



SSDA Mods

1.1 Facade Materiality












Modification 1 to SSDA

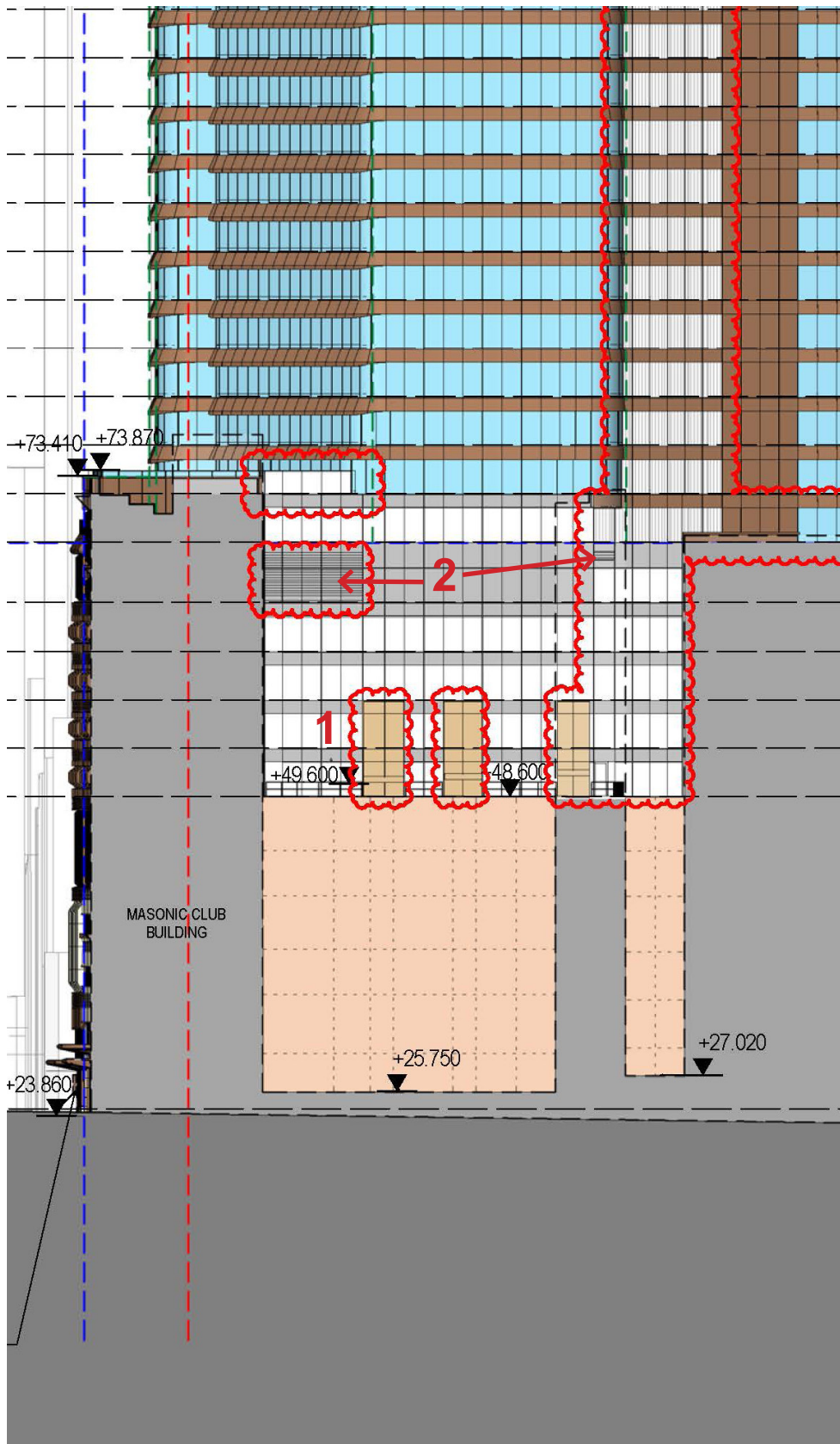
A number of minor amendments and clarifications are proposed to the materiality of the façades. The proposed amendments include clarification of the materials proposed due to inconsistency in the approved plans as well as minor material changes to improve constructability. The materials proposed ensure integration with the materials approved for the same façades within the 'Metro Station Box'.

Northern Facade

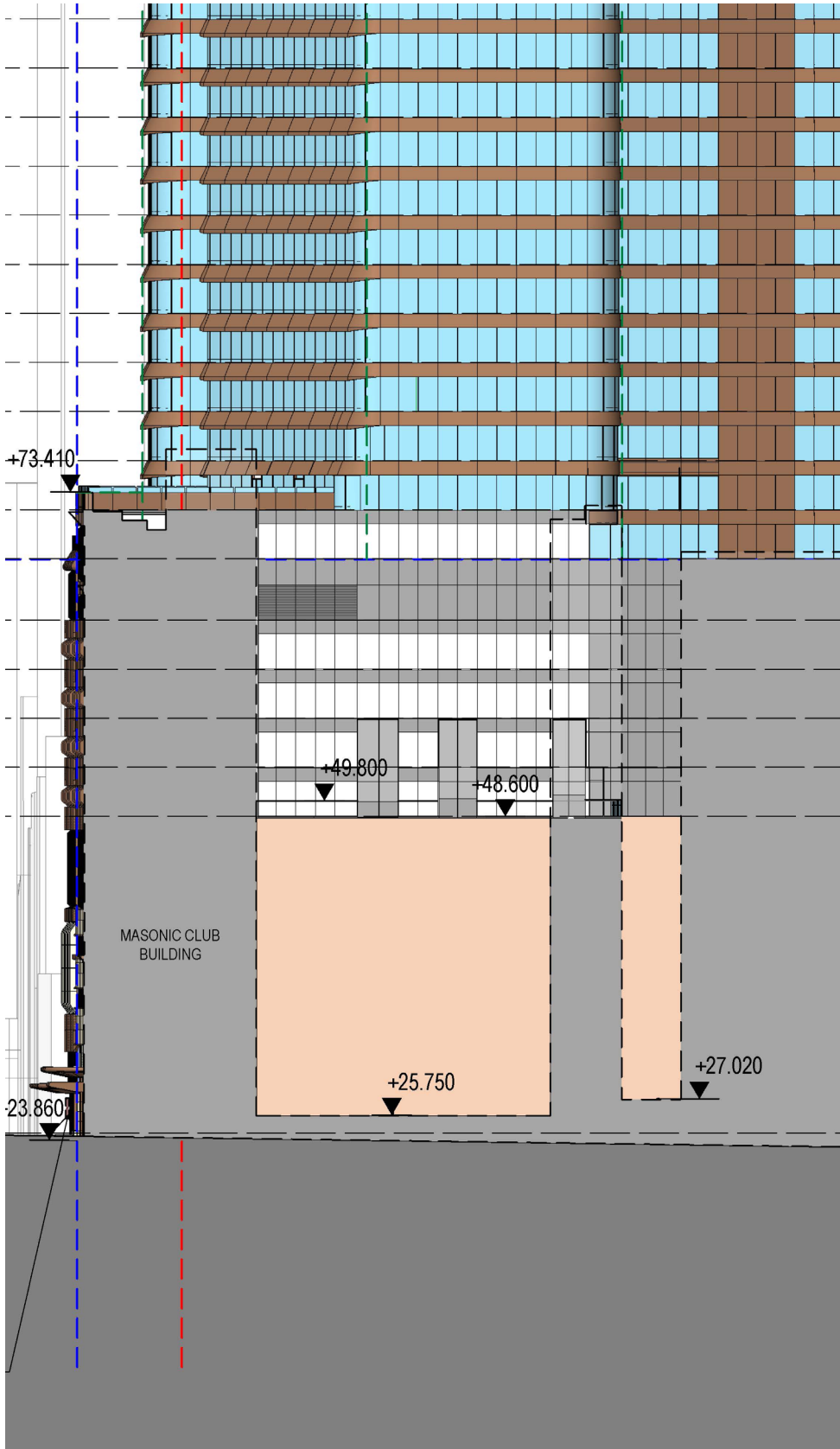
The northern façade of the podium abuts the Masonic Club Building and the National Building (Ashington Place) which both have lightwells adjacent to the shared boundary as illustrated. Maintaining light to these lightwells was a key driver in the chosen materiality for this façade

- 1. White spandrel glazing noted on the Northern Light well columns is clarified to be Metal Cladding as it has been incorrectly coloured on the SSDA documents.
- 2. Louvre extent updated to match mechanical intake / exhaust layout.
- 3. Fluted Glazing added to key plan

KEY	
	GLASS CURTAIN WALL
	BACKPAINTED CLADDING
	METAL CLADDING
	STONE CLADDING
	CONCRETE
	LOUVRE
	TRANSLUCENT CURTAIN WALL
	WHITE SPANDREL GLAZING
	FLUTED GLAZING
	PAINTED RENDER
	SIGNAGE



Proposed Northern Façade [SMCSWSPS-FOS-OSN-AT-DWG-960004 Rev E]



Approved Northern Façade [SMCSWSPS-FOS-OSN-AT-DWG-960004 Rev D]

1.1 Facade Materiality

Modification 1 to SSDA

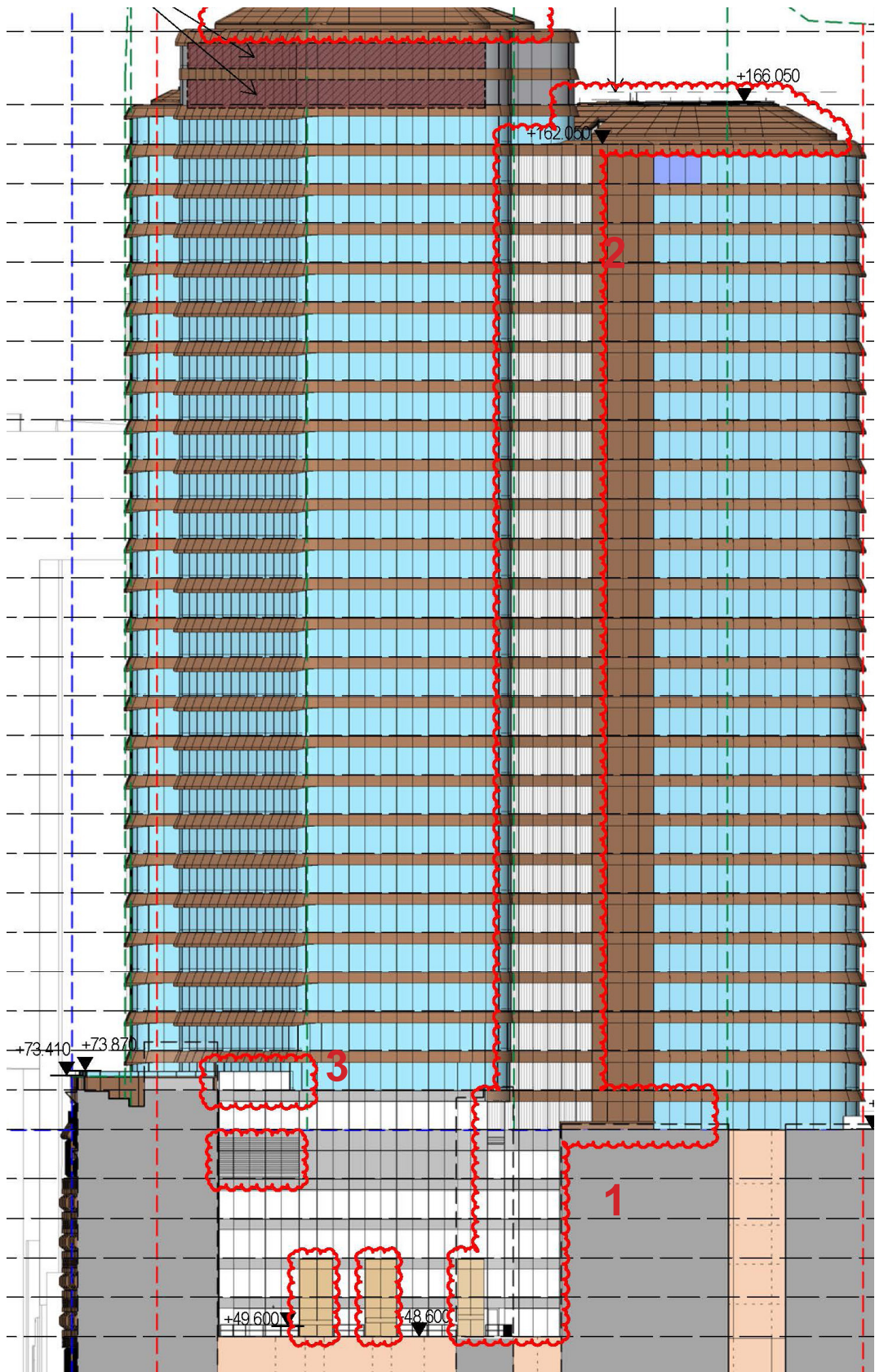
A number of minor amendments and clarifications are proposed to the materiality of the façades. The proposed amendments include clarification of the materials proposed due to inconsistency in the approved plans as well as minor material changes to improve constructability. The materials proposed ensure integration with the materials approved for the same façades within the 'Metro Station Box'.

Northern Facade

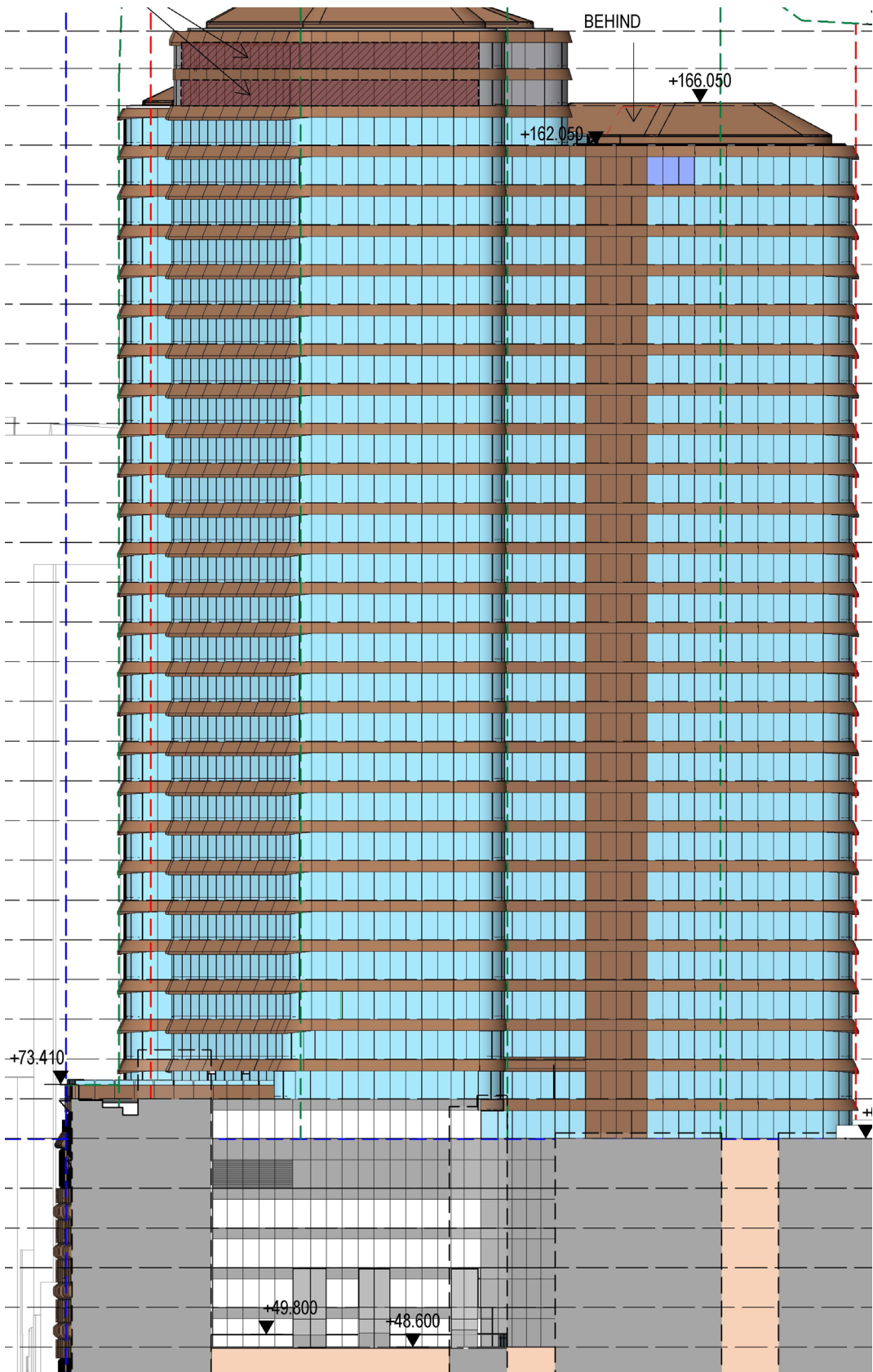
- 1. White spandrel glazing on the northern facade is modified to be translucent curtain wall on North facing adjoining neighbours.
- 2. The approved plans show a glass curtain wall adjacent to the amenities and this has been corrected to a fluted glass. This will have the same neutral colour and appearance as originally intended.
- 3. Balustrade has been updated to reflect a continuation of the translucent glazing below.

KEY

	GLASS CURTAIN WALL
	BACKPAINTED CLADDING
	METAL CLADDING
	STONE CLADDING
	CONCRETE
	LOUVRE
	TRANSLUCENT CURTAIN WALL
	WHITE SPANDREL GLAZING
	FLUTED GLAZING
	PAINTED RENDER
	SIGNAGE



Proposed Northern Façade [SMCSWSPS-FOS-OSN-AT-DWG-960004 Rev E]



Approved Northern Façade [SMCSWSPS-FOS-OSN-AT-DWG-960004 Rev D]

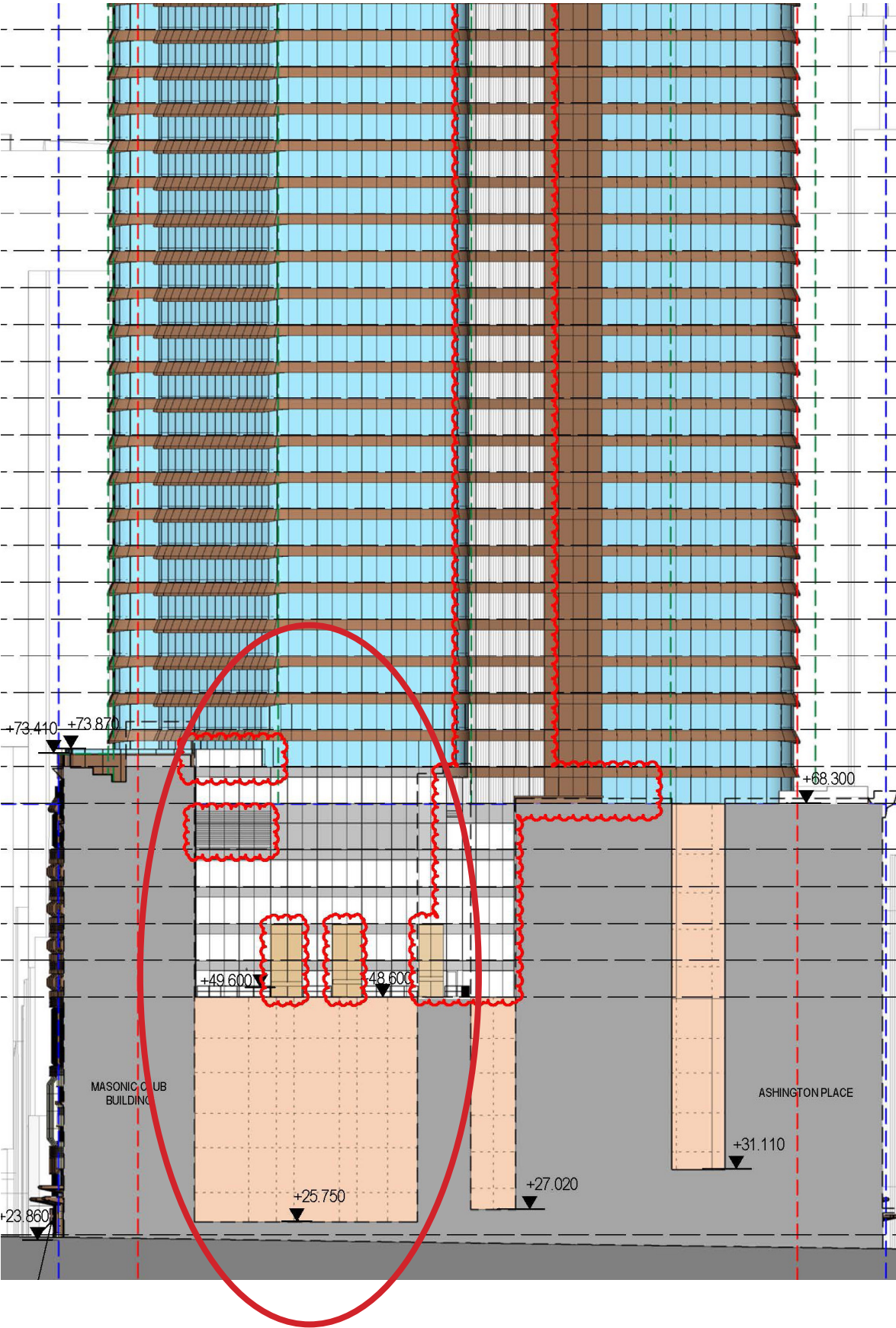
1.1 Facade Materiality

Modification 1 to SSDA

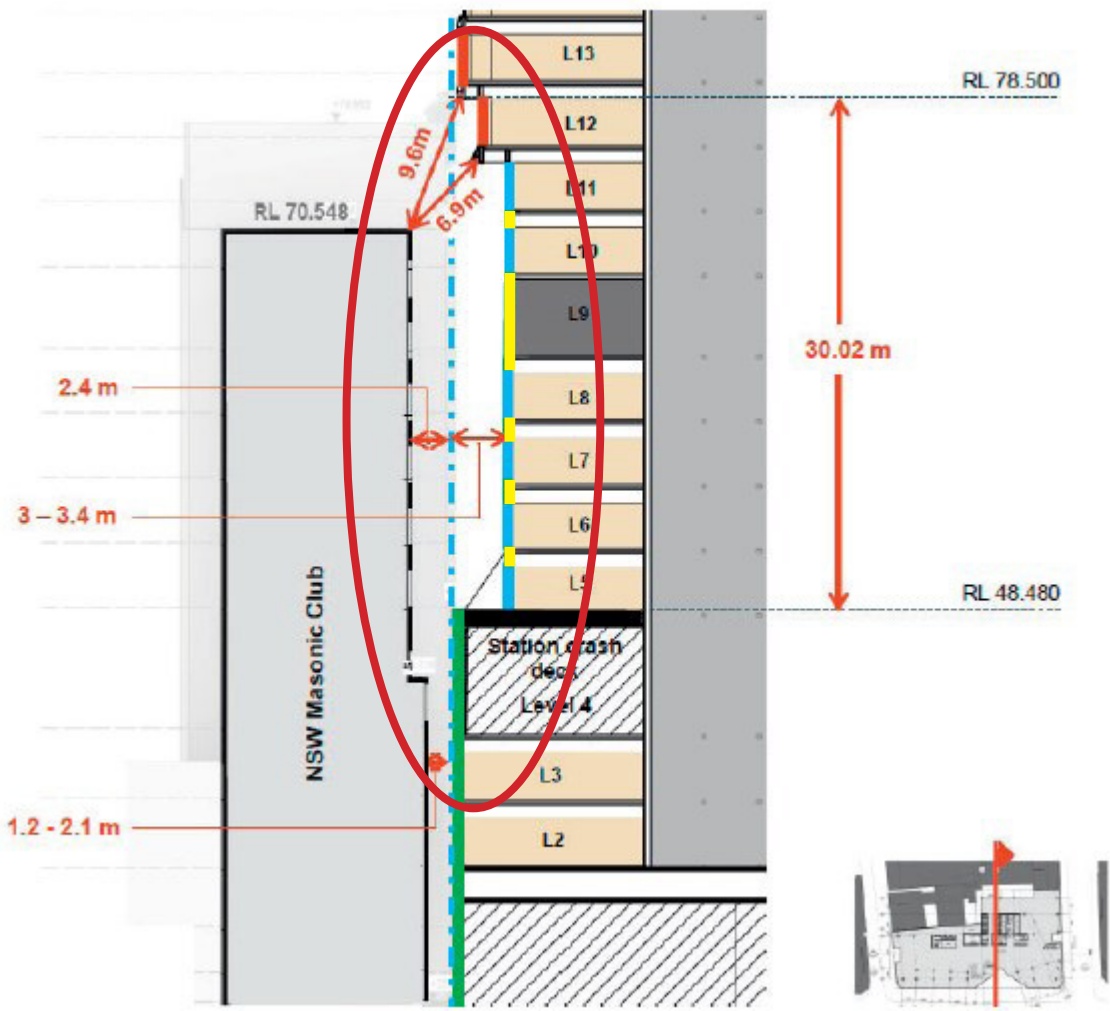
A number of minor amendments and clarifications are proposed to the materiality of the façades. The proposed amendments include clarification of the materials proposed due to inconsistency in the approved plans as well as minor material changes to improve constructability. The materials proposed ensure integration with the materials approved for the same façades within the 'Metro Station Box'.

Impacts/ Non-Impacts to adjoining Light Well

The modifications proposed to the adjoining light well is consistent with the intent of the original SSDA Proposal, as the form will be the same there will be no impacts on the original SSDA amenity proposed. The adoption of translucent glass where the office amenities and adjoining office facades are located is an enhancement to the privacy of the development occupants and the neighbouring occupants.



- KEY**
- Solid reflective wall (light coloured)
 - Translucent reflective glass (curtain wall)
 - Clear glass facade (curtain wall tower)
 - White spandrel glazing (curtain wall)

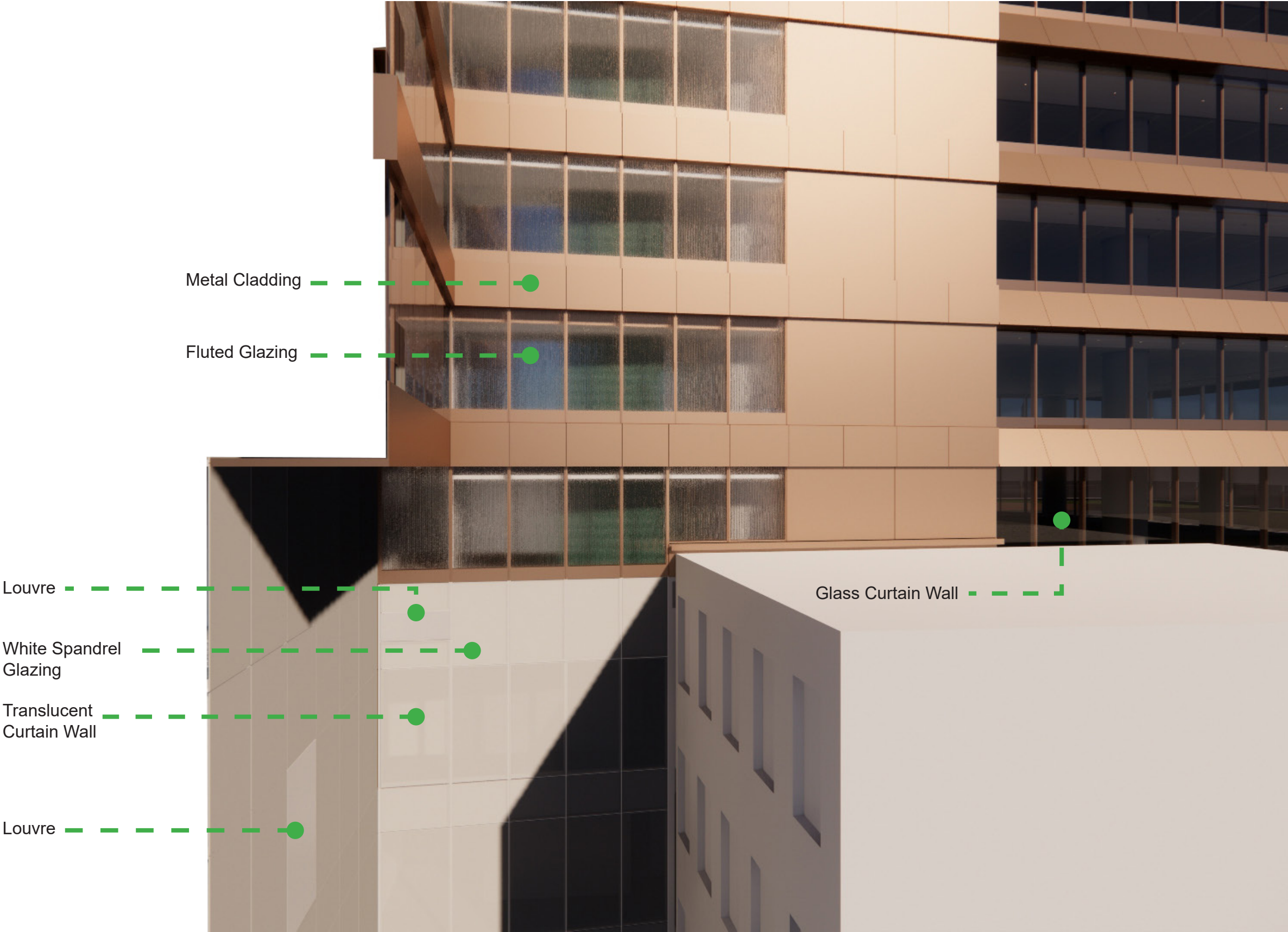


1.1 Facade Materiality

Modification 1 to SSDA

A number of minor amendments and clarifications are proposed to the materiality of the façades. The proposed amendments include clarification of the materials proposed due to inconsistency in the approved plans as well as minor material changes to improve constructability. The materials proposed ensure integration with the materials approved for the same façades within the 'Metro Station Box'.

Northern Facade



Proposed Modification: North Elevation

1.1 Column and Spandrel Cladding

Modification 1 to SSDA

A number of minor amendments and clarifications are proposed to the materiality of the façades. The proposed amendments include clarification of the materials proposed due to inconsistency in the approved plans as well as minor material changes to improve constructability. The materials proposed ensure integration with the materials approved for the same façades within the 'Metro Station Box'.

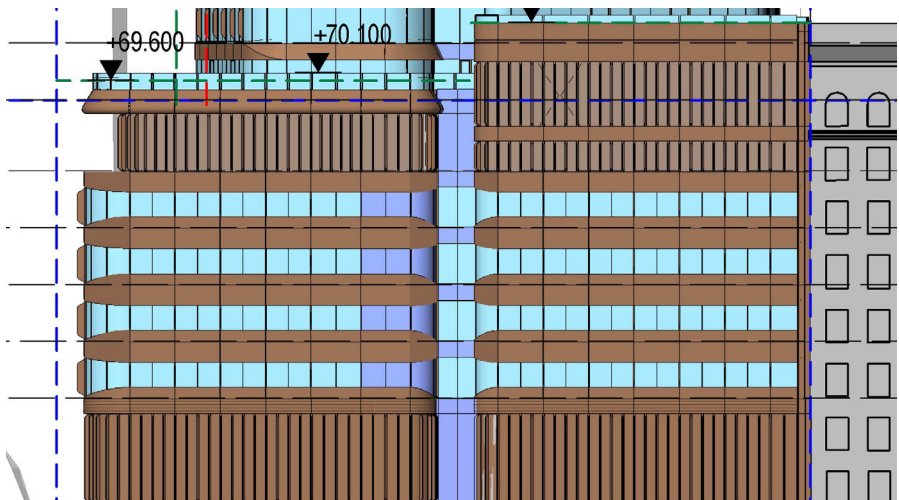
Western and Eastern Facades

A correction has been made to the podium facade (level 5 through to level 9) on the eastern and western elevations to accurately show the corrugation detailing. This change is a graphical fix as illustrated.

- 1. Correction to Eastern Podium Façades.
- 2. Correction to Western Podium Façade.

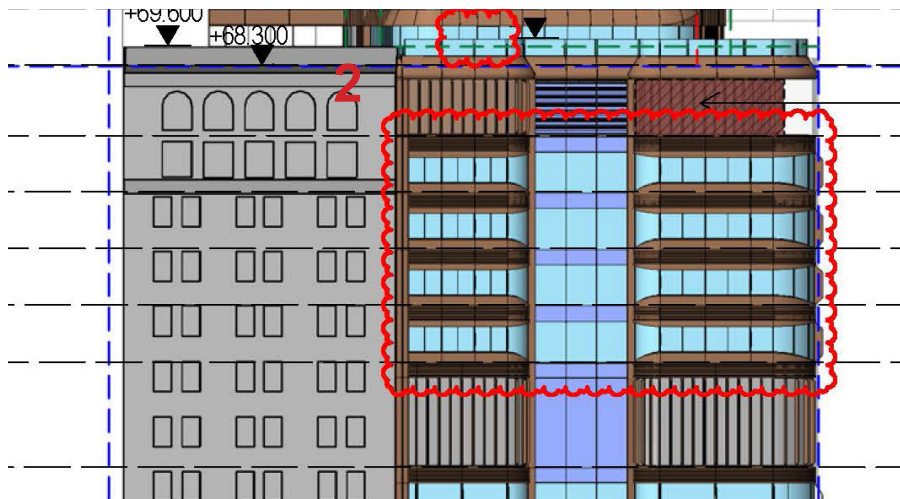


Proposed East Elevation [SMCSWSPS-FOS-OSN-AT-DWG-960003 Rev E]

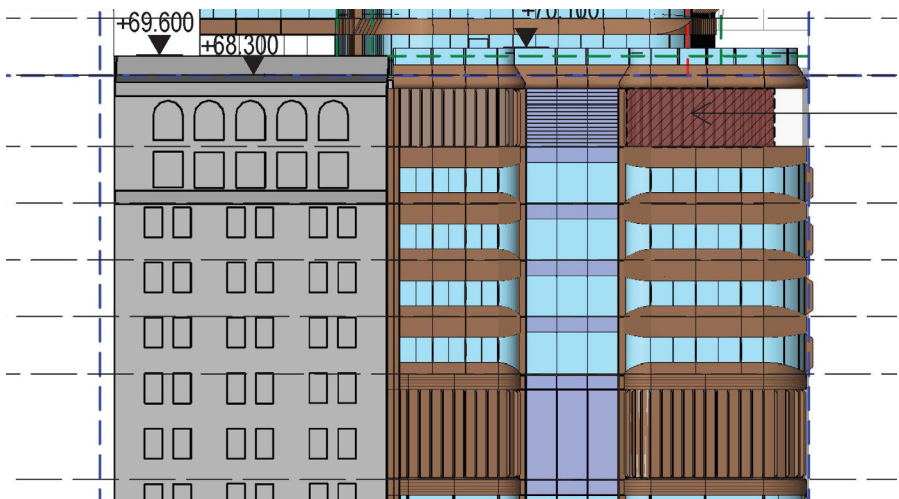


Approved East Elevation [SMCSWSPS-FOS-OSN-AT-DWG-960003 Rev D]

KEY	
	GLASS CURTAIN WALL
	BACKPAINTED CLADDING
	METAL CLADDING
	STONE CLADDING
	CONCRETE
	LOUVRE
	TRANSLUCENT CURTAIN WALL
	WHITE SPANDREL GLAZING
	FLUTED GLAZING
	PAINTED RENDER
	SIGNAGE



Proposed West Elevation [SMCSWSPS-FOS-OSN-AT-DWG-960001 Rev E]



Approved West Elevation [SMCSWSPS-FOS-OSN-AT-DWG-960001 Rev D]

1.1 Column and Spandrel Cladding

Modification 1 to SSDA

A number of minor amendments and clarifications are proposed to the materiality of the façades. The proposed amendments include clarification of the materials proposed due to inconsistency in the approved plans as well as minor material changes to improve constructability. The materials proposed ensure integration with the materials approved for the same façades within the 'Metro Station Box'.

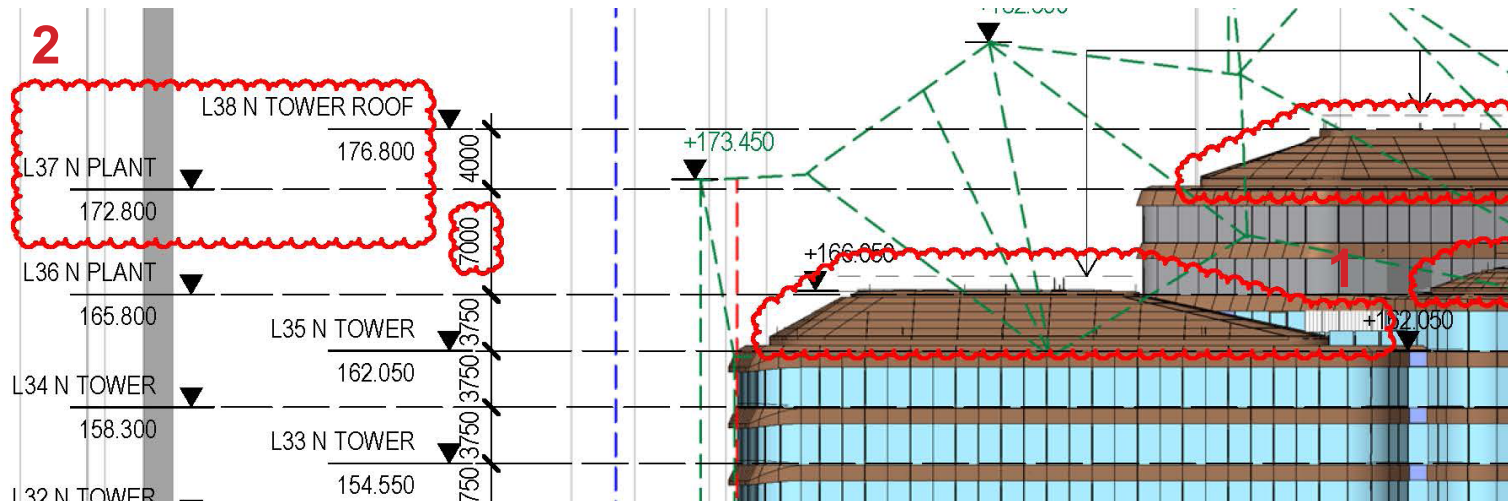
Southern Facade

1. A correction has been made to the south western roof facade (level 35) show the fluted glazing for the toilet amenities. This change is a graphical fix as illustrated.

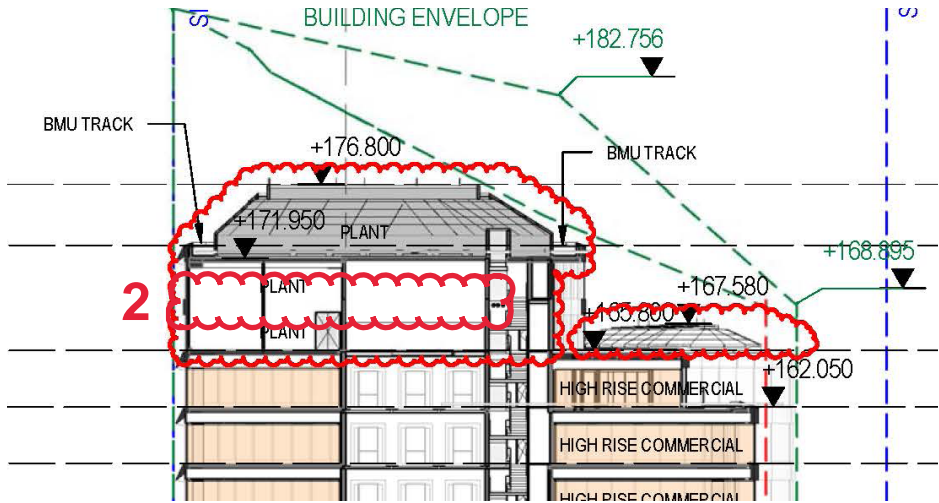
2. Roof Project Levels have been updated.

Previous Level 37 has been removed as there are no plant rooms on this level. The slab shown on this level is not needed and is now a void, however the height has been maintained.

Previous level 38 is now named level 37. Previous level 39 is now named level 38. This in no way effects the form of the roof.

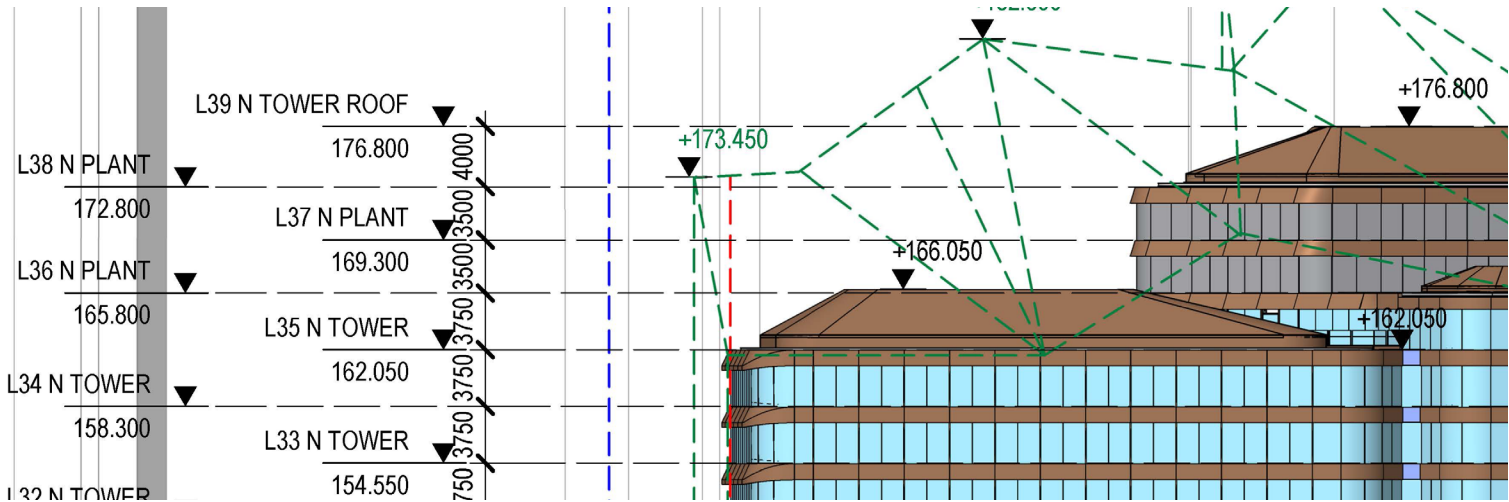


Proposed: South Elevation [SMCSWSPS-FOS-OSN-AT-DWG-960002 Rev E]

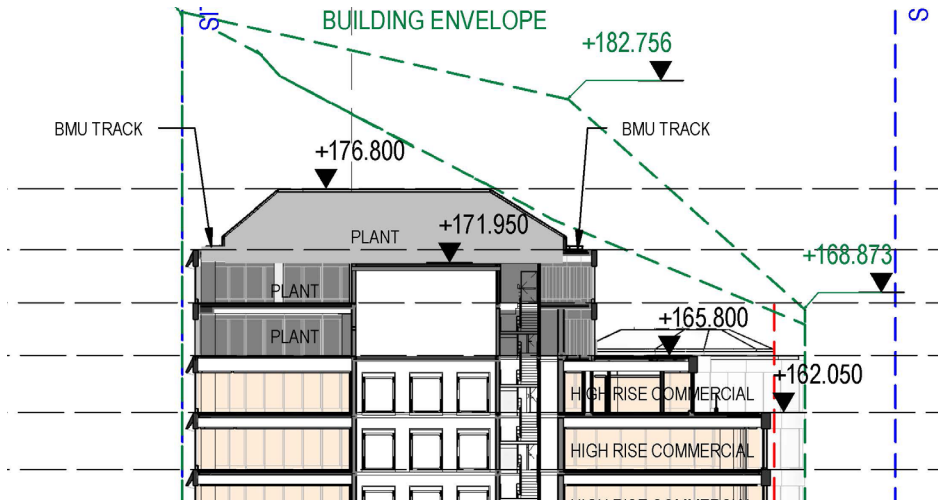


Proposed: Section B-B [SMCSWSPS-COX-OSN-AT-DWG-950010 Rev E]

KEY	
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	BACKPAINTED CLADDING
	METAL CLADDING
	STONE CLADDING
	CONCRETE
	LOUVRE
	TRANSLUCENT CURTAIN WALL
	WHITE SPANDREL GLAZING
	FLUTED GLAZING
	PAINTED RENDER
	SIGNAGE



Approved SSDA: South Elevation [SMCSWSPS-FOS-OSN-AT-DWG-960002 Rev D]



Approved SSDA: Section B-B [SMCSWSPS-COX-OSN-AT-DWG-950010 Rev D]

1.2 North Western Facade (North - South Section) Clarification

Modification 2 to SSDA

The north western façade of the OSD podium was not included in the approved General Arrangement Elevation West Elevation - Pitt Street Plan (drawing SMCSWSPS-FOS-OSN-AT-DWG-960001) as illustrated.

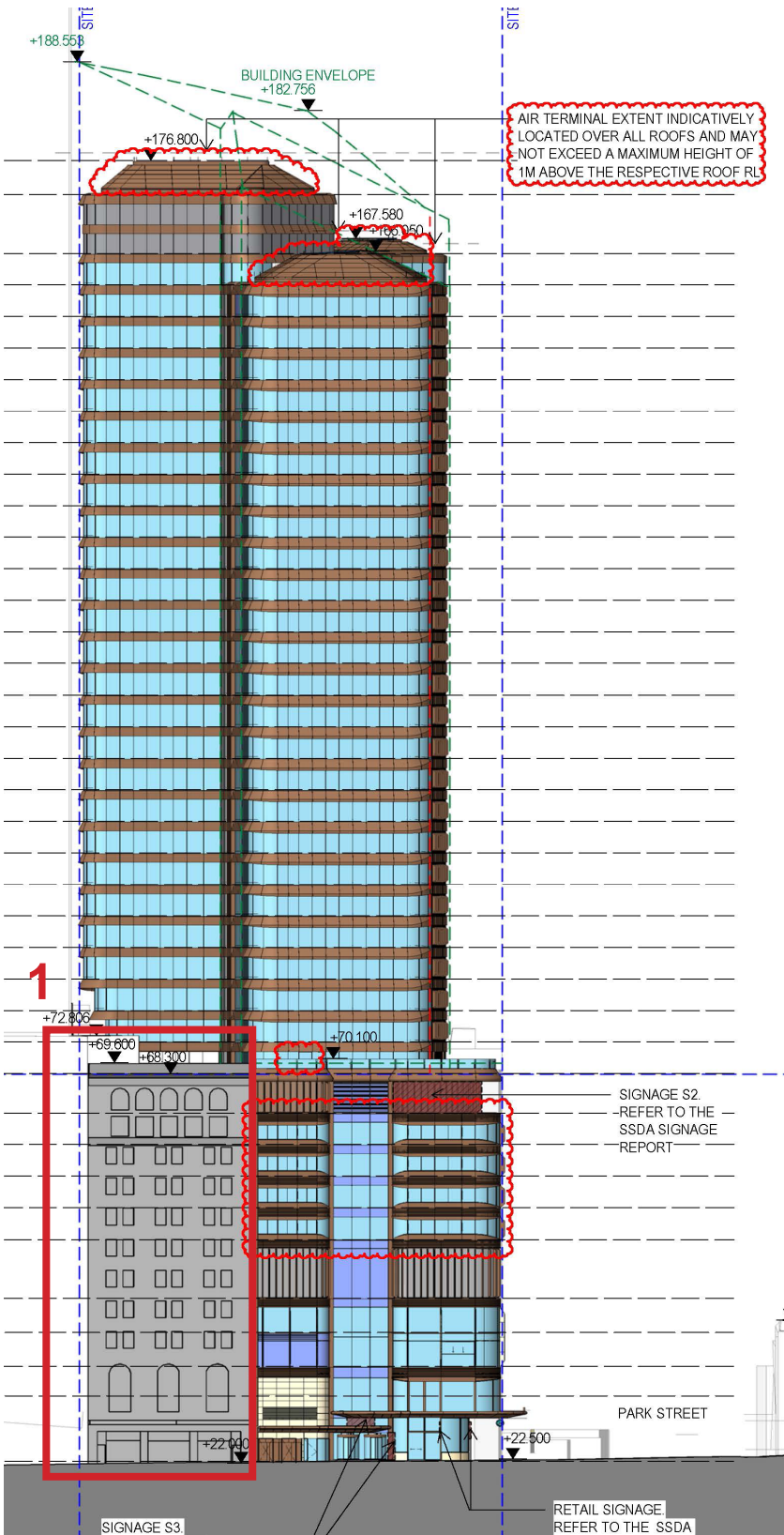
West Elevation - Ashington Place Lightwell

It is proposed to include an additional plan West Elevation - Ashington Place Lightwell (SMCSWSPS-FOS-OSN-AT-DWG-960005).

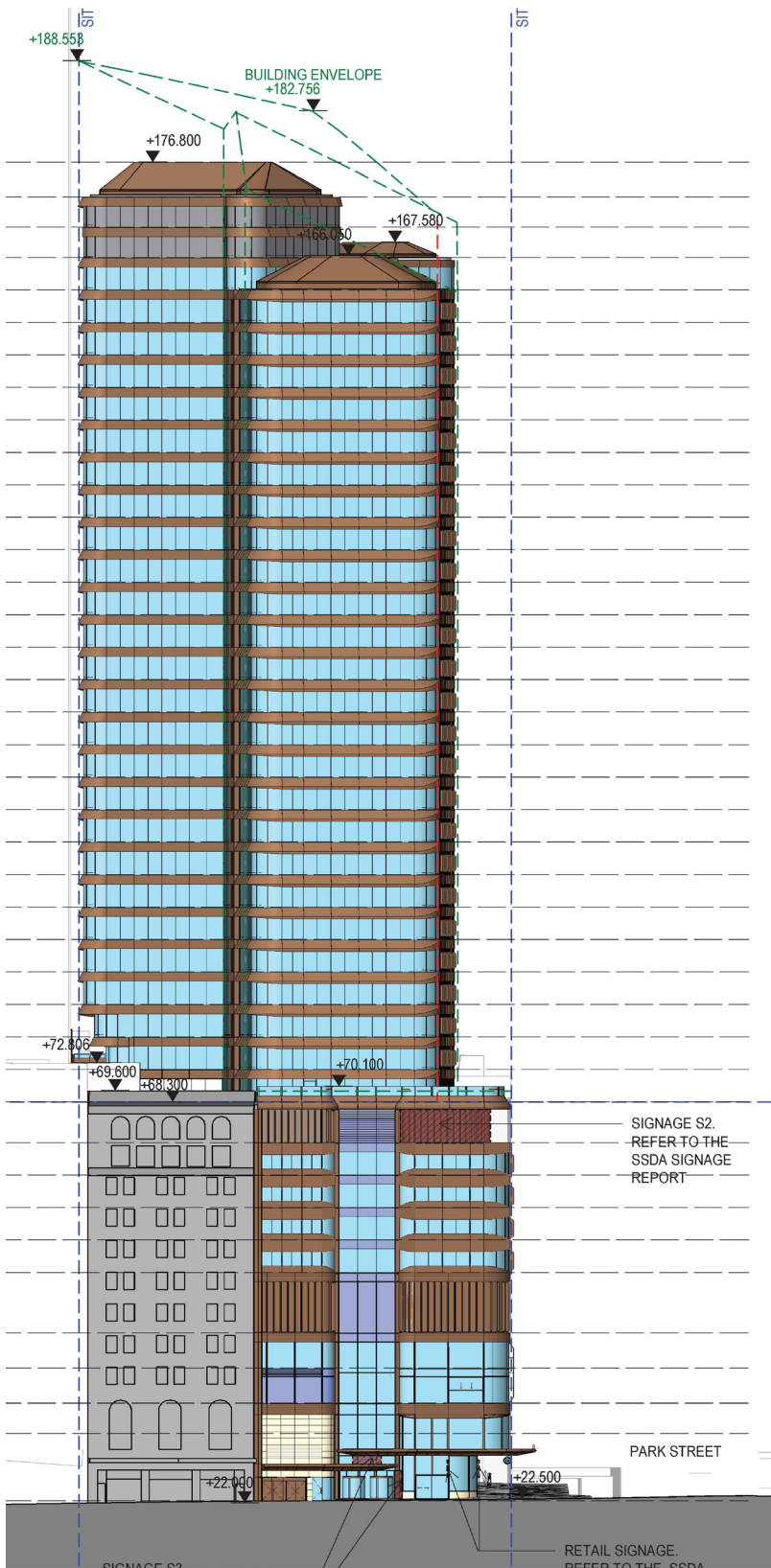
1. Approved General Arrangement Elevation West Elevation – Pitt Street (with missing north- south façade identified in red)

KEY

GLASS CURTAIN WALL

 BACKPAINTED CLADDING

Proposed West Elevation [SMCSWSPS-FOS-OSN-AT-DWG-960001 Rev E]



Approved West Elevation [SMCSWSPS-FOS-OSN-AT-DWG-960001 Rev D]

1.2 North Western Facade (North - South Section) Clarification

Modification 2 to SSDA

The north western façade of the OSD podium was not included in the approved General Arrangement Elevation West Elevation - Pitt Street Plan (drawing SMCSWSPS-FOS-OSN-AT-DWG-960001) as illustrated.

West Elevation - Ashington Place Lightwell

It is proposed to include an additional plan West Elevation - Ashington Place Lightwell (SMCSWSPS-FOS-OSN-AT-DWG-960005).

The proposed elevation cladding is consistent with the intent of the cladding shown on the north elevation lightwells. The adoption of translucent glass where office facades are located is an enhancement to the privacy of the development occupants and the neighbouring occupants.

KEY

GLASS CURTAIN WALL

BACKPAINTED CLADDING

METAL CLADDING

STONE CLADDING

CONCRETE

LOUVRE

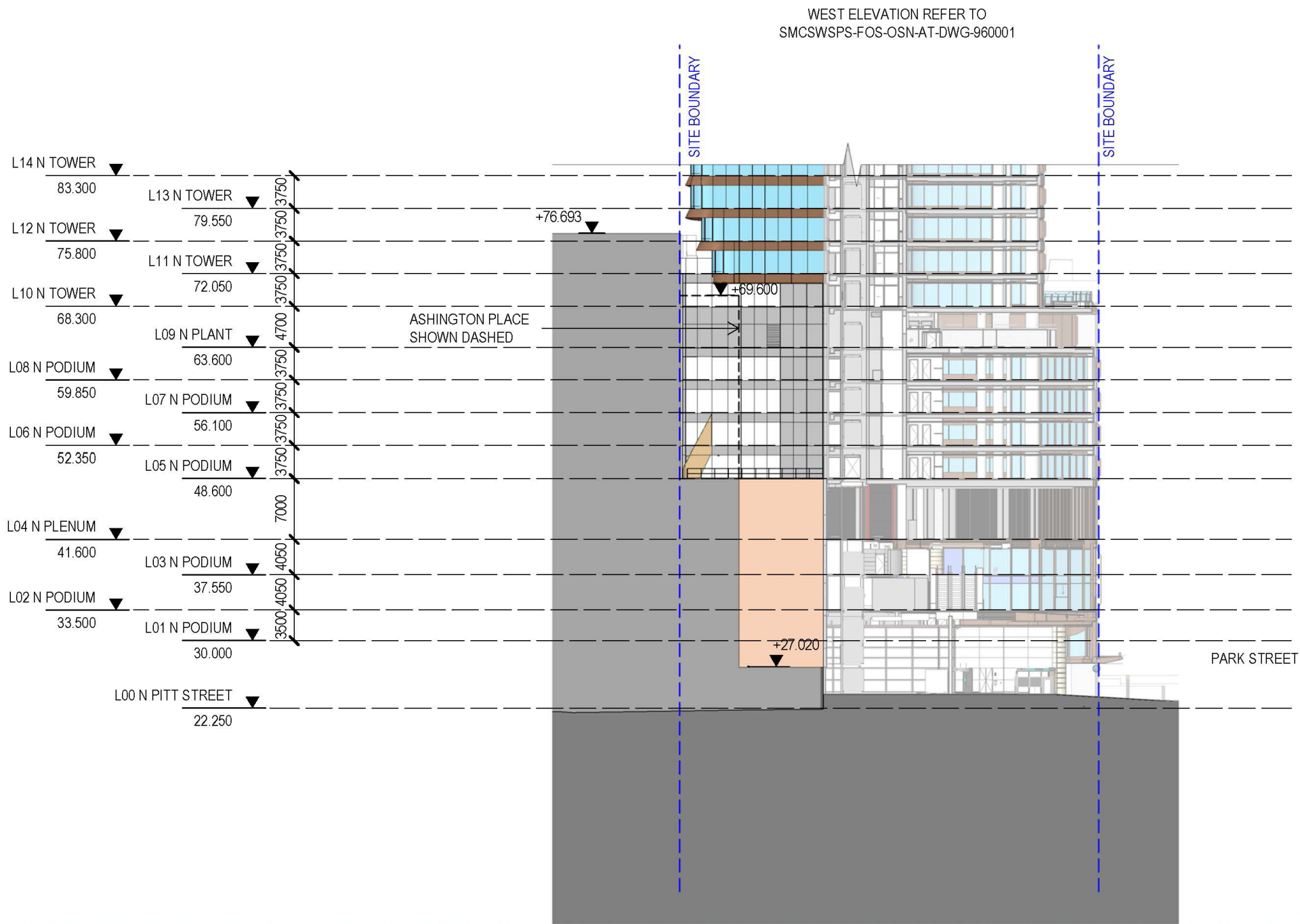
TRANSLUCENT CURTAIN WALL

WHITE SPANDREL GLAZING

FLUTED GLAZING

PAINTED RENDER

SIGNAGE



Proposed Modification: West Elevation - Ashington Place Lightwell
[SMCSWSPS-FOS-OSN-AT-DWG-960005 Rev A]

1.3 Modification to Terrace Openings

Modification 3 to SSDA

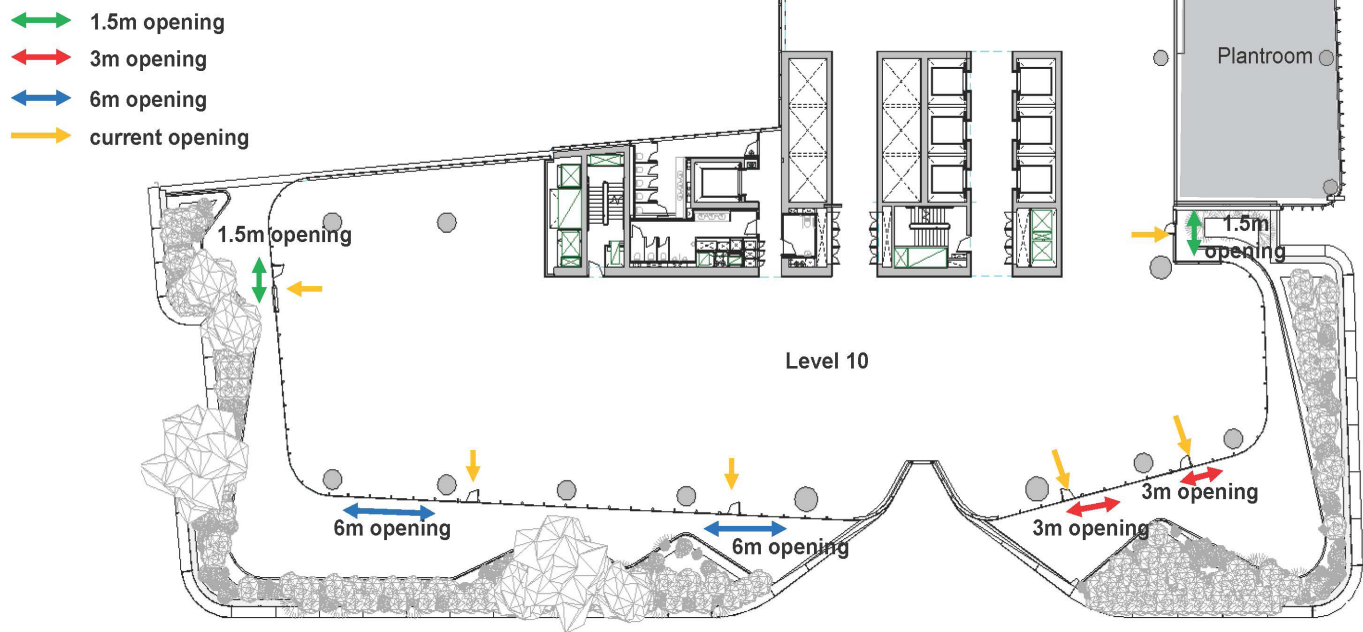
It is proposed to modify the Level 10 and Level 11 terrace door openings.

L10 / L11 Autodoors

Terrace doors on Level 10 and 11 have been modified from single width swing doors to sliding doors to improve amenity of the tower, usability and access of the terrace areas.

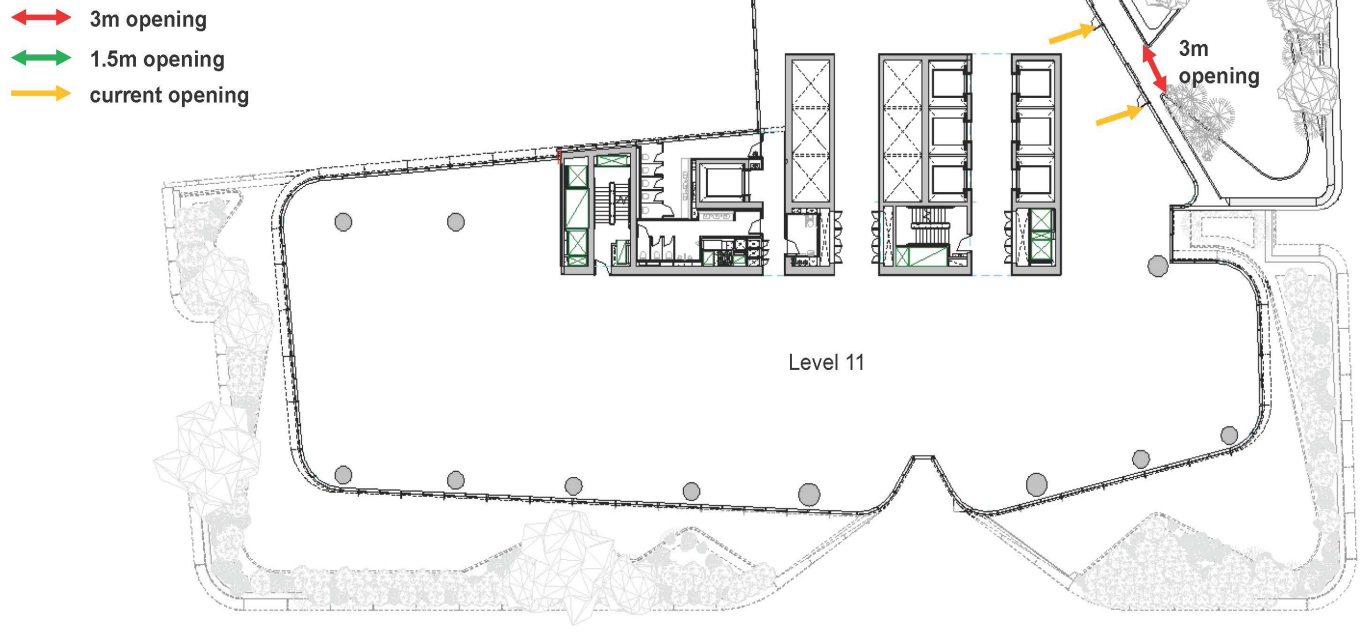
Tower Facade

L10 – Access to the terrace



Tower Facade

L11 – Access to the terrace



1.4 Modification to L10 Transom

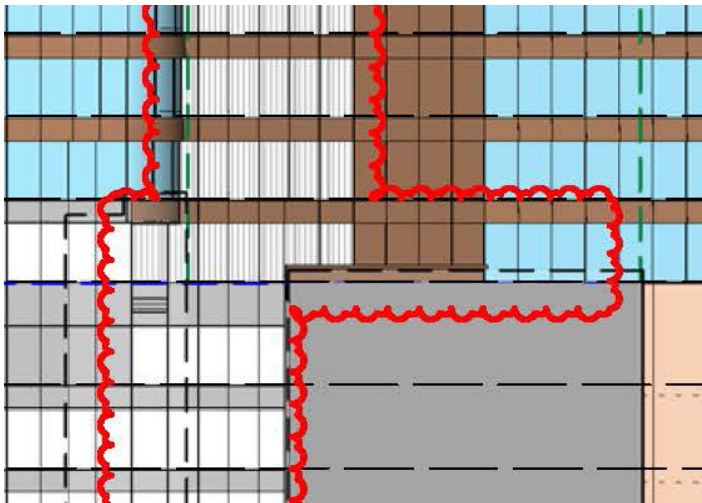
Modification 4 to SSDA

L10 Transom and Mullion

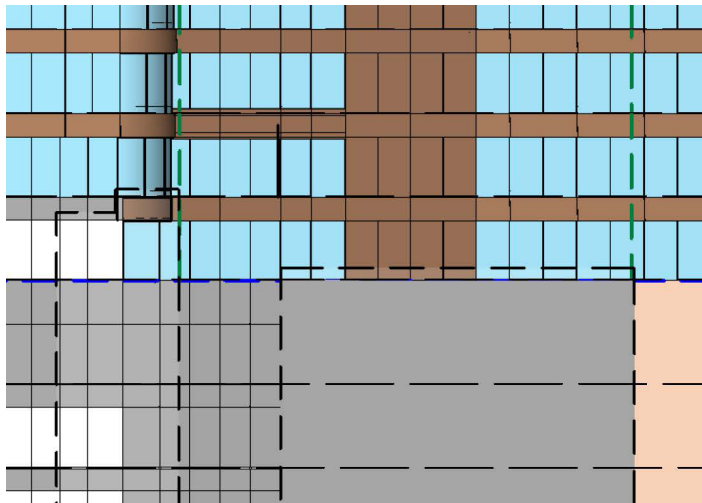
The Level 10 horizontal transom (Facing the Northern Boundary) is adjusted as a development modification to allow for required waterproofing between the proposed development and existing neighbouring buildings.

The proposed modification will not result in any fixture being secured to Ashington Place which protrudes into the PSN site. Sealant will be applied to prevent water seeping in between the PSN OSD and Ashington Place Structures.

The modification will result in an improved look from Level 10 of the OSD. This will also assist in facade maintenance in this location.

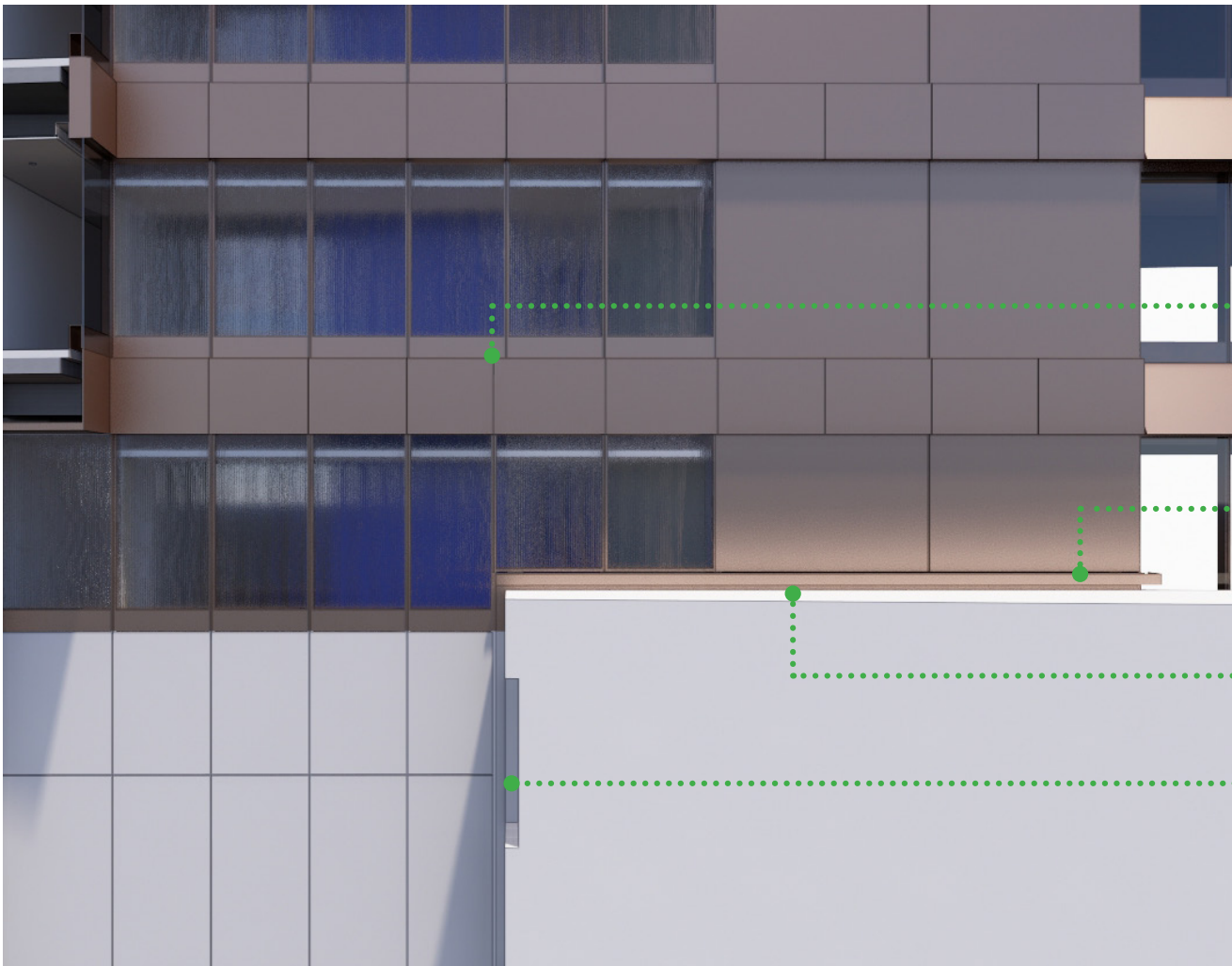


Proposed Northern Façade [SMCSWSPS-FOS-OSN-AT-DWG-960004 Rev E]



Approved Northern Façade [SMCSWSPS-FOS-OSN-AT-DWG-960004 Rev D]

KEY	
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	PAINTED RENDER
	SIGNAGE



MULLION SHIFTED EAST
APPLIED UPTO LEVEL 5-10.
4x FACADE BAYS EQUALLY
SPACED

GUTTER TO COLLECT
RUNOFF AWAY FROM
ADJOINING NEIGHBOUR

STACK JOINT

VERTICAL FLASHING TO
ASHINGTON PLACE FACADE

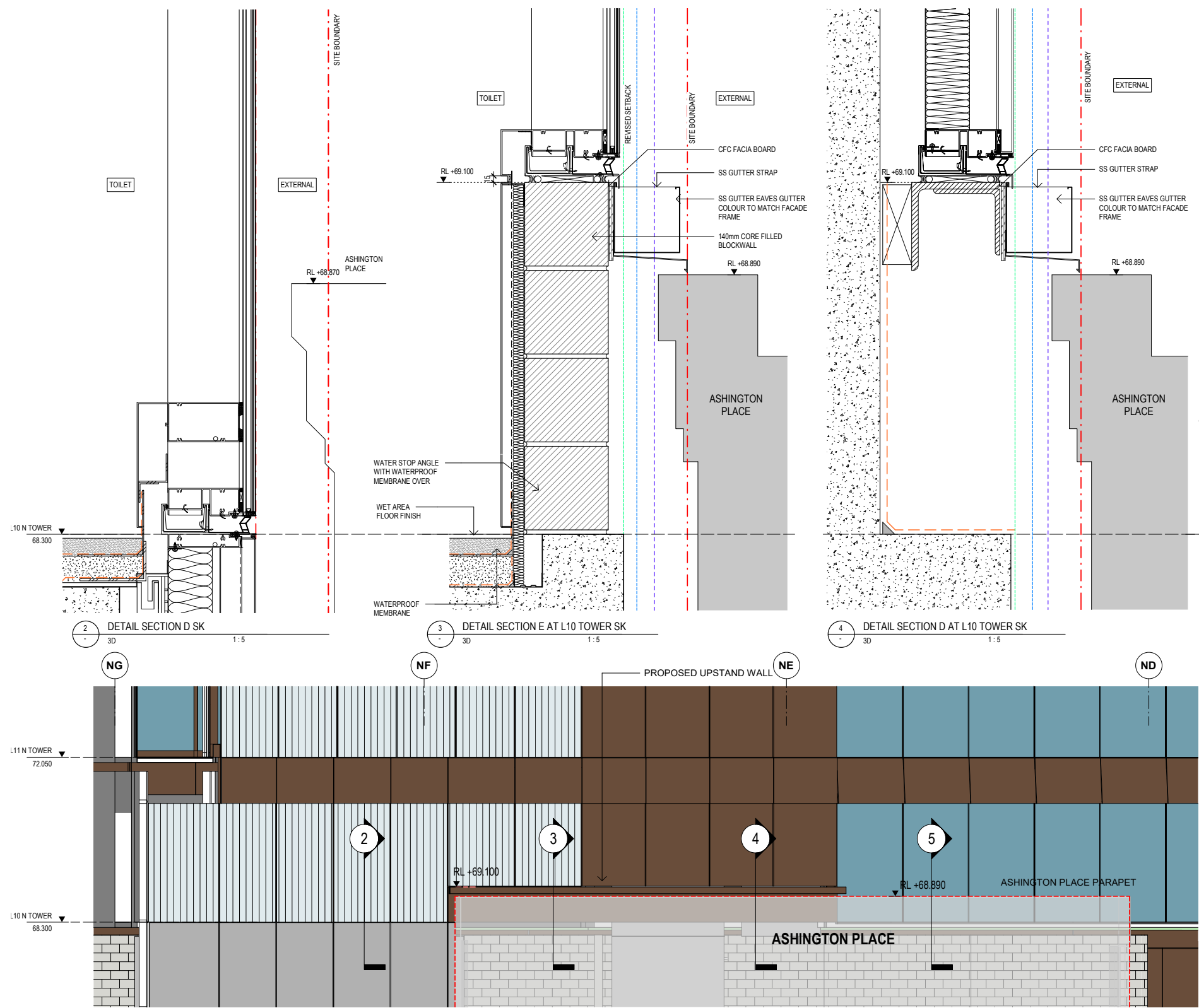
Proposed Modification: Modification to L10 Transom

1.4 Modification to L10 Transom

Modification 4 to SSDA

L10 Transom and Mullion

The proposed modification will not result in any fixture being secured to Ashington Place which protrudes into the PSN site as per the detailed illustration.



Proposed Modification: Modification to L10 Transom

1.5 Air Terminals

Modification 5 to SSDA

Minor amendments are proposed to the height of the air terminals. The proposed amendments include clarification of the air terminal heights and locations, which were not shown on the approved SSDA.

Air Terminal Max Height

This is a graphical clarification showing the air terminal extent is indicatively located over all roofs.

The height of the air terminals were not previously considered in the buildings maximum height. The air terminals may exceed the buildings maximum height but may not exceed a maximum height of 1m above the respective roof RLs shown.

KEY

GLASS CURTAIN WALL

BACKPAINTED CLADDING

METAL CLADDING

STONE CLADDING

CONCRETE

LOUVRE

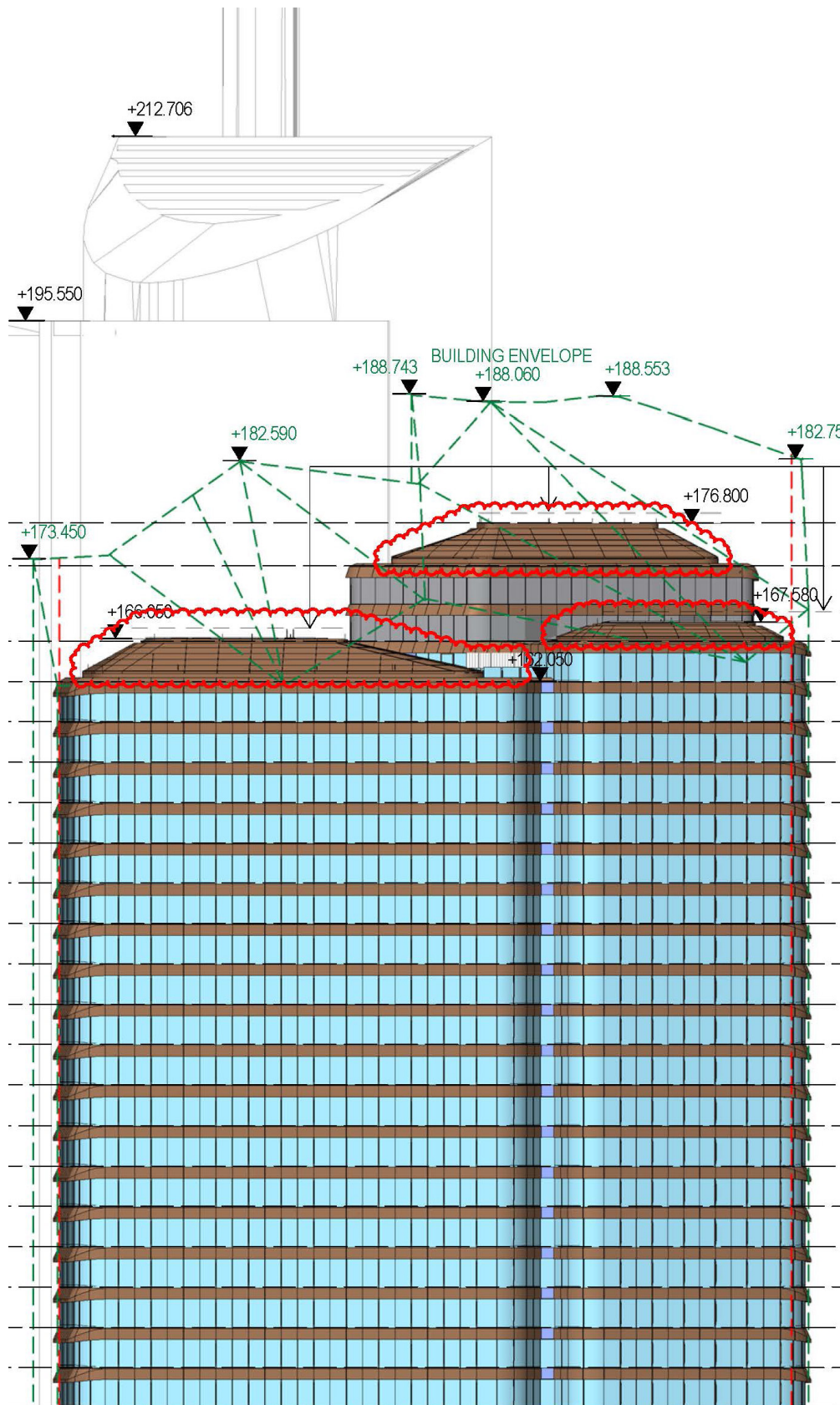
TRANSLUCENT CURTAIN WALL

WHITE SPANDREL GLAZING

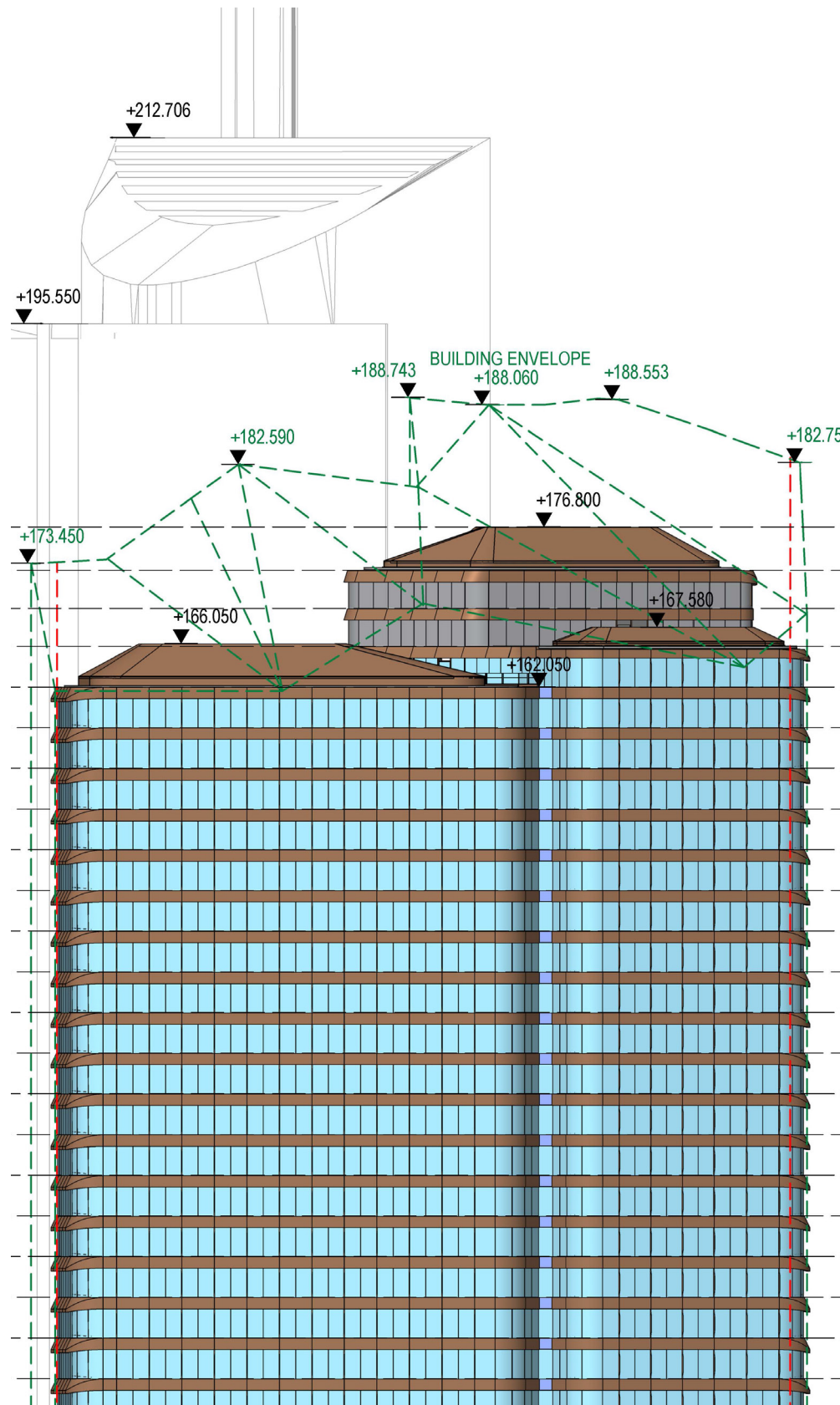
FLUTED GLAZING

PAINTED RENDER

SIGNAGE



Proposed Modification: South Elevation - Park Street
[SMCSWSPS-COX-OSN-AT-DWG-960002 Rev E]



Approved SSDA: South Elevation - Park Street
[SMCSWSPS-COX-OSN-AT-DWG-960002 Rev D]

1.5 Air Terminals

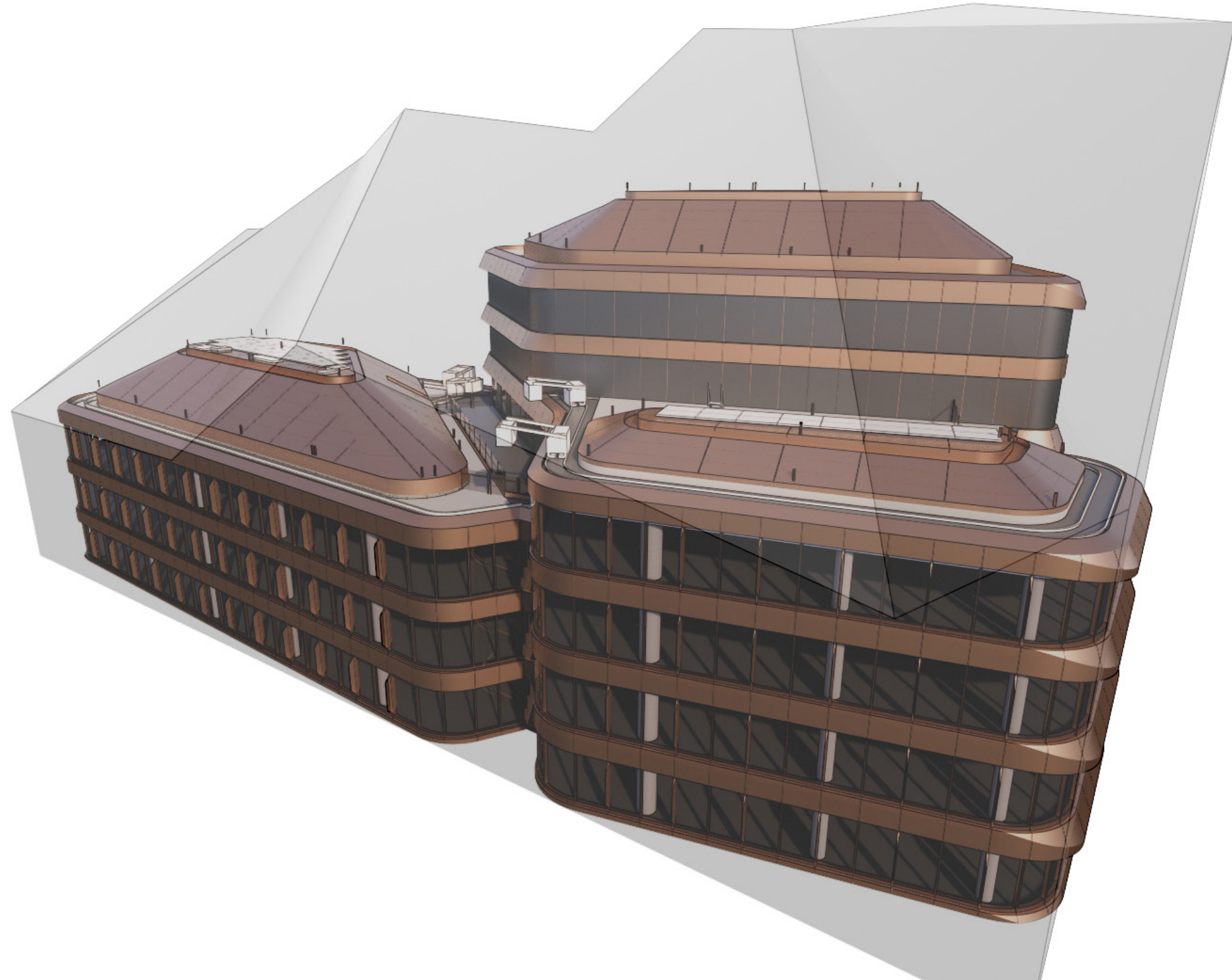
Modification 5 to SSDA

Minor amendments are proposed to the height of the air terminals. The proposed amendments include clarification of the air terminal heights and locations, which were not shown on the approved SSDA.

Air Terminal Max Height

Clarification showing the air terminal extent is indicatively located over all roofs and may not exceed a maximum height of 1m above the respective roof RLs shown.

In the axonometric view shown, the air terminals do not protrude outside of the concept envelope. As the air terminals are extremely narrow and spaced well apart from one another, they will not have a negative effect on the aesthetics



Proposed Modification: Axometric view of rooftop lightning rods

Thank you

Cox Architects