

Façade Design

Revised Podium Façade Concept

General Design Concept:

The general design concepts, which have been established for the facade of Block 4N can be summarized as follows:

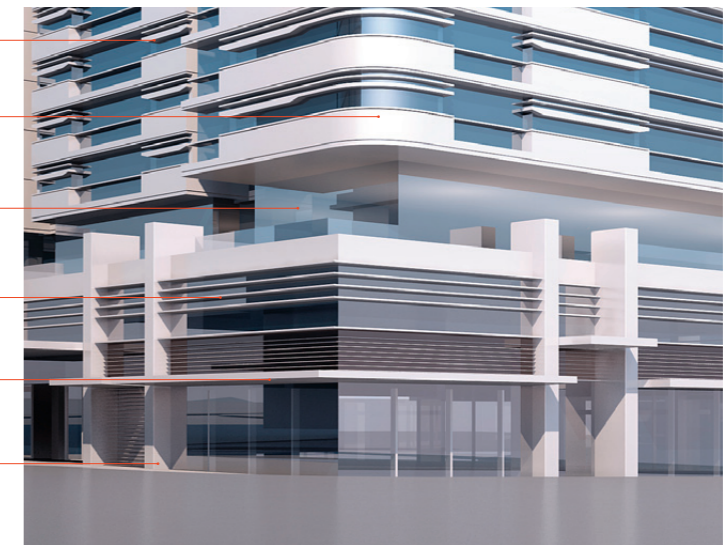
- Curved and Horizontal**
 The overall language for the facade has been developed with an emphasis on horizontality and curved corners that take their cue from the Australian Hotel.
- Keeping within Masterplan Principles**
 The facade design adheres to Master plan principles, such as the City Datum line and the recessed neck level
- Environmentally Sustainable Design targets**
 Facades will be designed and specified to achieve a 5 star Green star rating.

Master plan Concepts: City Datum

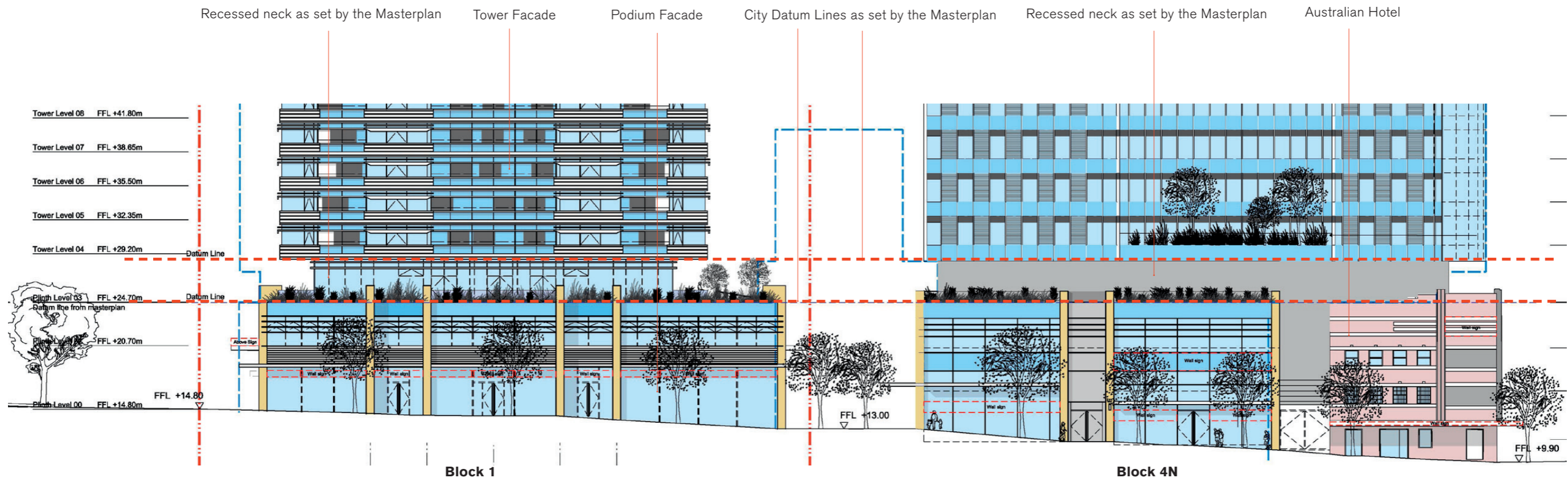
The revised façade design of Block 1 building maintains a key element of the Concept Master plan massing strategy with the inclusion of the 'City Datum' line (see part elevation below).

This concept established in the existing approvals for Block 4N and Block 1 sets a recessed line in the building massing. This 'neck' recess is set at a height that generates street scale facades that formally respect the scale of the heritage buildings on the corner of Broadway and Abercrombie Street. The neck further serves to divide the building into the 'tower' above the neck line, and the 'podium' below the neck level.

- Tower Facade
- Curved corners
- Recessed neck as set by the Masterplan
- Horizontal Louvers
- Awnings
- Retail Facade showing "fins" as per previous PA



North East Corner Podium Façade



Part elevation along Broadway, scale 1:500

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General Concept Podium Facades

The Block 1 façade at the 'neck' level is significantly recessed from the front elevation of the street facades. This depth varies slightly on the different façade elevations but is typically in the range of 2-2.5m from the front face of the tower façades.

The façade design / elevation break up and materials strategy for the 'podium' follow the concept established in the existing approval. The exact location and number of the vertical podium 'fin' elements has been adjusted to suit the amended podium plan layouts (refer to plan and elevation drawings).

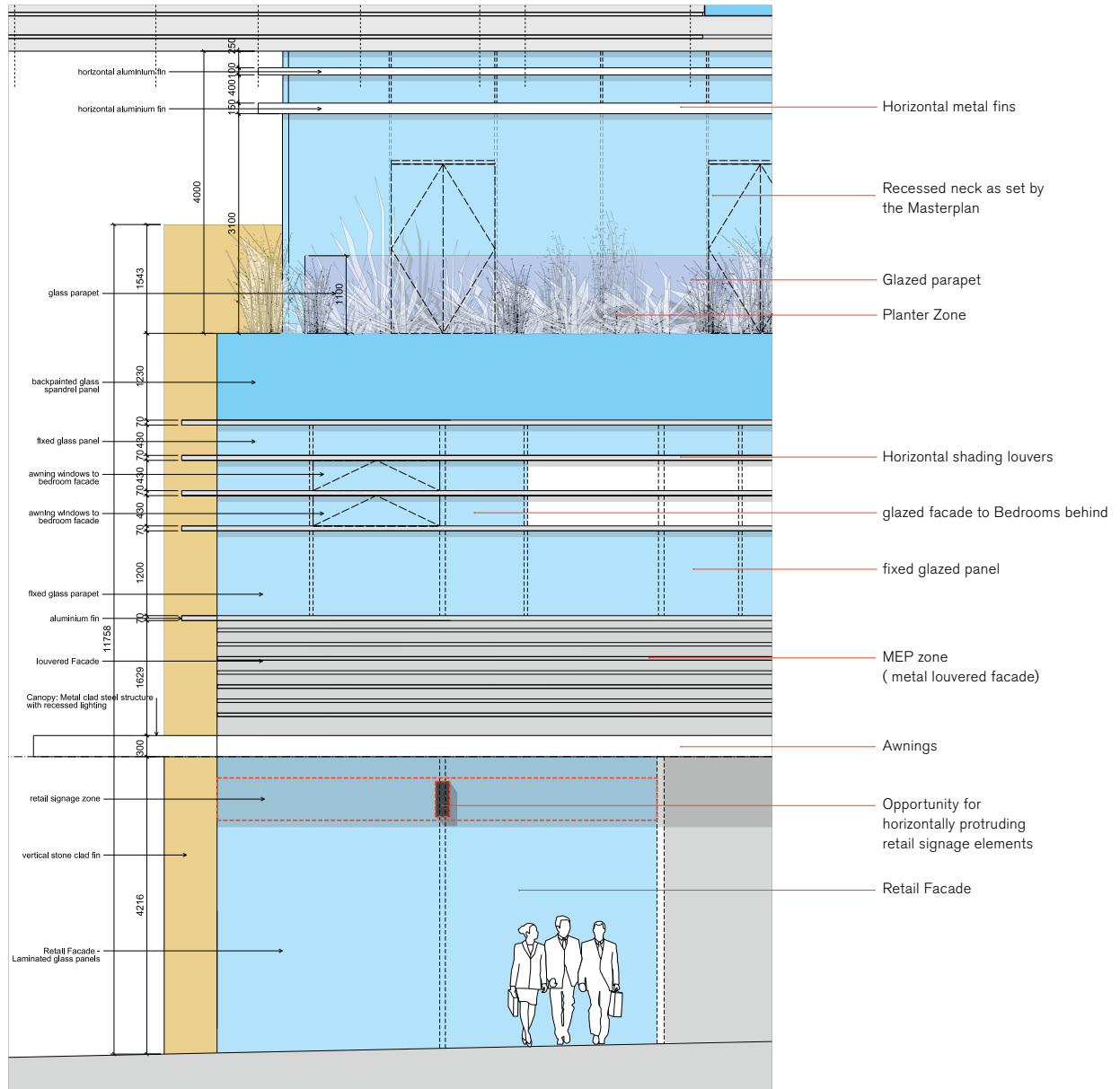
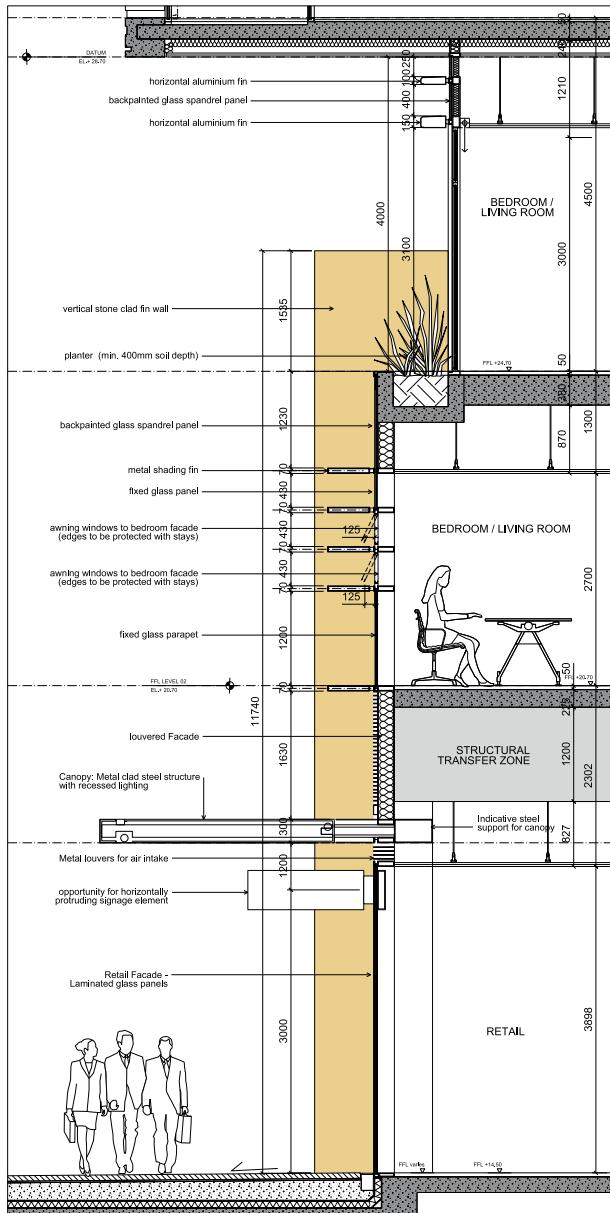
The podium elevations are articulated up with strong horizontal lines formed by deep lateral fins that echo the horizontal emphasis of the Australian hotel façades.



South West Corner Podium Façade - with Carpark Entrance on Central Park Avenue

Façade Design

Revised Podium Façade Design - Retail with Living Area above



Typical Section and Elevation through Podium Façade - Ground Floor Retail with Living area above, NTS