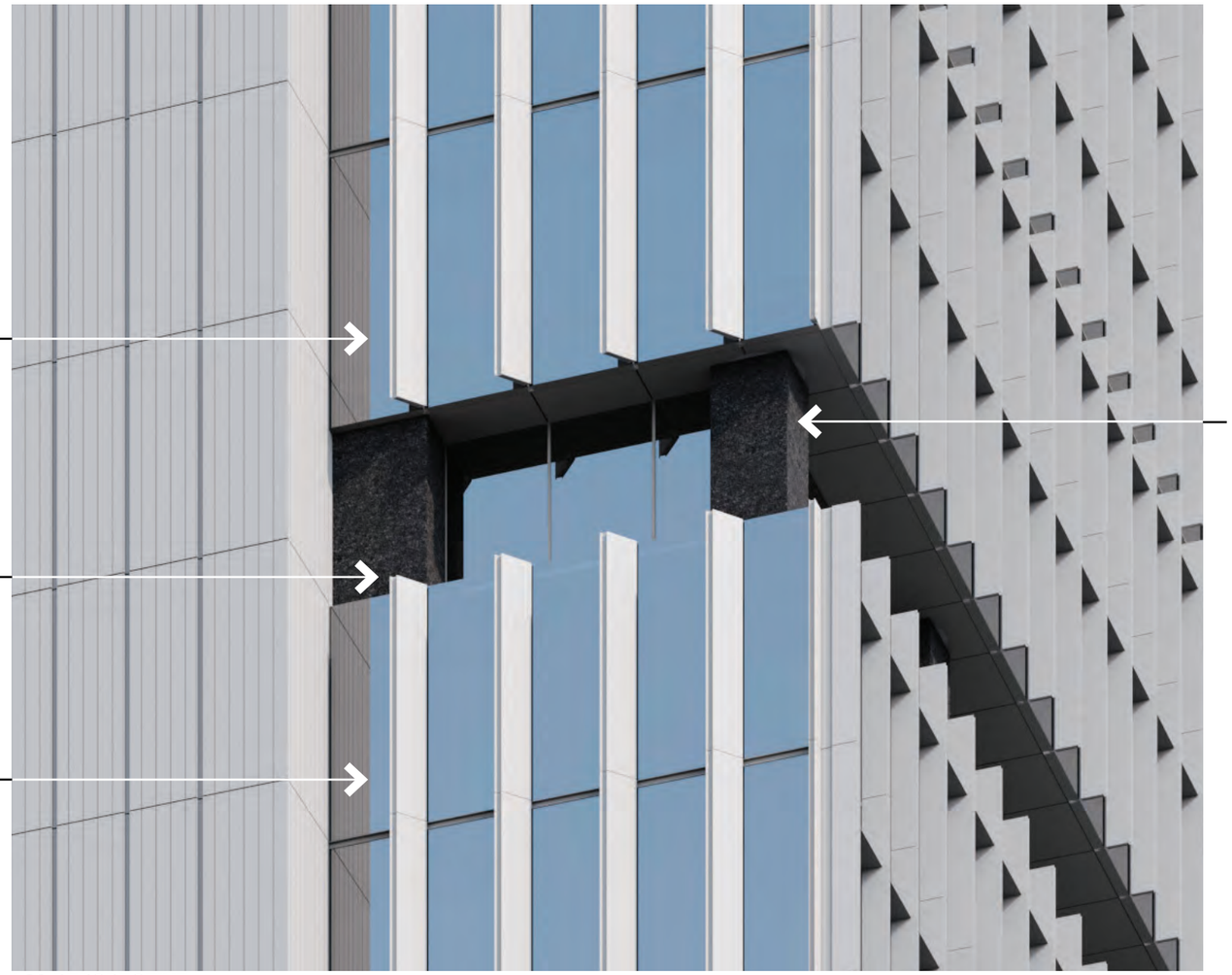
4 Elevation
1 : 20



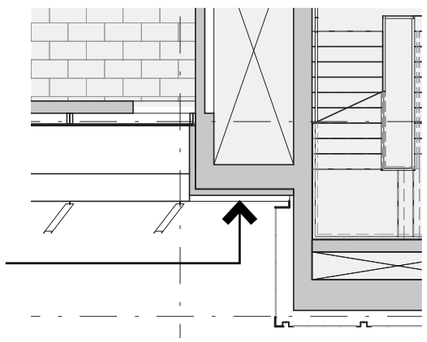
1 Plan
1 : 20

BATESSMART.

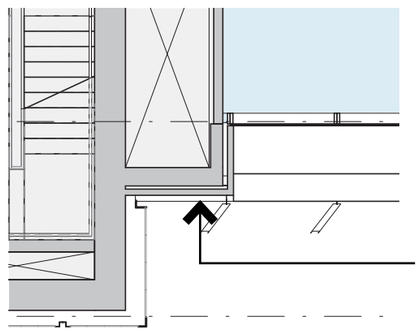
L15 & L29 RISERS & COLUMNS DESIGN INTENT



L29 PERSPECTIVE



L29 PART-PLAN



L29 PART-PLAN

TYPICAL DETAILS:

CORE FACADE

CORE FACADE
FTT-507 & FTT-508

CORE DESIGN

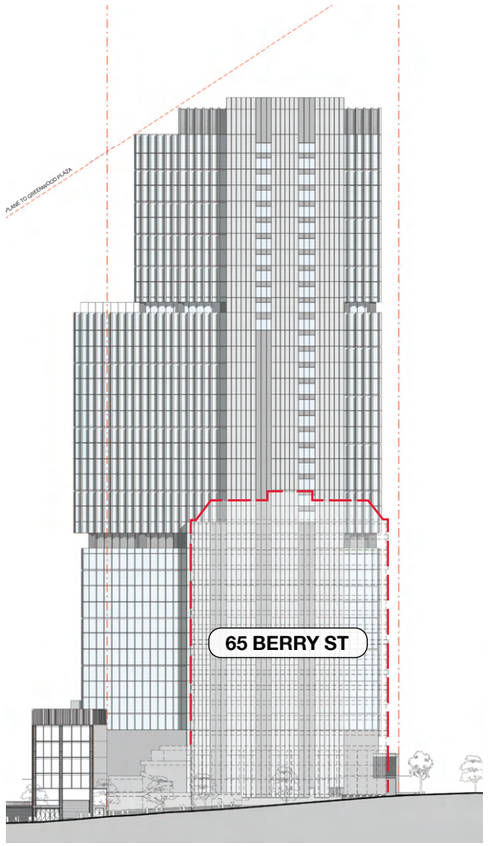
The core is honestly expressed as a neatly organised vertical transportation spine, with stairs and lifts efficiently packed within off white vertical strips, articulated with a band of lift lobbies. The office floorplate lobbies are ordered along the vertical transport spine that caps the tower.

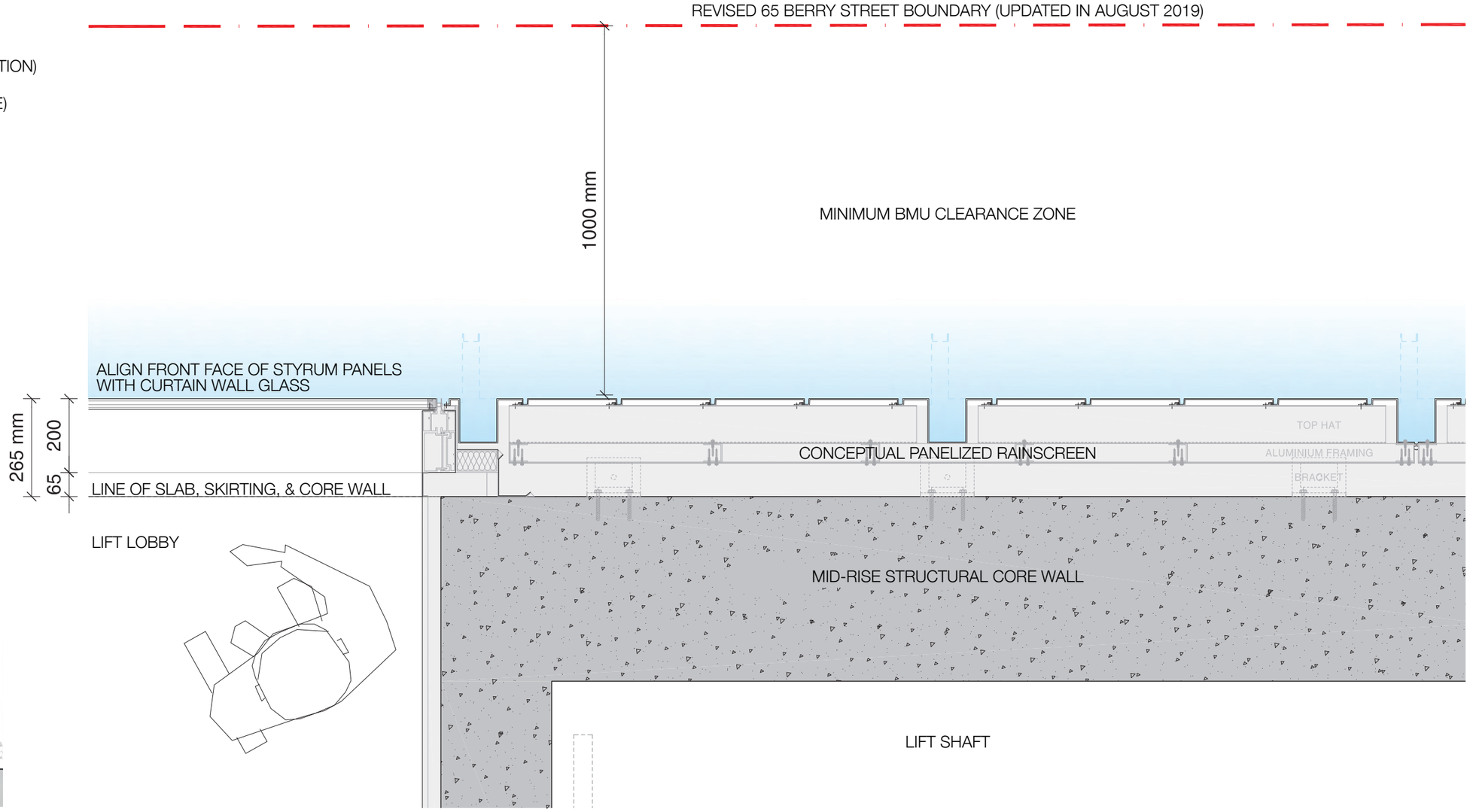
CORE FACADE
FTT-507 & FTT-508

CORE FACADE WITH REVEALS

STYRUM: 38 cm² PER LINEAR METRE
(12% LESS THAN MAY 2019 OPTION)

FACADE DEPTH: 265 mm
(INCREASED BMU CLEARANCE)



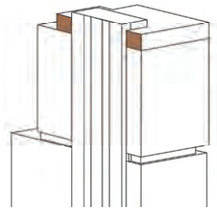


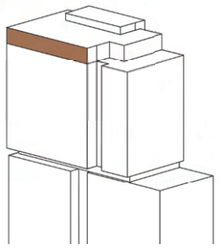
TYPICAL DETAILS:

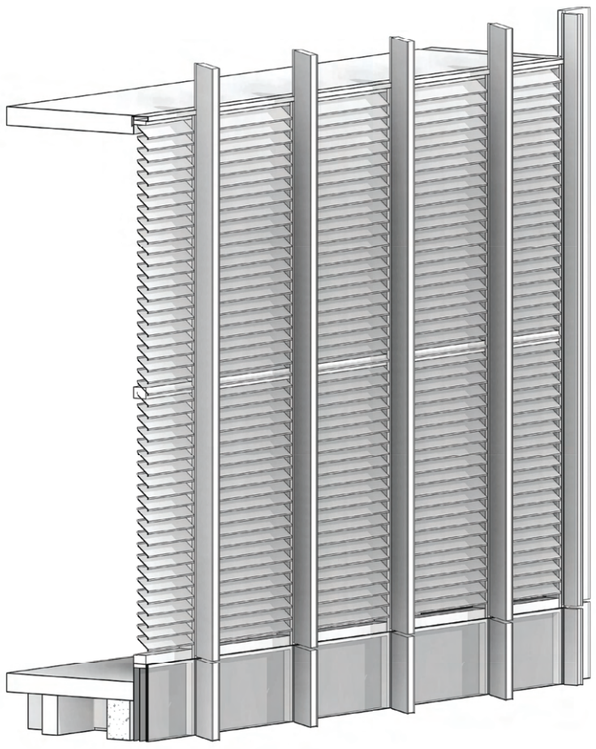
ROOF PLANT

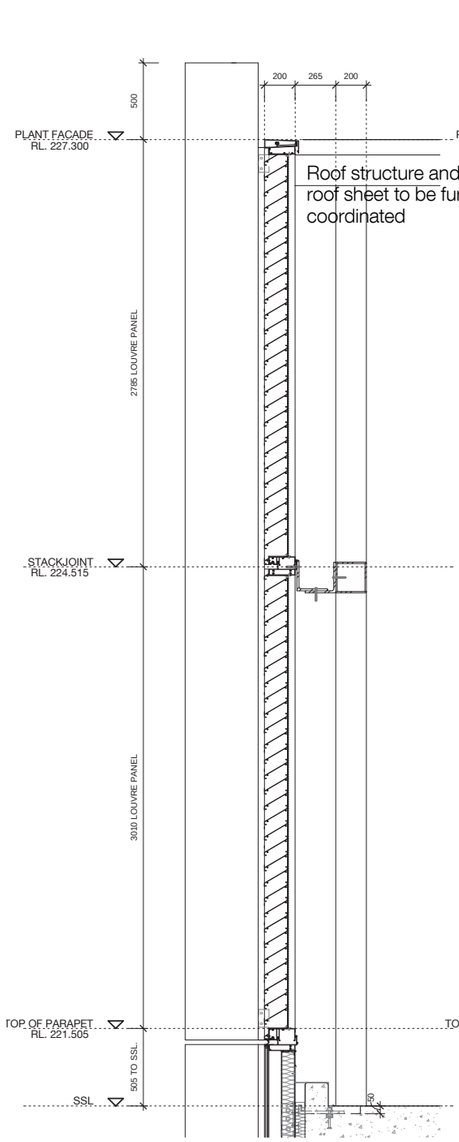
TYPICAL DETAILS
FTT-509

L40 ROOF PLANT ROOM: EAST AND WEST

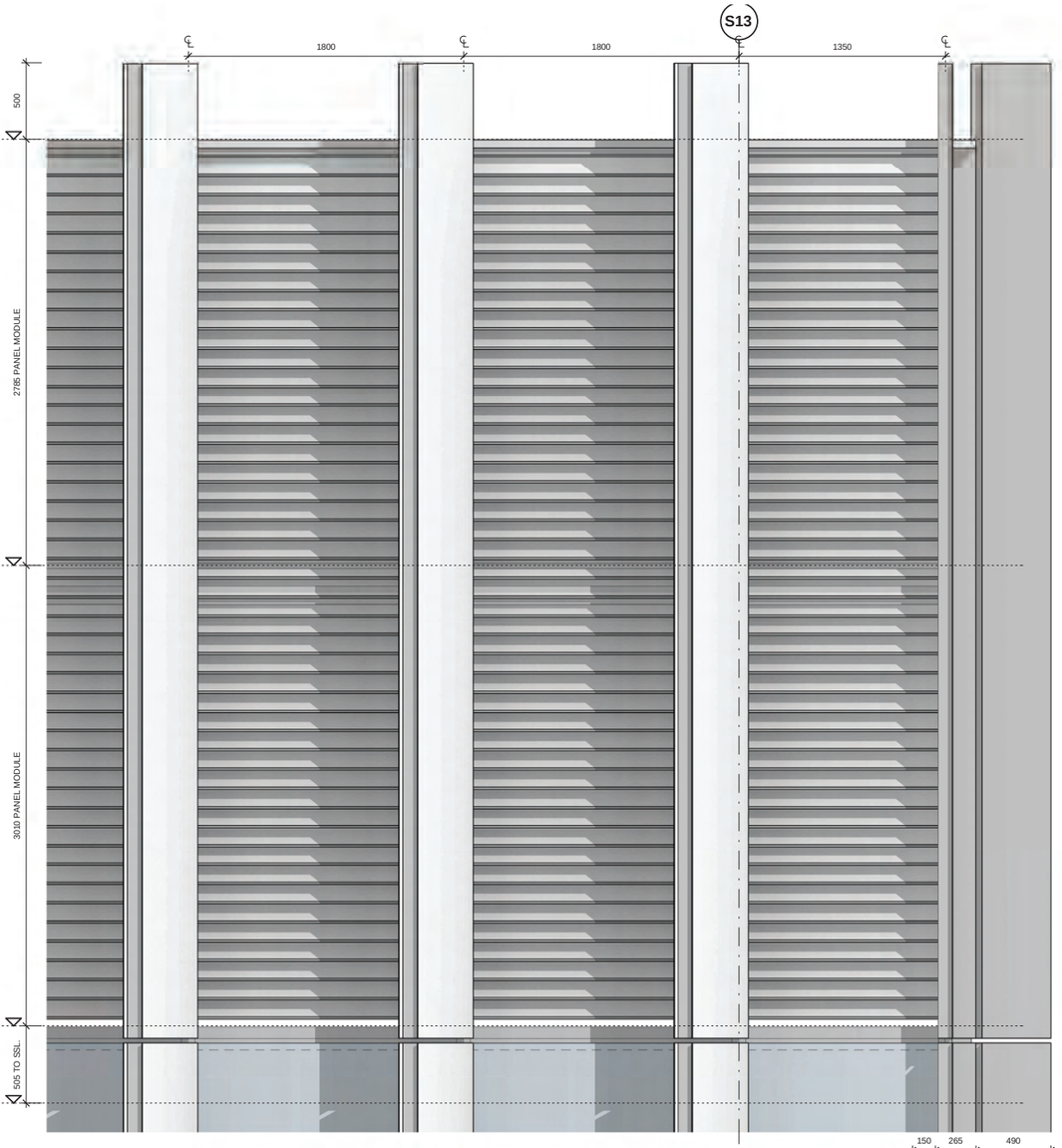




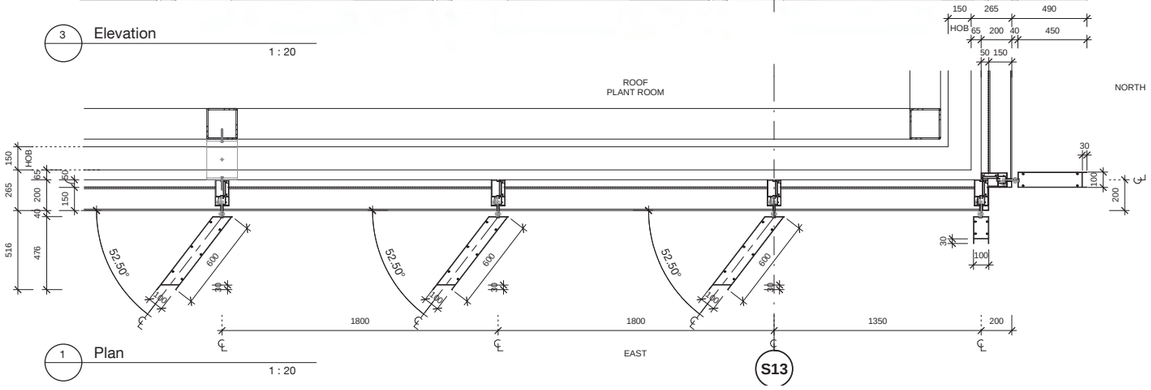




2 Section
1 : 20



3 Elevation
1 : 20



1 Plan
1 : 20

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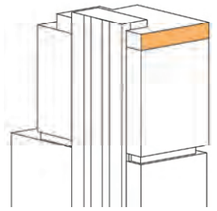
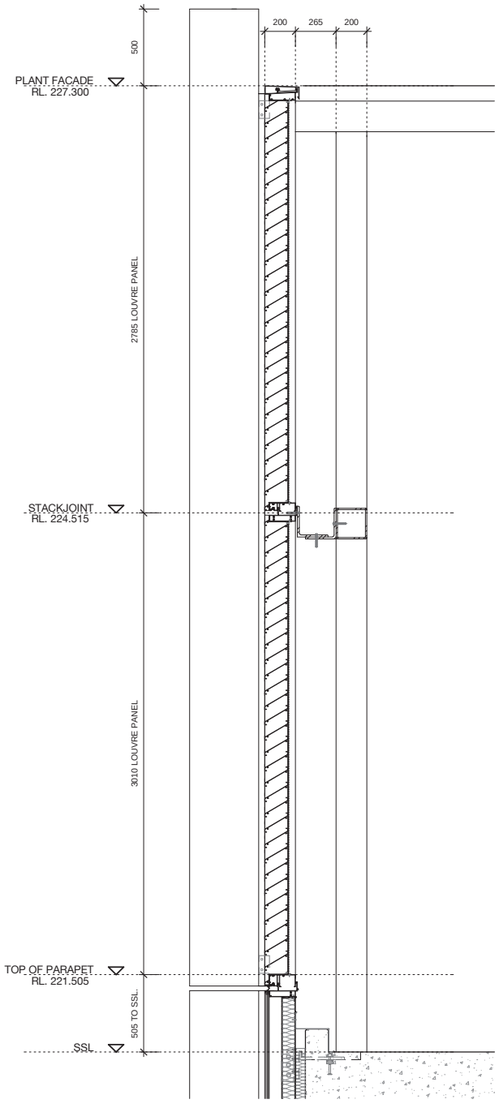
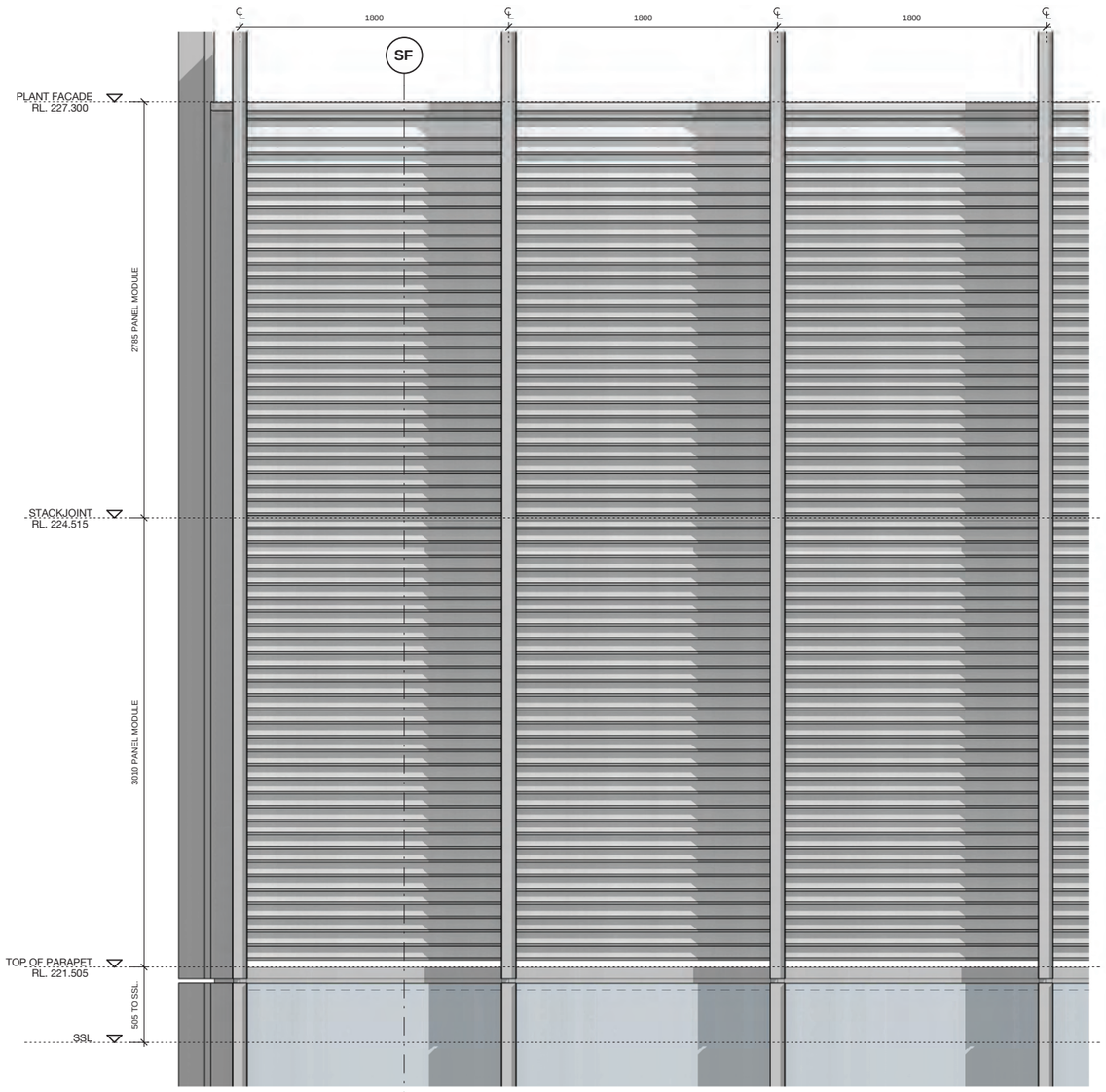
TYPICAL DETAILS
FTT-510

L40 ROOF PLANT ROOM: NORTH

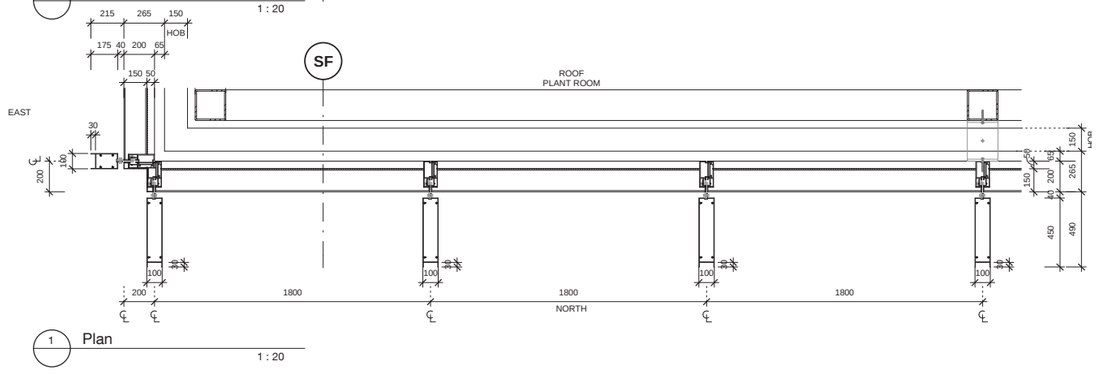




2 Section
1 : 20



3 Elevation
1 : 20

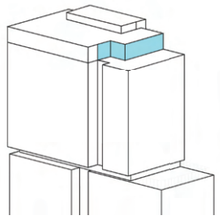


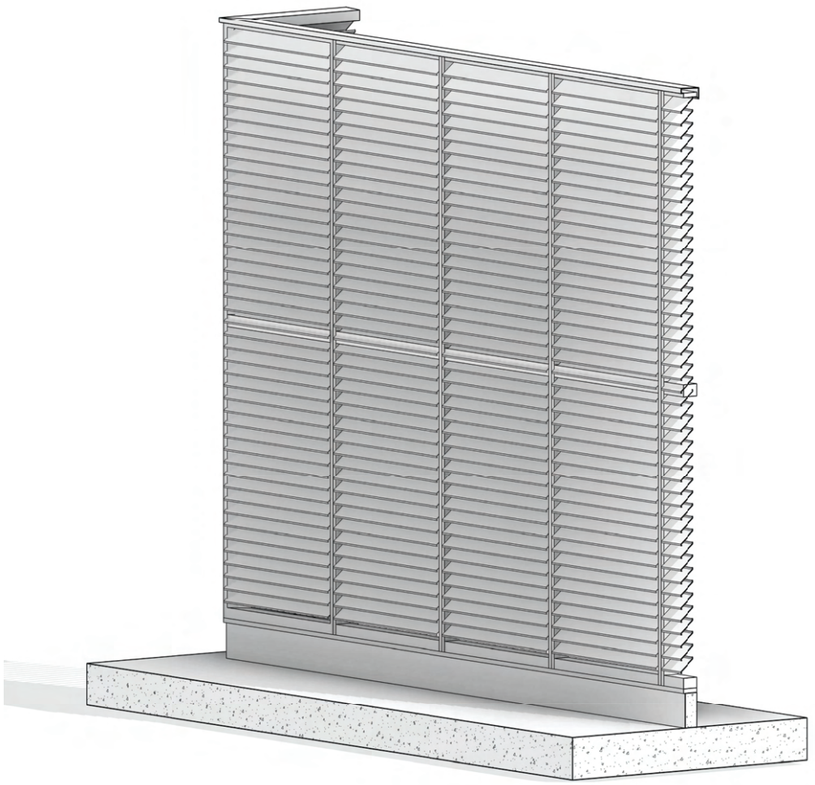
1 Plan
1 : 20

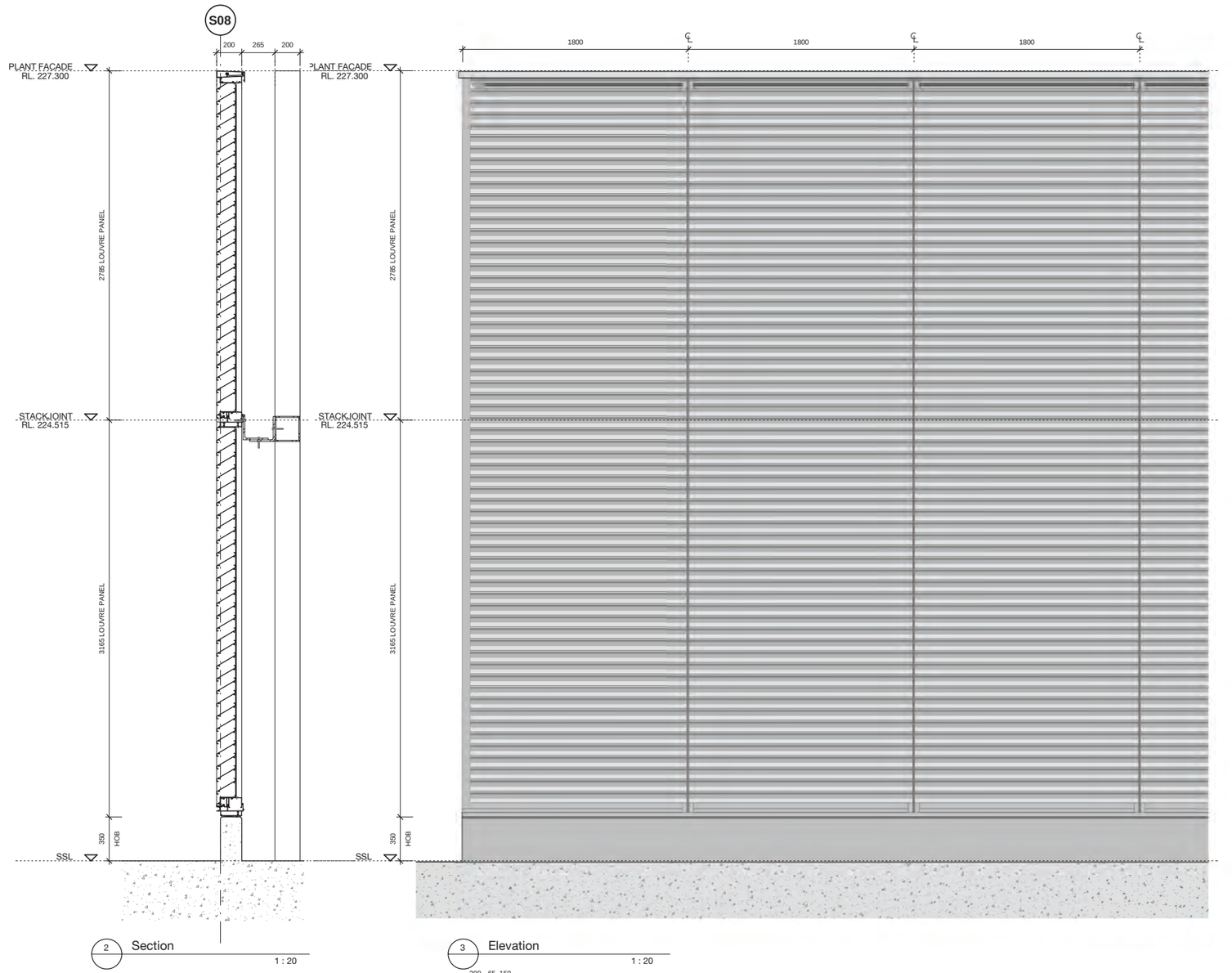
BATESSMART™

TYPICAL DETAILS
FTT-511

L40 ROOF PLANT ROOM: SOUTH







2 Section 1 : 20

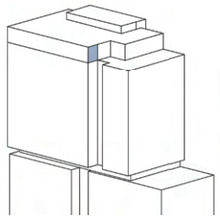
3 Elevation 1 : 20

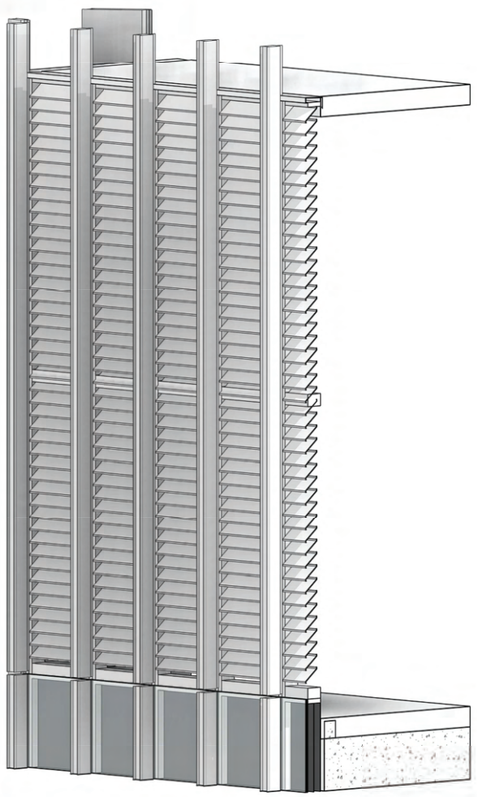
1 Plan 1 : 20

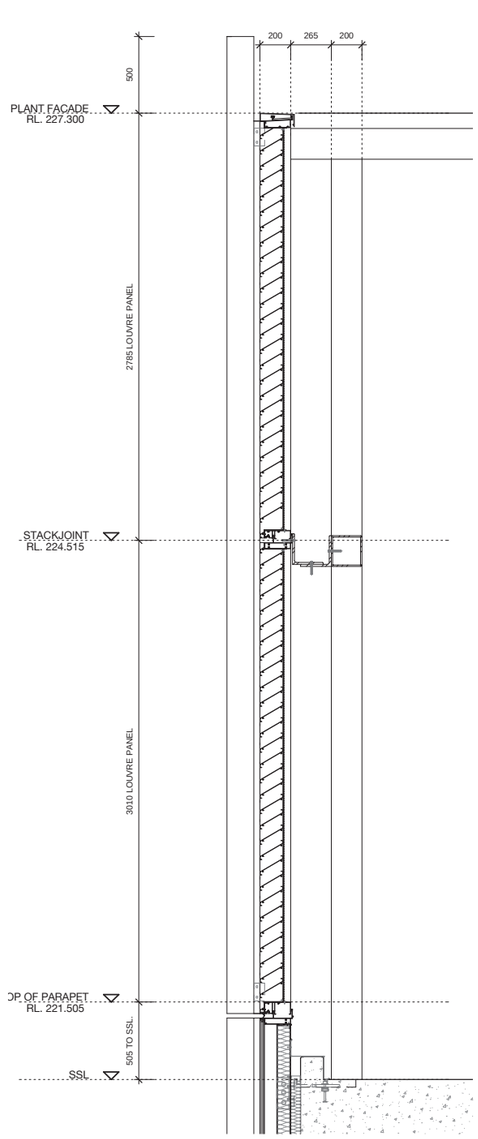
BATESSMART.

TYPICAL DETAILS
FTT-512

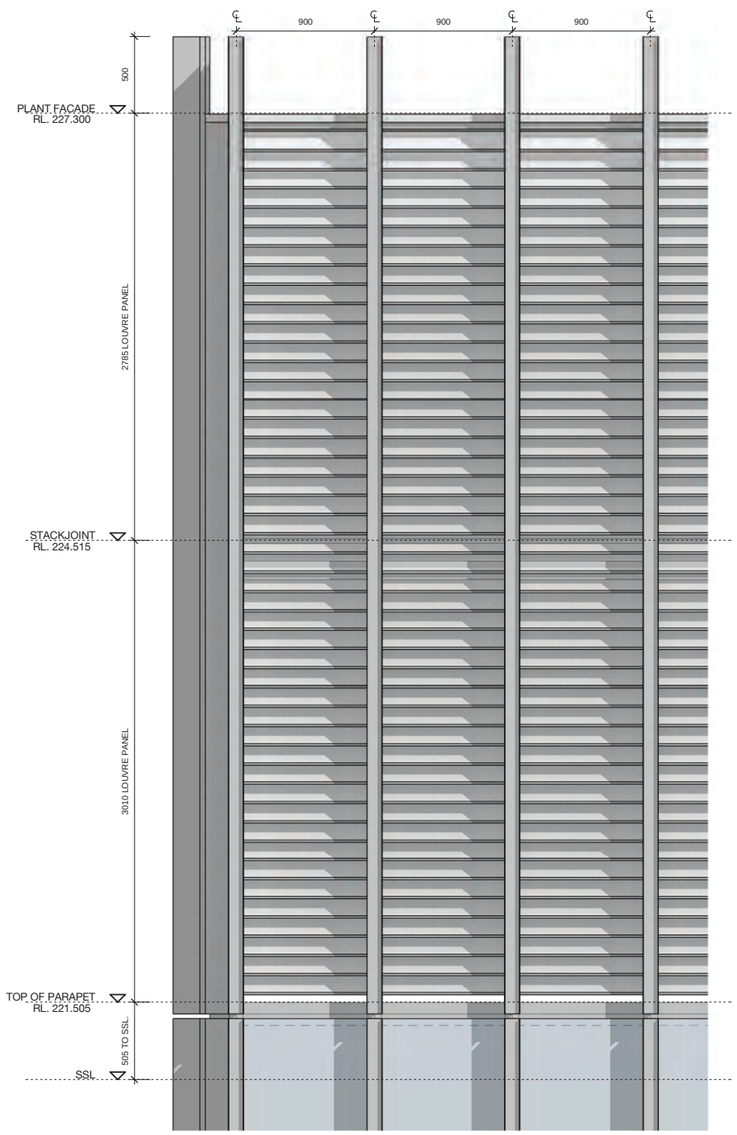
L40 ROOF PLANT ROOM: SLOT RETURN



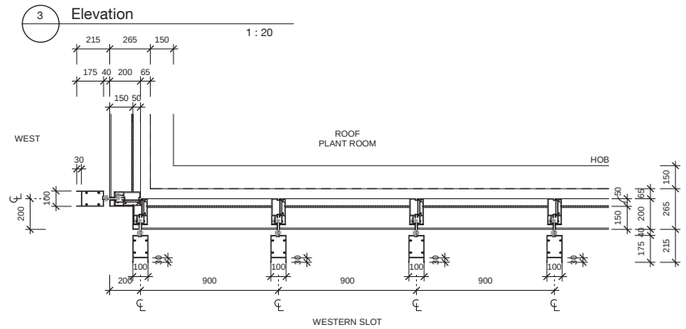




2 Plan
1 : 20



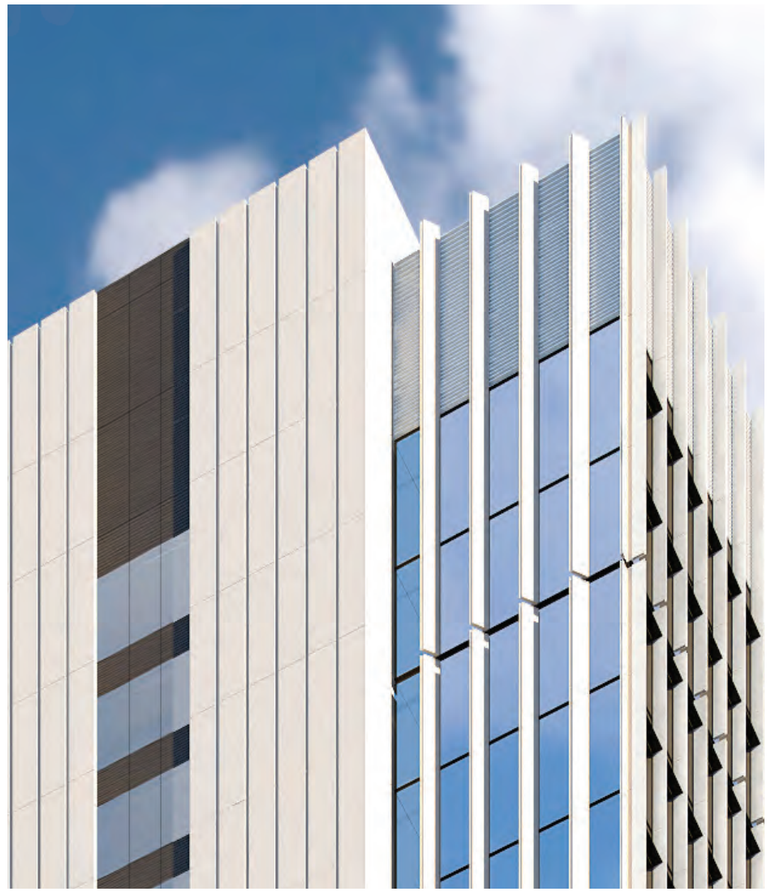
3 Elevation
1 : 20



1 Plan
1 : 20

BATESSMART.

ROOF PLANT
FTT-508 TO FTT-512

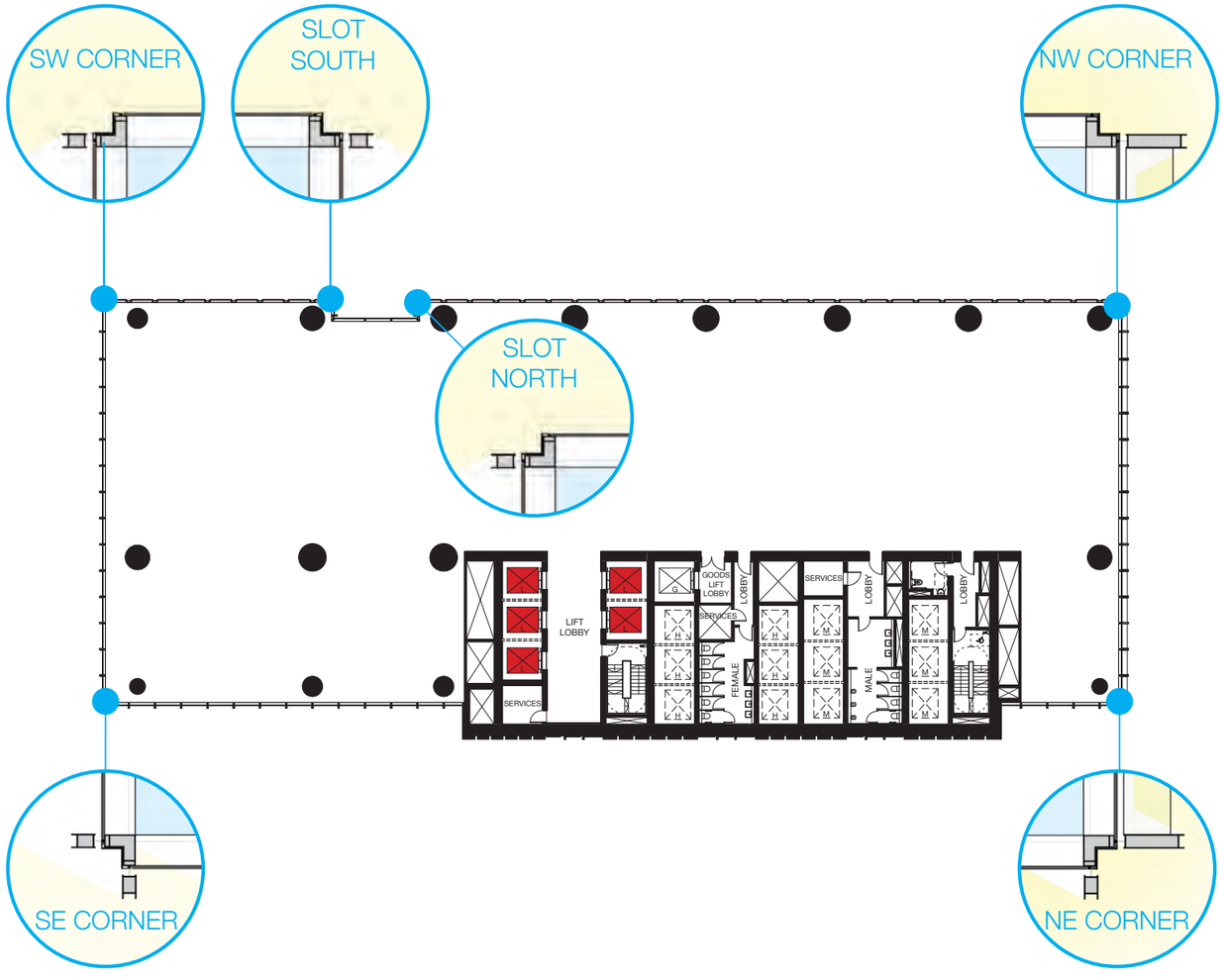

TOWER FACADE
CORNER DETAILS

CORNER DETAILS
KEY PLANS

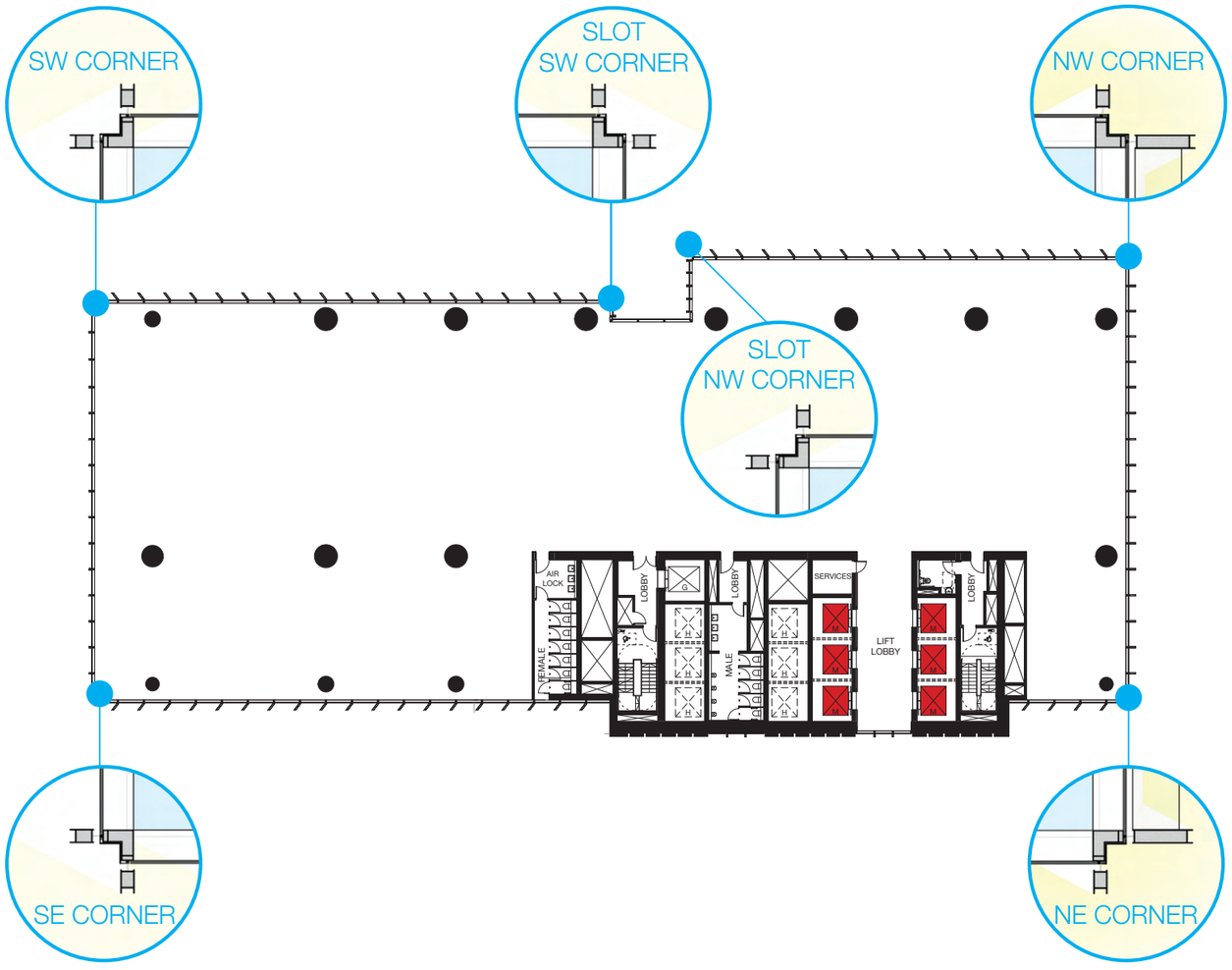
TOWER CORNERS

A negative, ‘Miesian’ joint creates a strong, defined corner that holds the volumes and elegantly captures the different facade types.

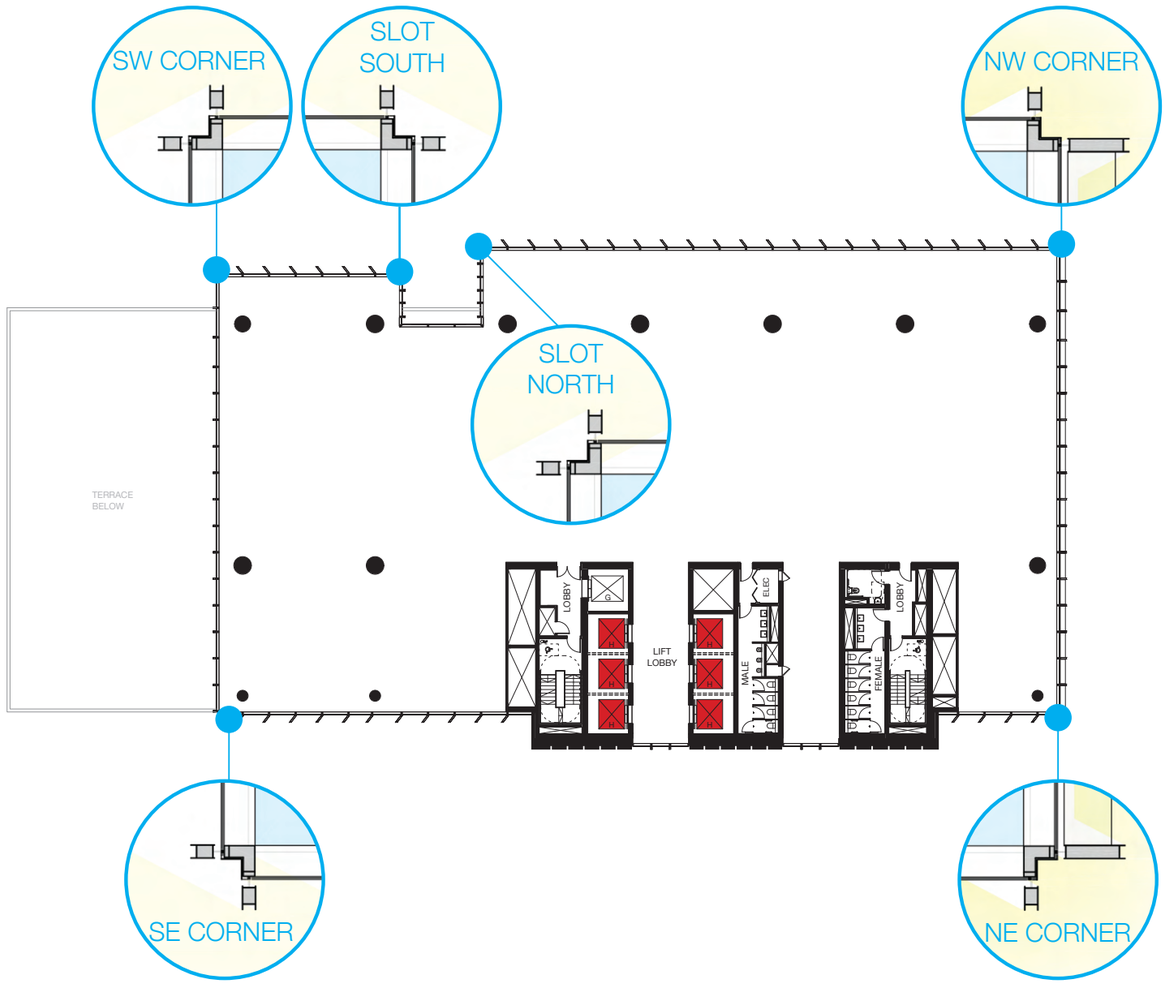
The use of a typical 175mm perpindicular fin on the Mid-Rise & High-Rise Western Elevation of the corners, in lieu of a typical 600mm angled fin, opens up the corner views internally.



LOW RISE

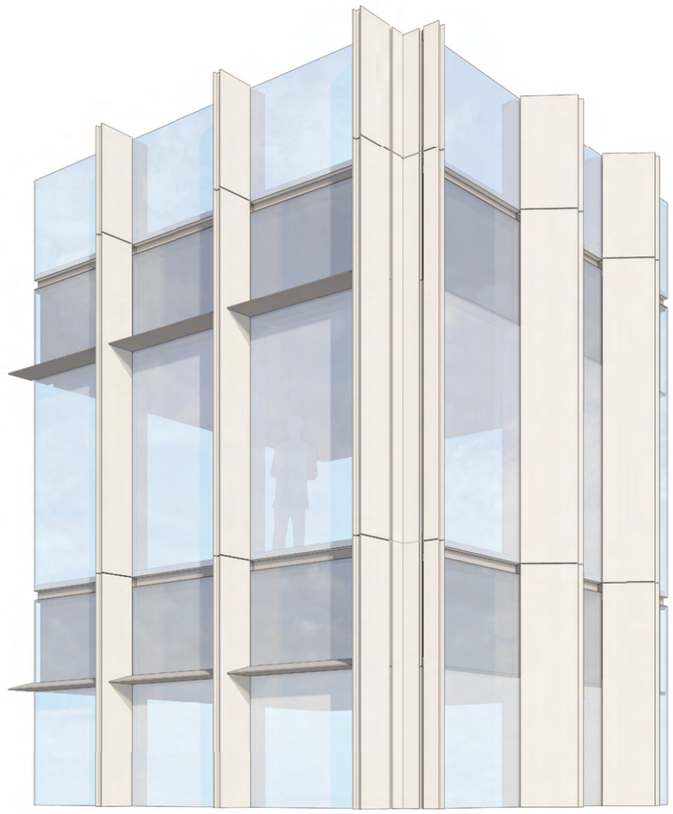


MID RISE



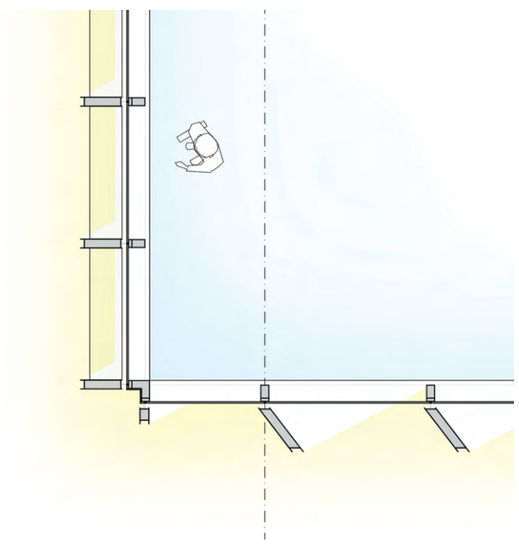
HIGH RISE

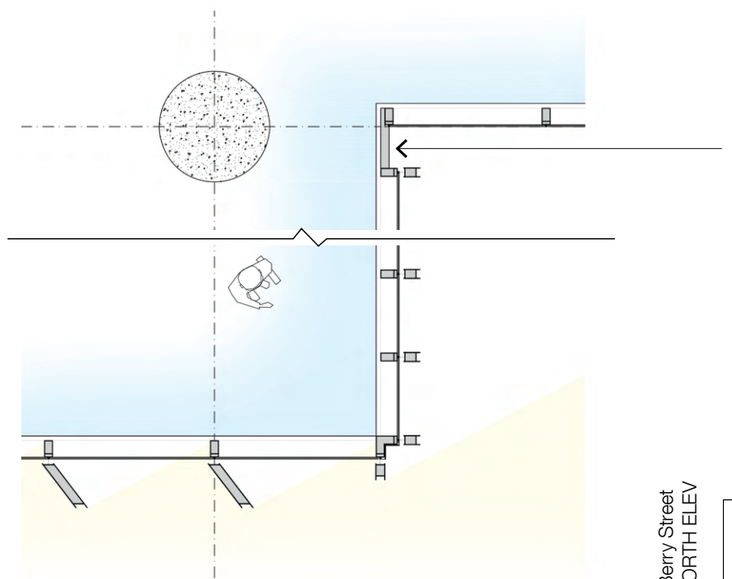
CORNER DETAILS
DESIGN INTENT



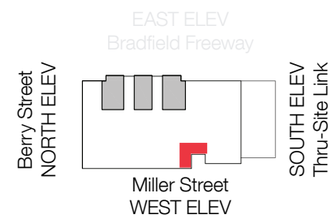
HIGH RISE AND MID-RISE NORTH WEST CORNER

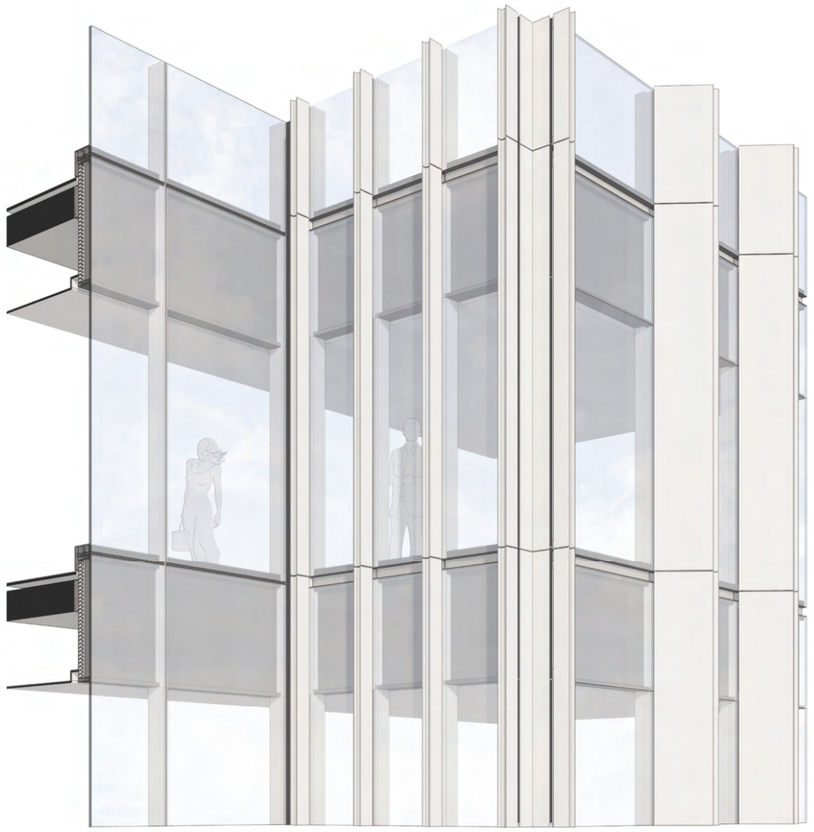
HIGH RISE AND MID-RISE NORTH WEST CORNER





Solid panel to create negative joint / reveal between
FTT - 501 (Side of Slot) &
FTT - 504 (Rear of Slot)

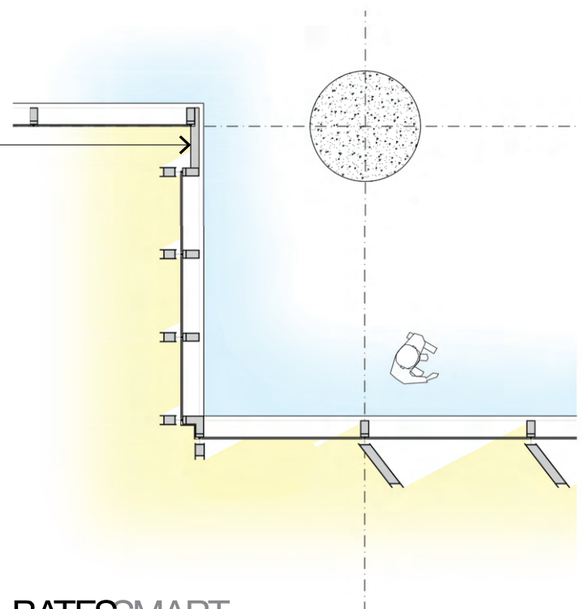


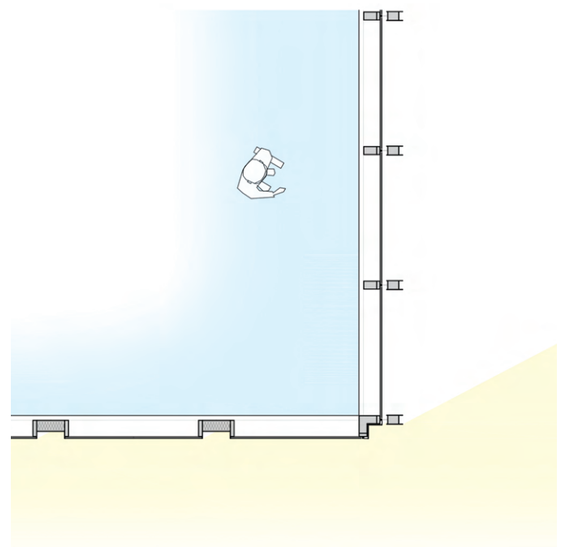


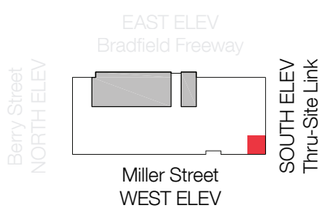
SOUTHERN ELEVATION OF HIGH-RISE SLOT

LOW-RISE SOUTH WEST CORNER

Solid panel to create negative joint / reveal between
FTT - 501 (Side of Slot) &
FTT - 504 (Rear of Slot)

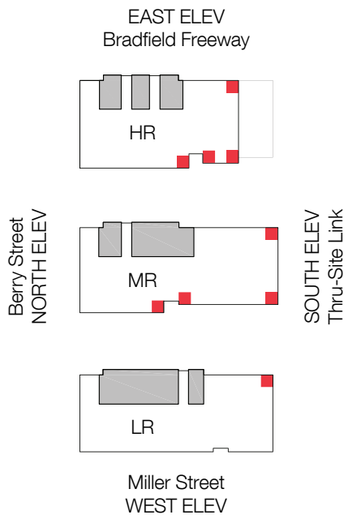


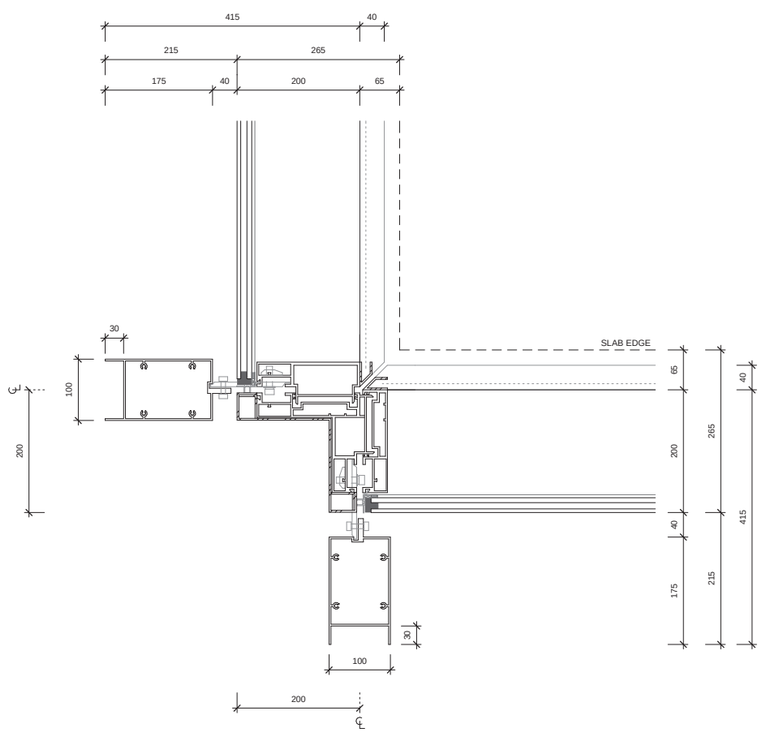




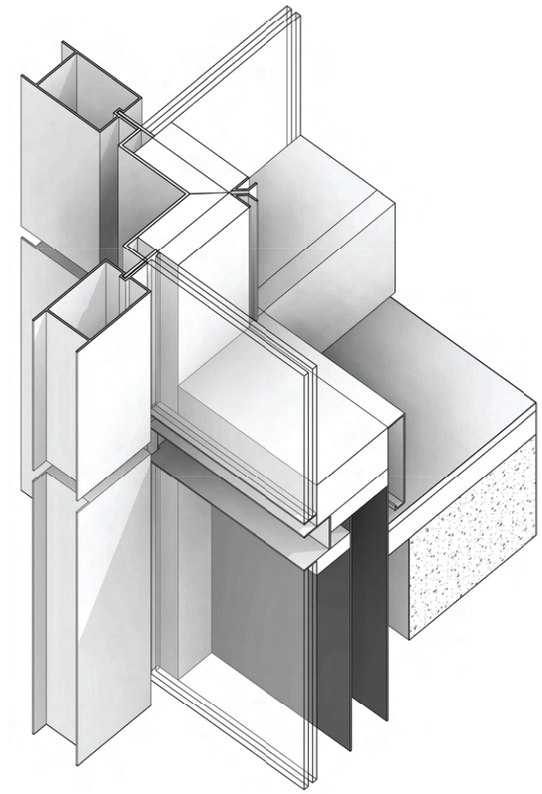
TYPICAL CORNER DETAILS

FTT-501
TO
FTT-501 / FTT-503



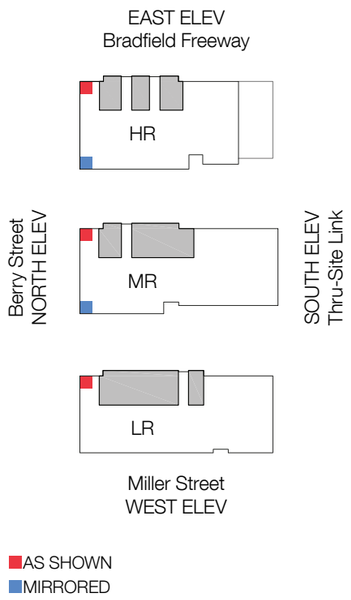


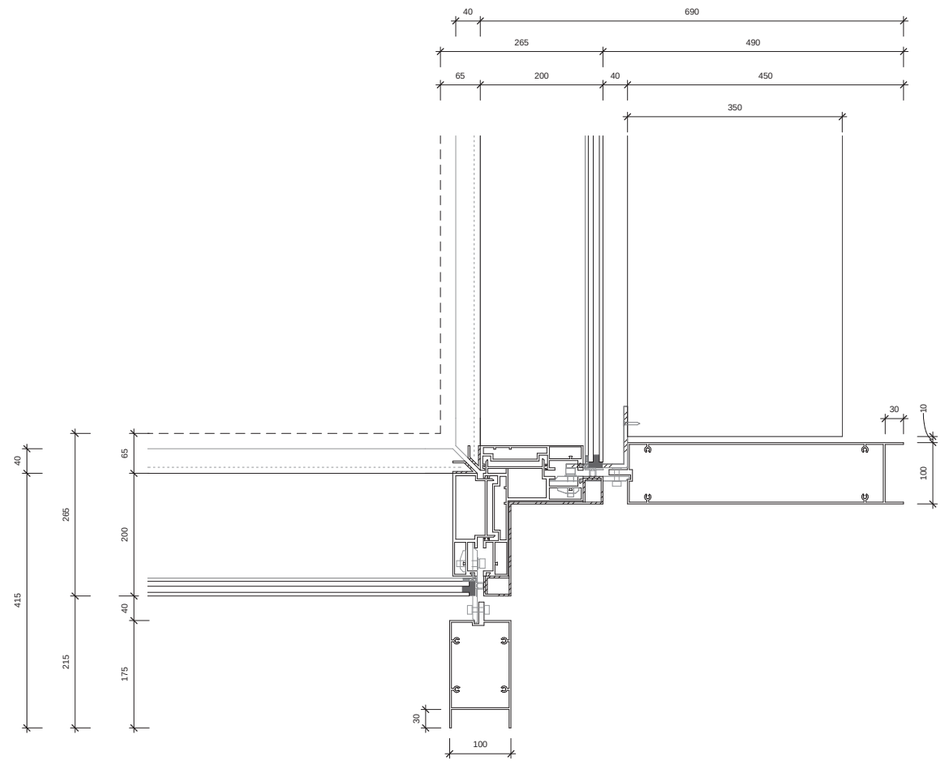
1 FTT-501/FTT-503 Typ. Corner Detail
Plan 1 : 5



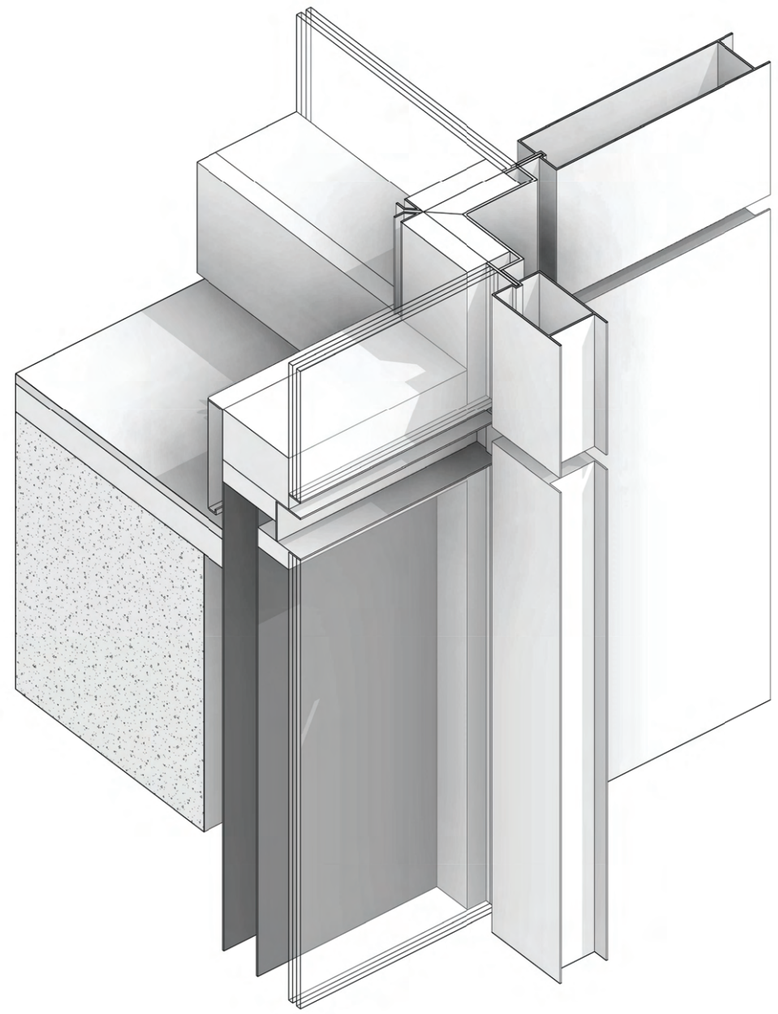
2 FTT-501/FTT-503 Typ. 3D Corner Detail

TYPICAL CORNER DETAILS
FTT-502
TO
FTT-501 / FTT-503





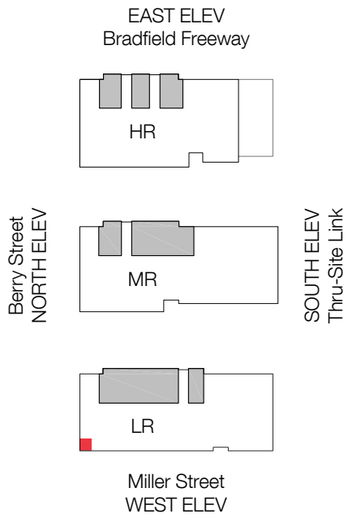
1 LOWRISE FTT-501/FTT-502/FTT-503 Typ. Corner Detail
1 : 5

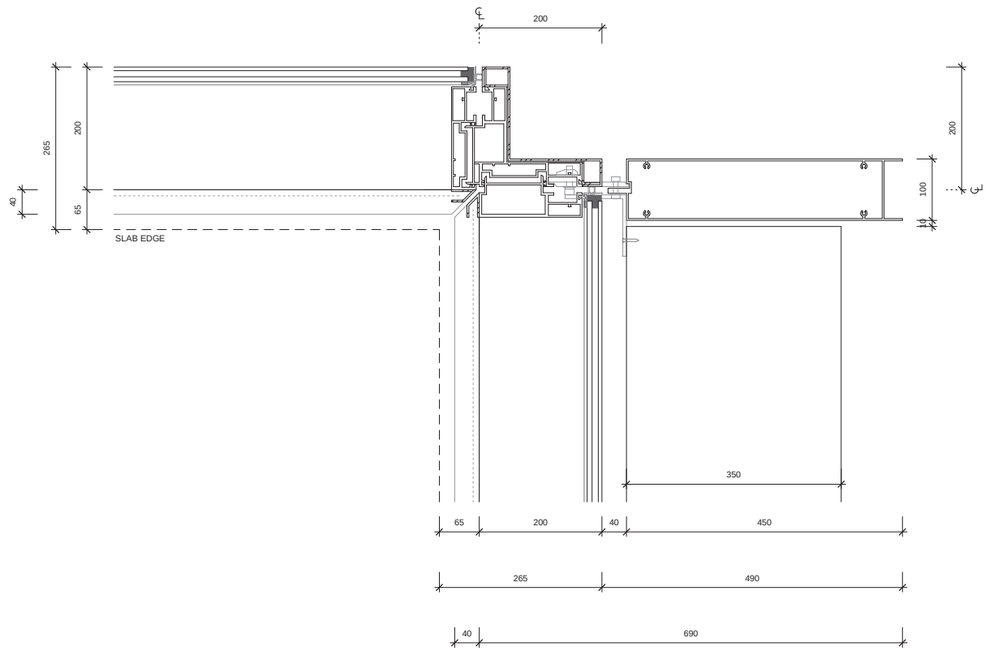


2 LOWRISE FTT-501/FTT-502/FTT-503 Typ. 3D Corner Detail

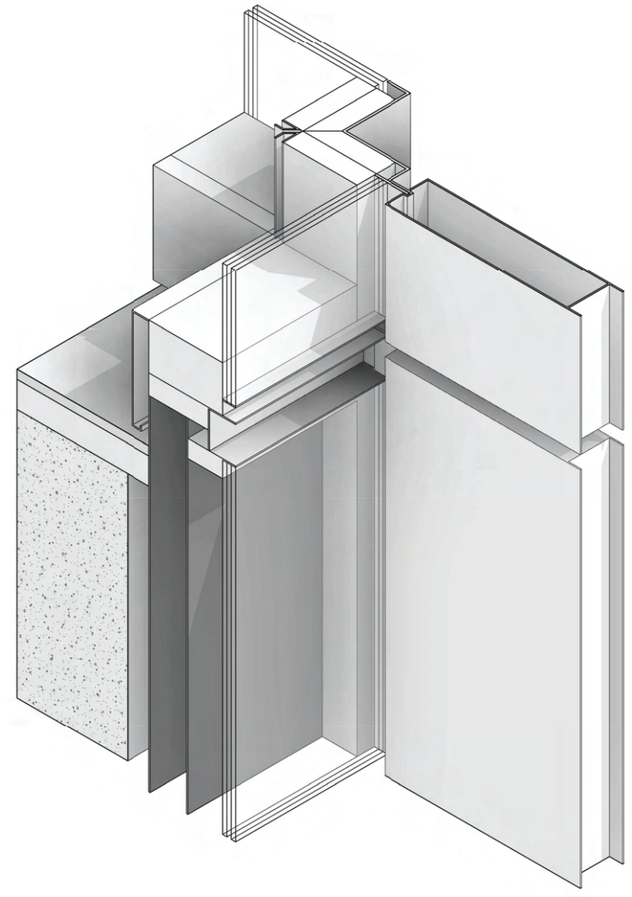
TYPICAL CORNER DETAILS

FTT-502
TO
FTT-505





1 LOWRISE FTT-502/FTT-505 Typ. Corner Detail
1 : 5



2 LOWRISE FTT-502/FTT-505 Typ. 3D Corner Detail


Goldworth
Panasonic
AMI
TAYLOR
UNISYS
SAP
ACU