

Façade Design

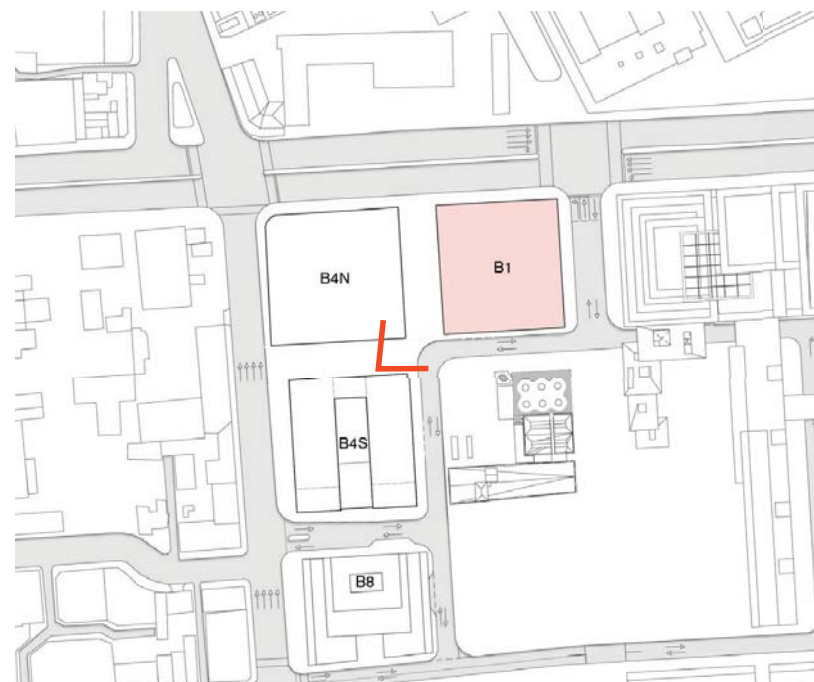
Introduction

This section introduces the revised façade treatment of Block

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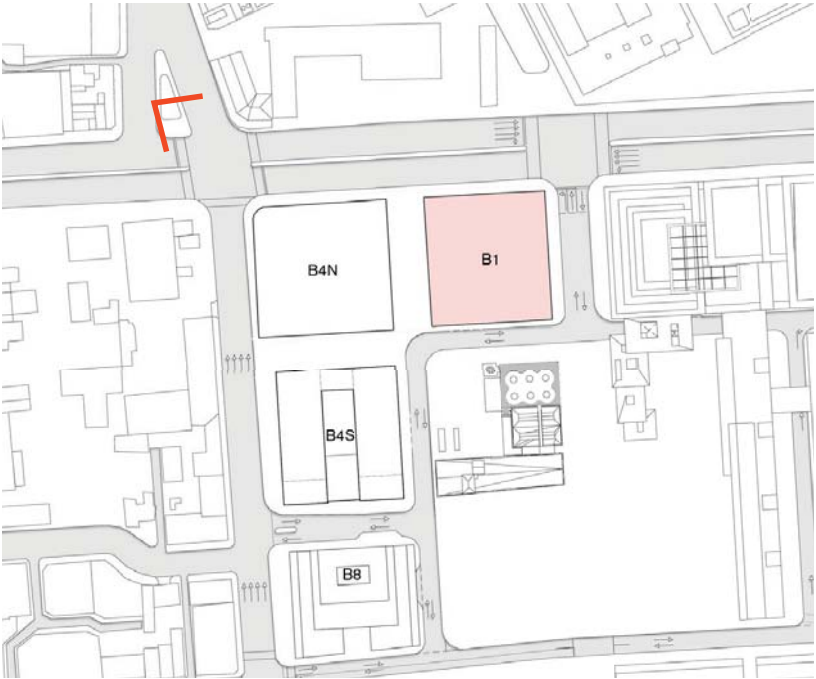






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Façade Visualisations

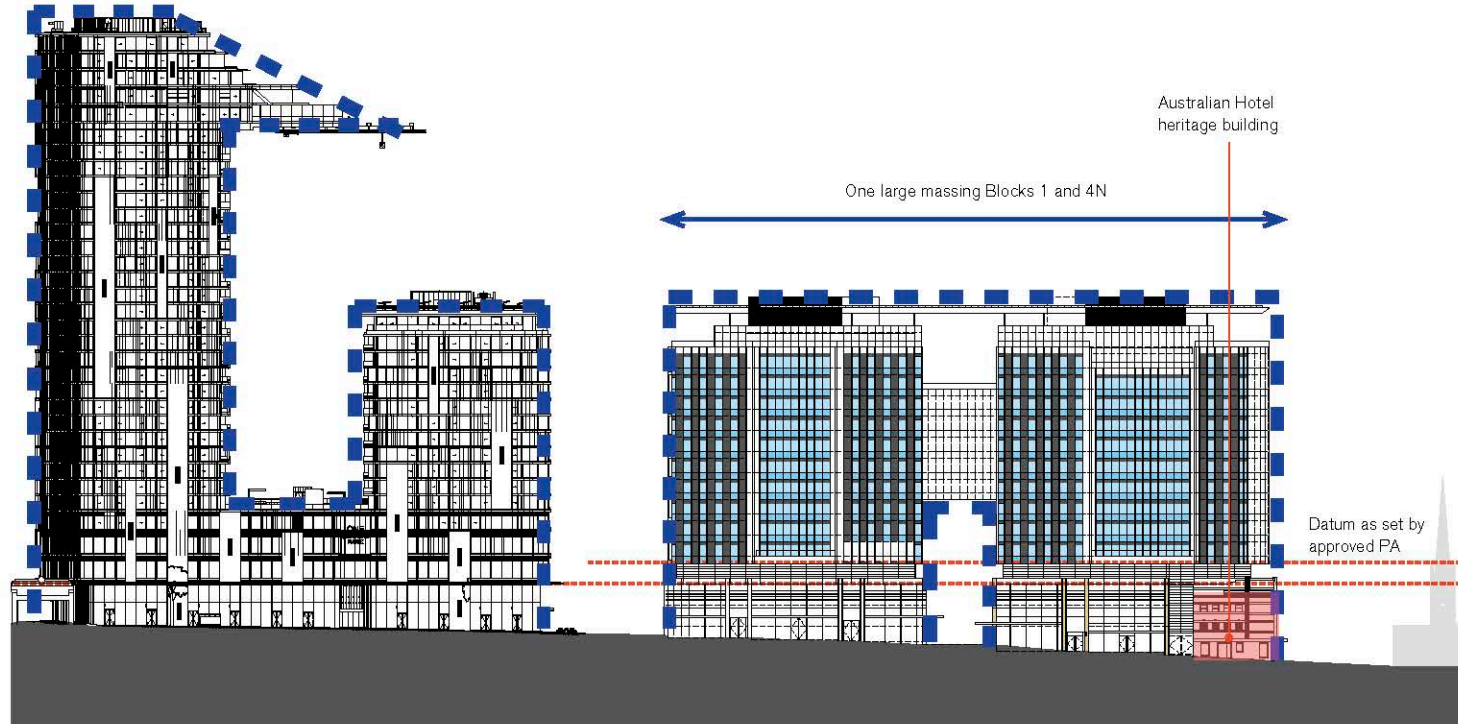




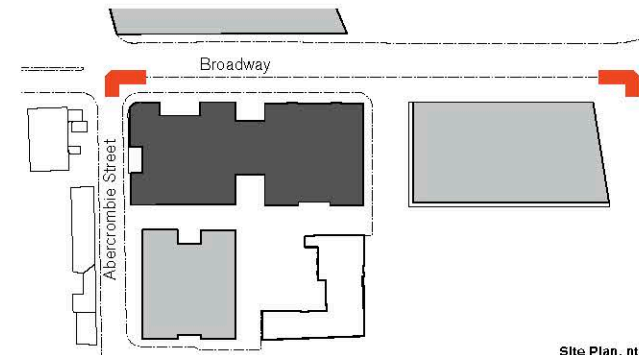
Comparison of approved PA Scheme to Current Proposal

Streetscape - Approved PA

The approved massing of Blocks 1 and 4N appears as one single large block along Broadway due to the bridge links and connected roof canopies...



Approved PA Elevation along Broadway, nts



Site Plan, nts

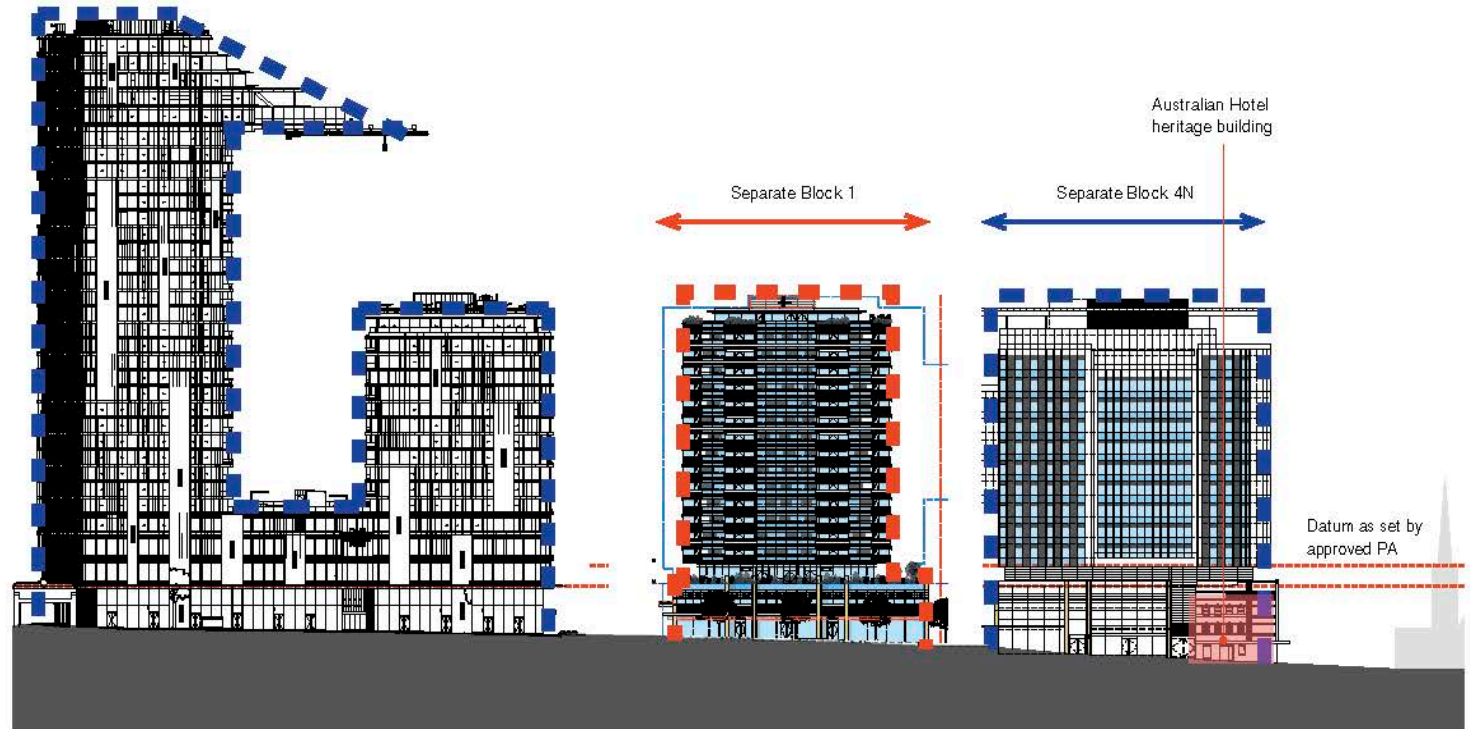
Comparison of approved PA Scheme to Current Proposal

Streetscape - Revised proposal

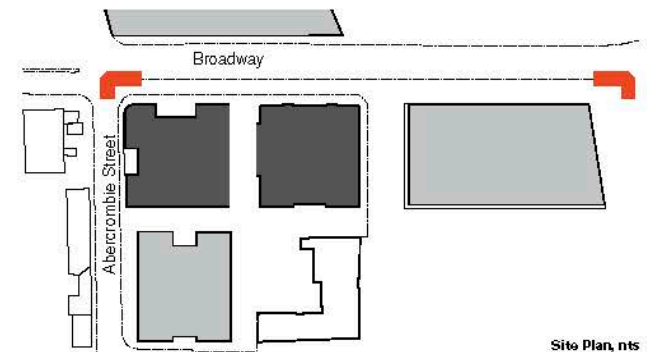
The revision of the overall massing into two separate blocks allows for a more articulated streetscape to Broadway.

The Podium datum previously set by the approved PA is maintained to ensure the visual continuity along the street between the new buildings and existing heritage buildings.

The datum also ensures that the Facade along the Podium is kept to a human scale, with the neck set back to address the heritage buildings and reduce the height impact of the massing above. Is the engagement with the heritage buildings is further reinforced by the incorporation of awnings that respond to and extend the awning of the Australian Hotel.



Revised Elevation along Broadway, nts



Site Plan, nts

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Cladding Identities

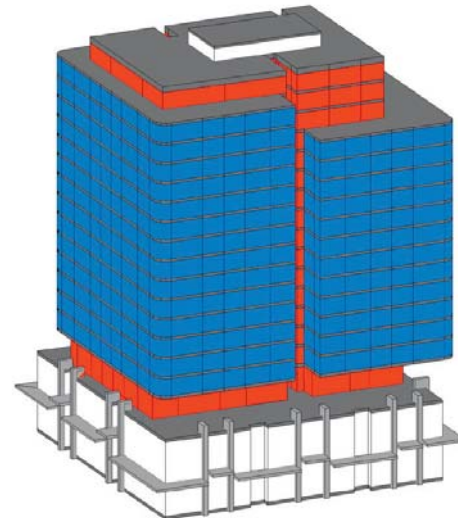
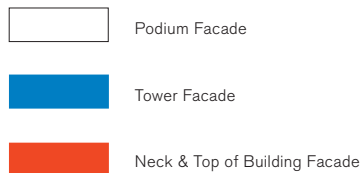
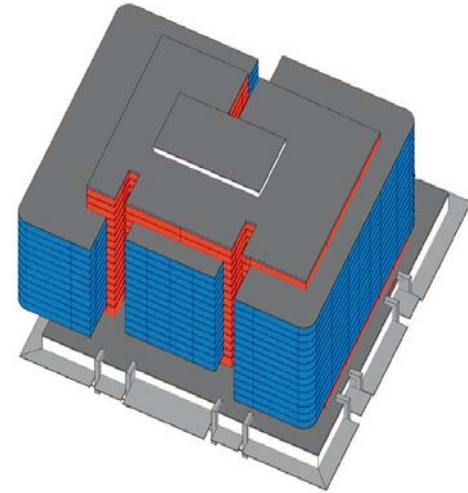
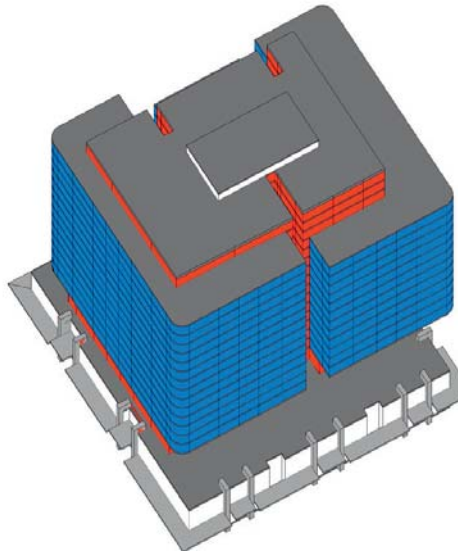
General Concept Cladding Identities

The Block 1 massing falls can be divided into three component parts; podium, tower and neck & top-of-building. Each volume has its own cladding identity. The facade design adheres to Concept Master plan principles that include the City Datum lines and, recessed neck level.

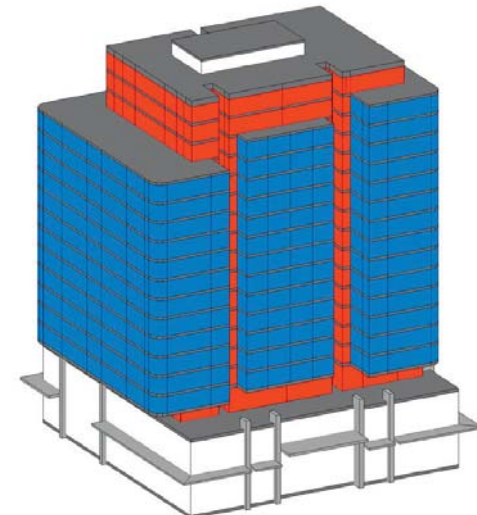
The podium elevations are characterized by strong horizontals that are carried through from the retained Australian hotel heritage structure the most prominent of which is the awning. The horizontal emphasis is punctuated by fin walls that frame entrances and repeat the technique employed on Blocks 4N and 4S.

The typical tower façade is characterized by two main zones; a solid spandrel band that extends 800mm above the apartment floor and a glazed ribbon above that incorporates paired light shelf projections as solar gain and privacy counter measures. The horizontal emphasis of the ribbon window is further enhanced by ensuring that all mullions are located behind the glass plane.

The neck, top of building and light slot facades have been designed as a curtain wall with additional horizontal metal shading fins at regular spacings to mitigate against heat gain at the top of the building.



Block 1 - South-West corner, nts



Block 1 - North-East corner, nts



Block 1 - Ground Floor Level, nts



Block 1 - Neck Level 3, nts



Block 1 - Typical Tower Level, nts



Block 1 - Level 18, nts