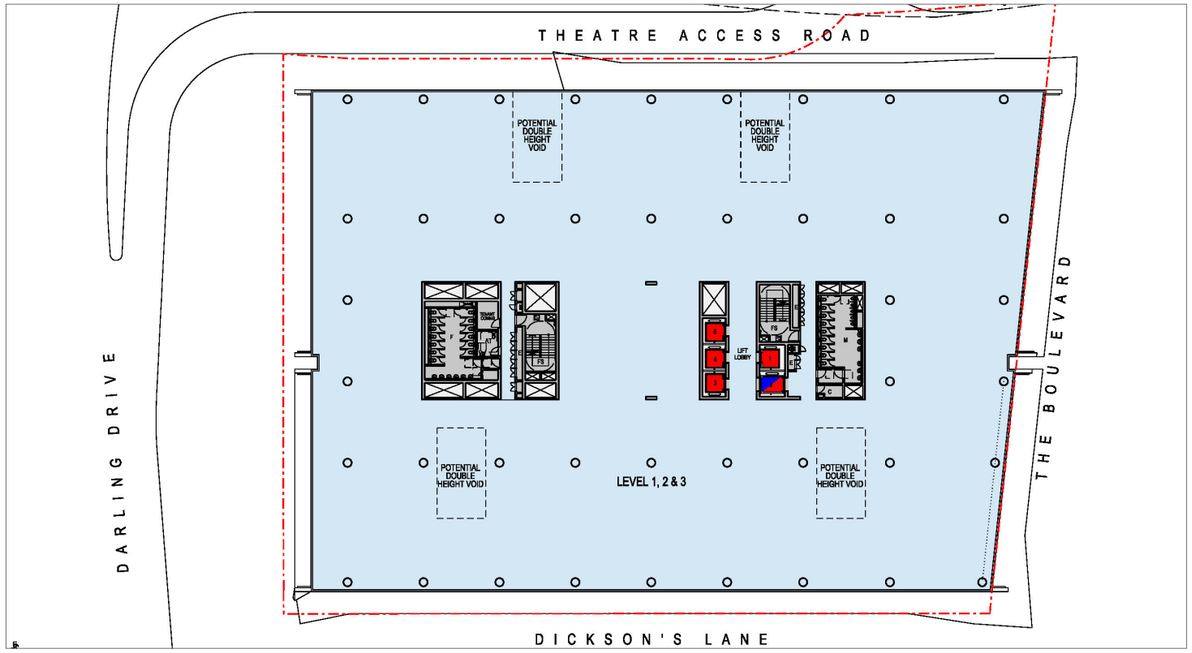
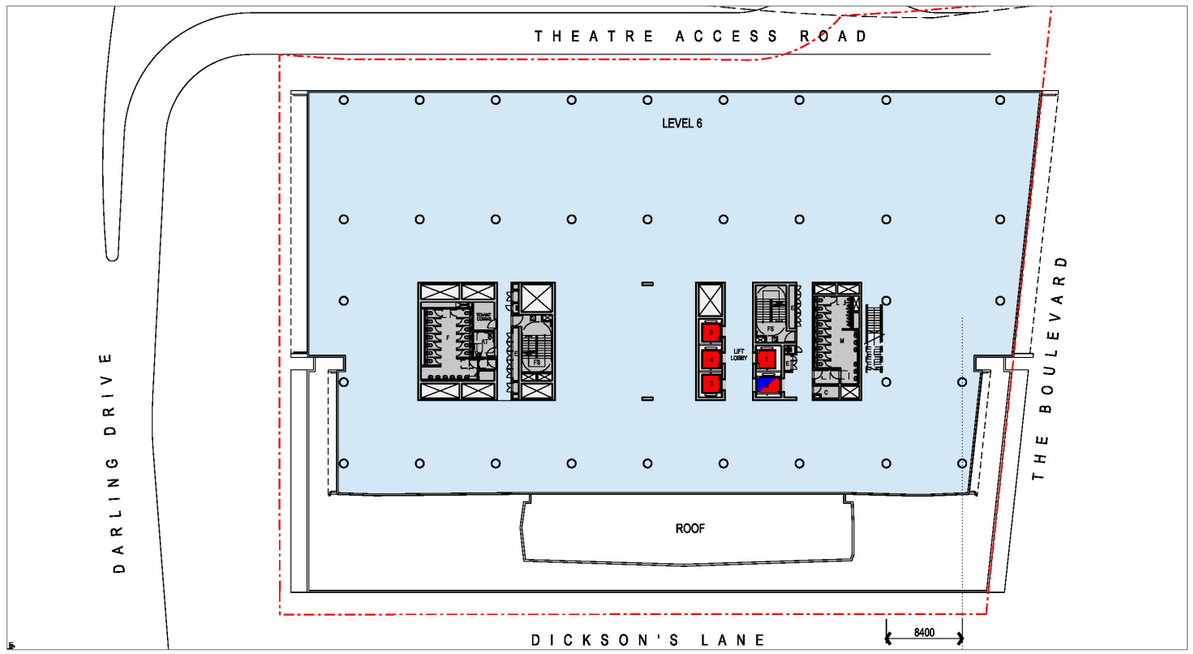
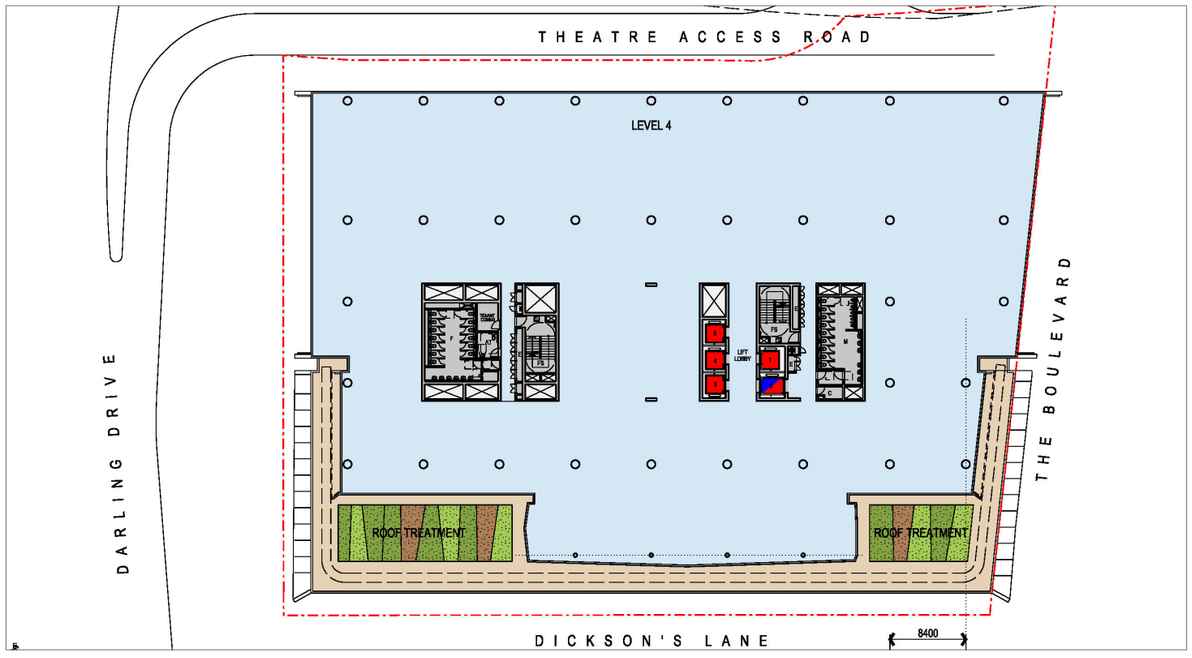


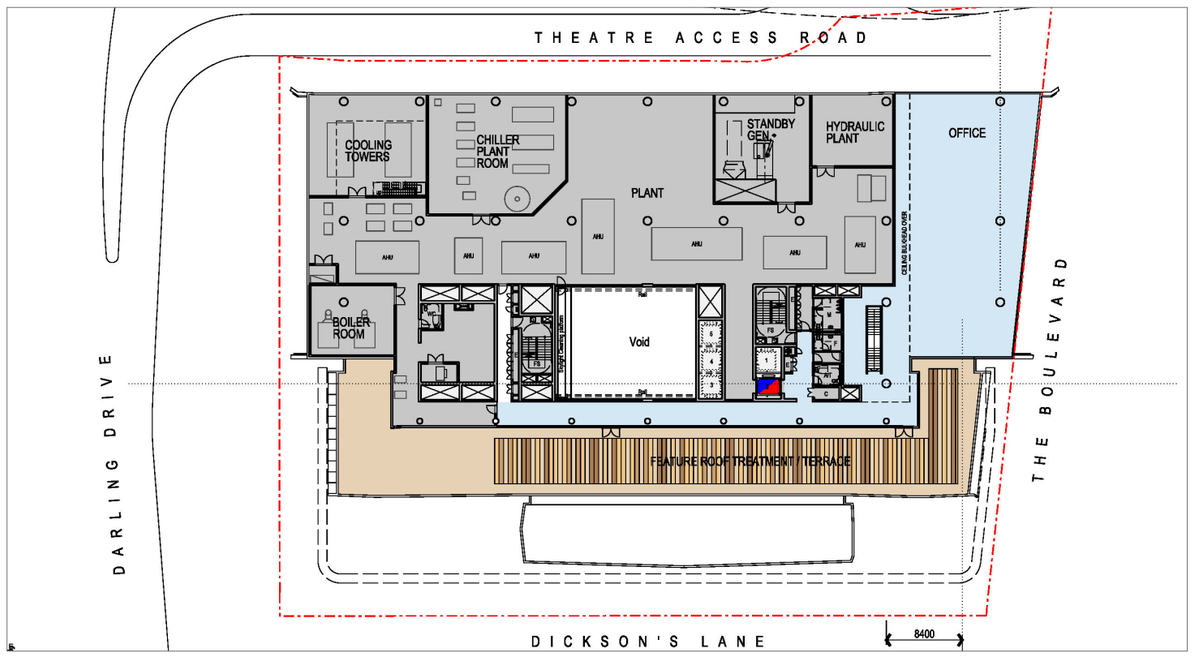
TYPICAL FLOOR PLAN



LEVEL 6 FLOOR PLAN

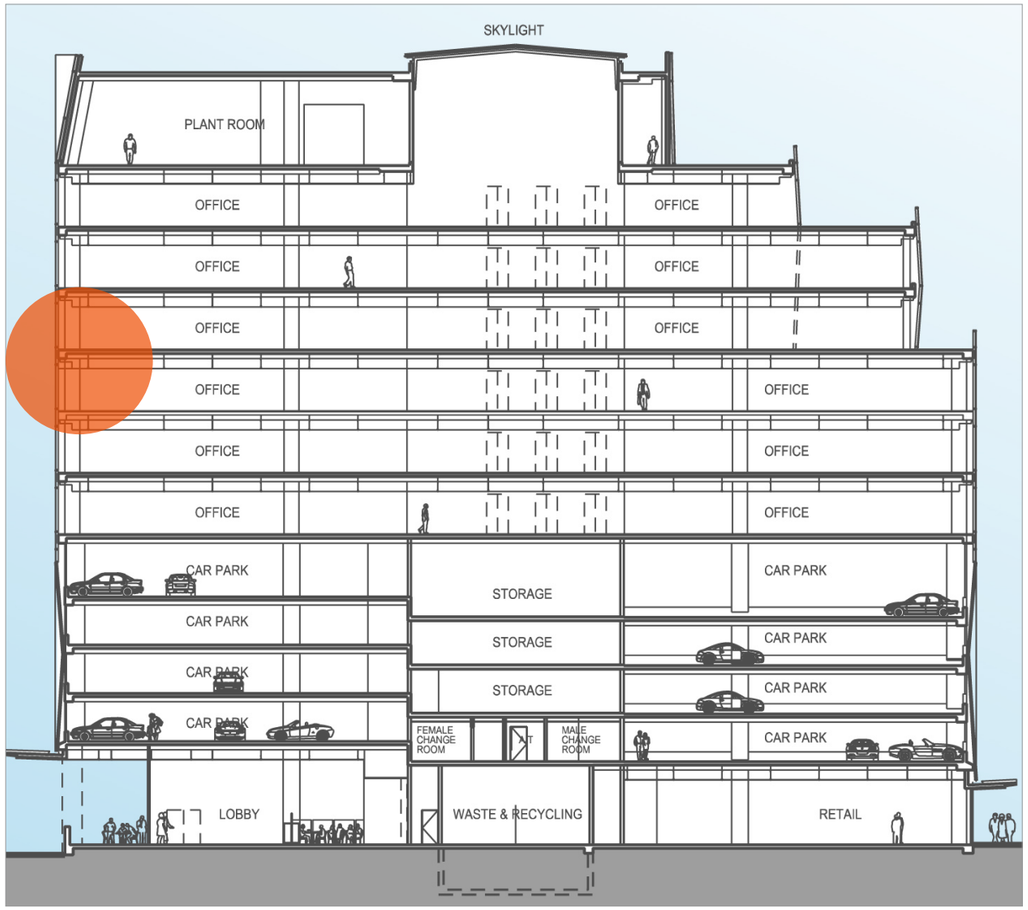


LEVEL 4 FLOOR PLAN

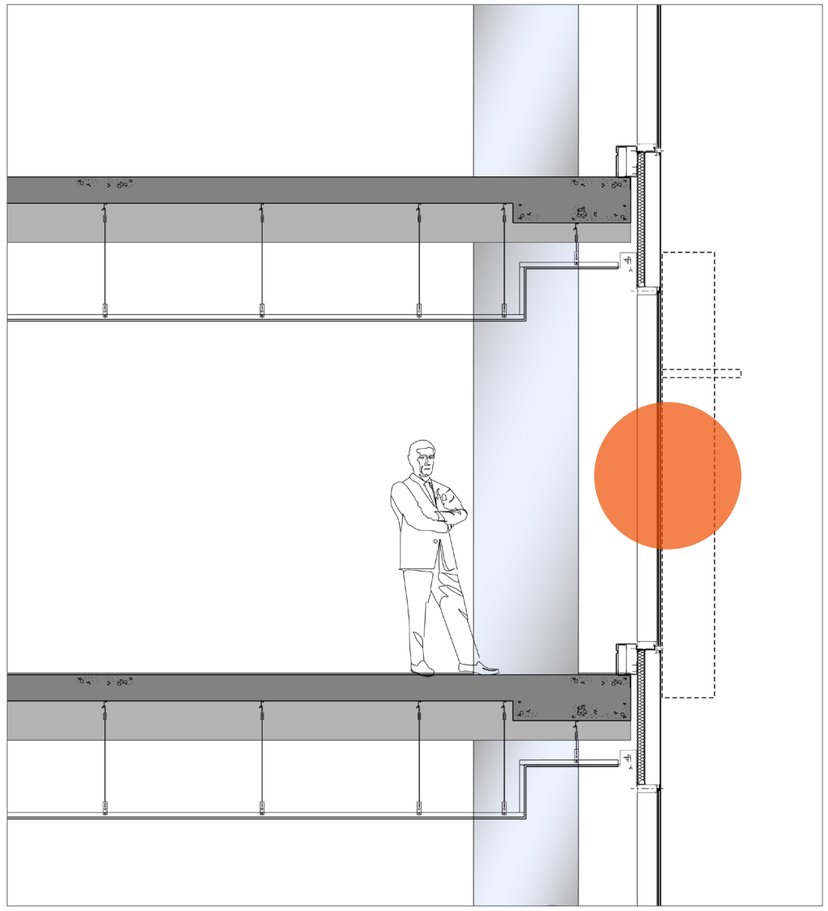


PLANT & LEVEL 7 FLOOR PLAN

A key feature of the design features a maximised vision glass area proposed for each level combined with performance glazing technology and passive external solar shading devices specific to façade orientation. A typical vision glass height of 2600mm is proposed with a nominal sill height (below 250 mm) combined with a “raised” ceiling profile to encourage and maximise natural light penetration deep within the floor plate. This strategy is further elaborated upon in the north ordination/façade with the use of horizontal sunscreens to control solar load as well as perform an external “light shelf” function to deflect light to the internal ceiling plane and consequently further within the depth of the floor plate. Vertical sunscreen elements projecting approximately 250 mm from the façade are proposed to the east and west facades to provide external passive solar control. These east and west facades will feature a performance based DGU curtain wall system (similar to the north and the south facades) to provide overall solar control related to heat load and low sun angle glare.



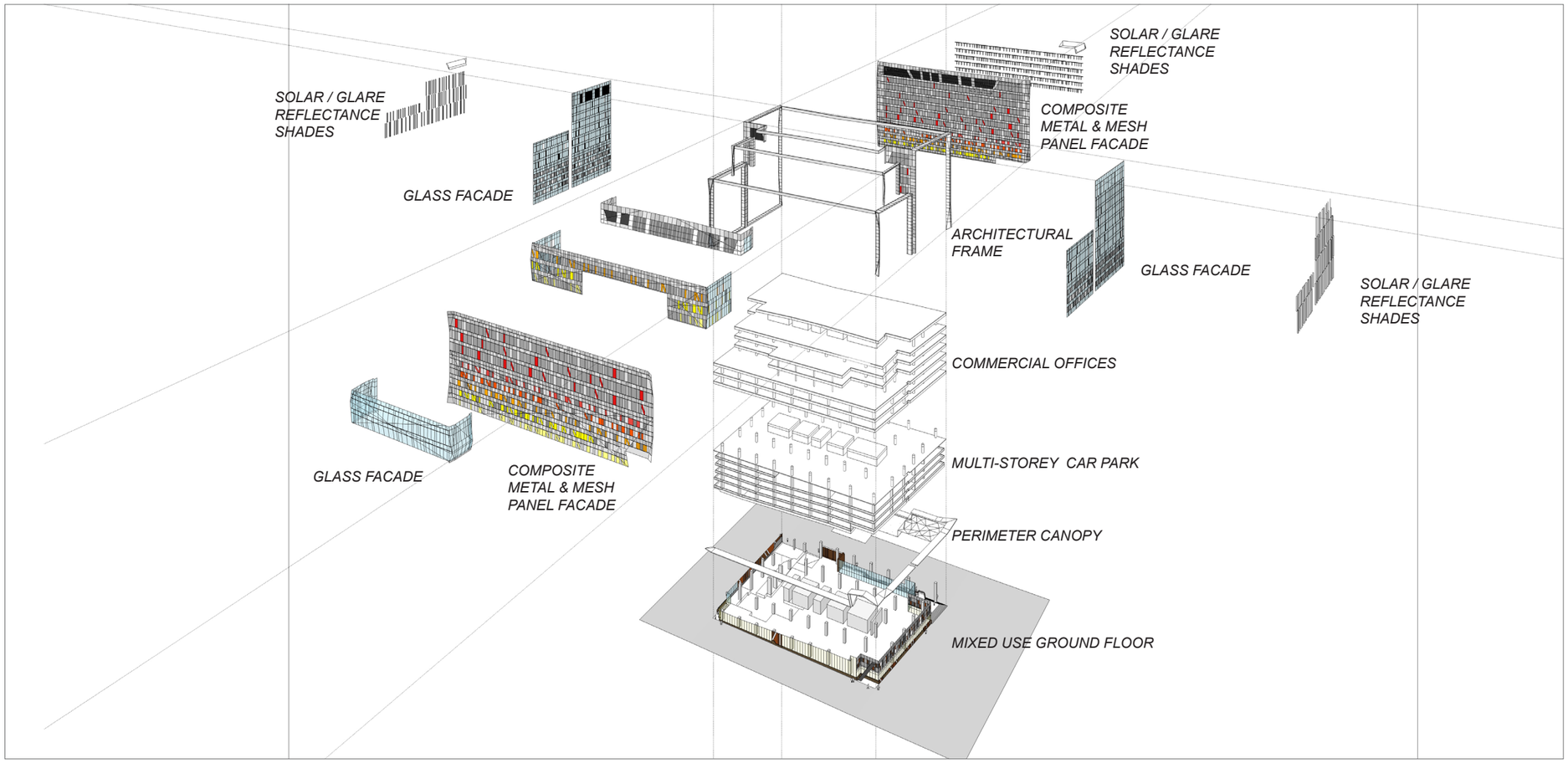
HOLISTIC BUILDING SECTION SHOWING VISION GLASS AREA



FACADE DETAIL - COMMERCIAL OFFICE

The proposed architecture seeks to reconcile a relatively complex series of overall building set backs balanced with the appropriate commercial office, car parking and urban planning responses. A logical and clear representation of architectural components and elements has been sought in this respect.

Represented in the accompanying diagram, primary facade cladding components have been represented in overall facade planes which have been demarcated by a series of expressed ‘architectural frames,’ that have been visually orientated to the east and west. The facade treatment proposed at the top stepped levels of the building carry a greater degree of individual expression as a larger set of overall facade components to the greater whole of the building. A fine grain of architectural detail is represented in the highly functional external solar and glare/ reflectance shades which feature north, east and west. These elements have been carefully modelled and sized to provide the external passive performance qualities required for the project.



ARCHITECTURAL COMPONENTS / AXONOMETRIC

FACADE BENCHMARK - ERICCSON, MELBOURNE

CONCEPTUAL COLOUR PALATTE FOR COMPOSITE PANEL FACADE

FACADE BENCHMARK - NAB, MELBOURNE

4.0 NORTH WEST PLOT DETAILED DESIGN RESPONSE

4.4 Massing & Built Form

The proposed building massing and built form has been carefully considered to maximise view corridors and view sharing related to the adjacent residential blocks and towers, address orientation/ overshadowing, as well as ensuring the optimisation of the commercial efficiency of the development. The use of upper level setbacks, rooftop terrace/ landscape areas and colour has been strategically incorporated within the planning and design of the project. These measures contribute to address the proposed buiding form and stature in a manner which creates a building form respondant to aspect and view considerations within the immediate context.

The building has been configured to allow the greater built-form presence and massing to present to the north of the site, followed by a series of stepped and terraced levels descending to the south toward the Dickson's Lane boundary. The multi-deck car parking requirements and maximised efficiency of the commercial office area has determined a general "build to boundary" outcome for the majority of levels. The upper three levels plus the rooftop plant area then constitute the levels which setback from boundary edge specifically from the south as well as partially from the east and west boundaries.

UPPER LEVEL SETBACKS - NORTH EAST PERSPECTIVE