

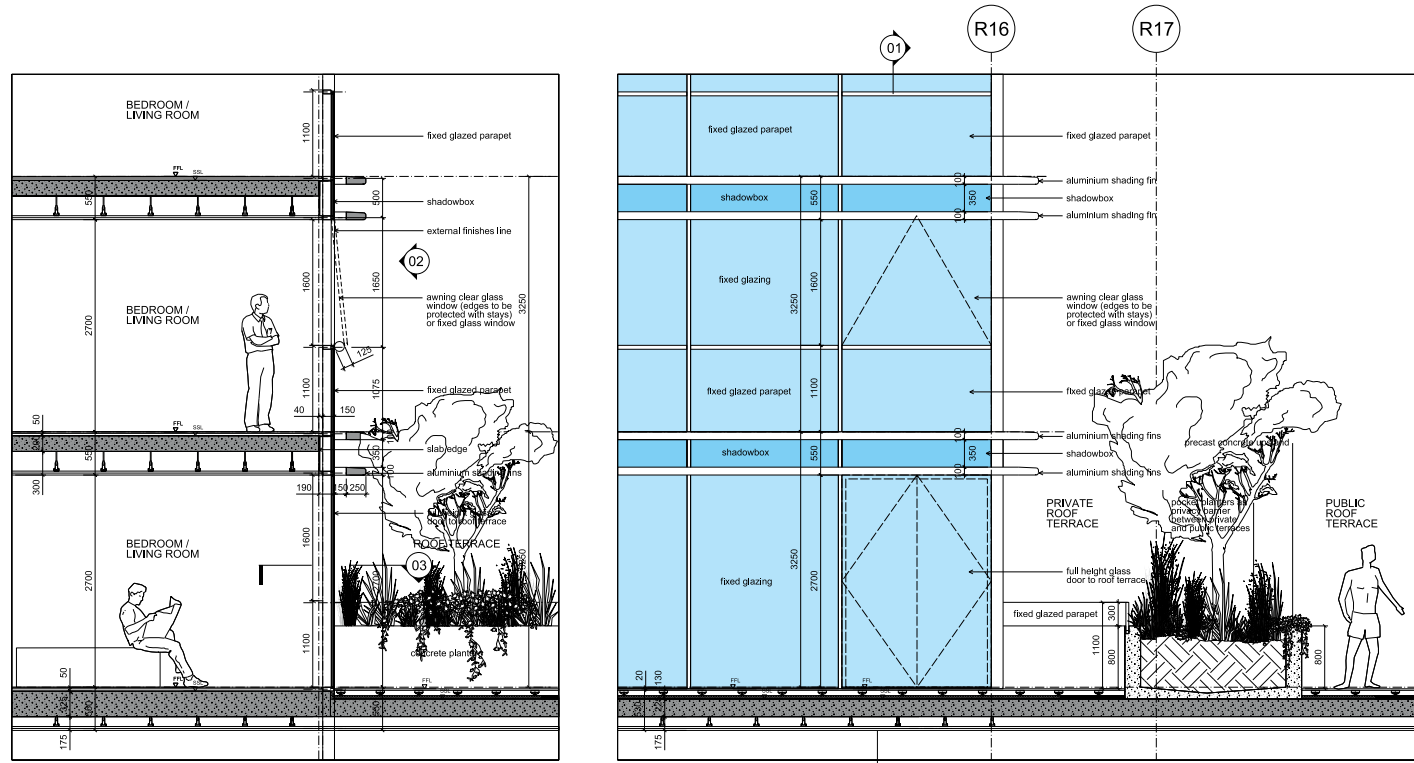
Façade Design

Revised Tower Façade Design - Cladding Type F

General Concept Top of Building Facades - Type F

The elevations of the top of the building are articulated with strong horizontal lines formed by projecting aluminium fins that align with floor level and ceiling level and bound a shadow box zone that masks the slab edge / ceiling void.

The facades that open to a private roof terrace feature full height glass doors / fixed glass panels, while the facades above have a fixed glass panel extending to 1.1m above FFL, with either fixed glass panels or awning windows above. These windows are restrained to a maximum 125mm opening, with protective stays on the sides.

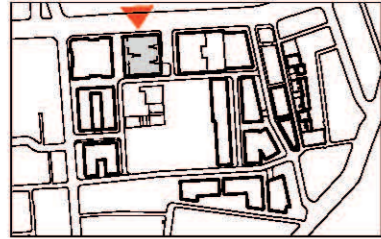


Typical Section and Elevation of Top of Building Facade, Block 1 South-West Facade corner



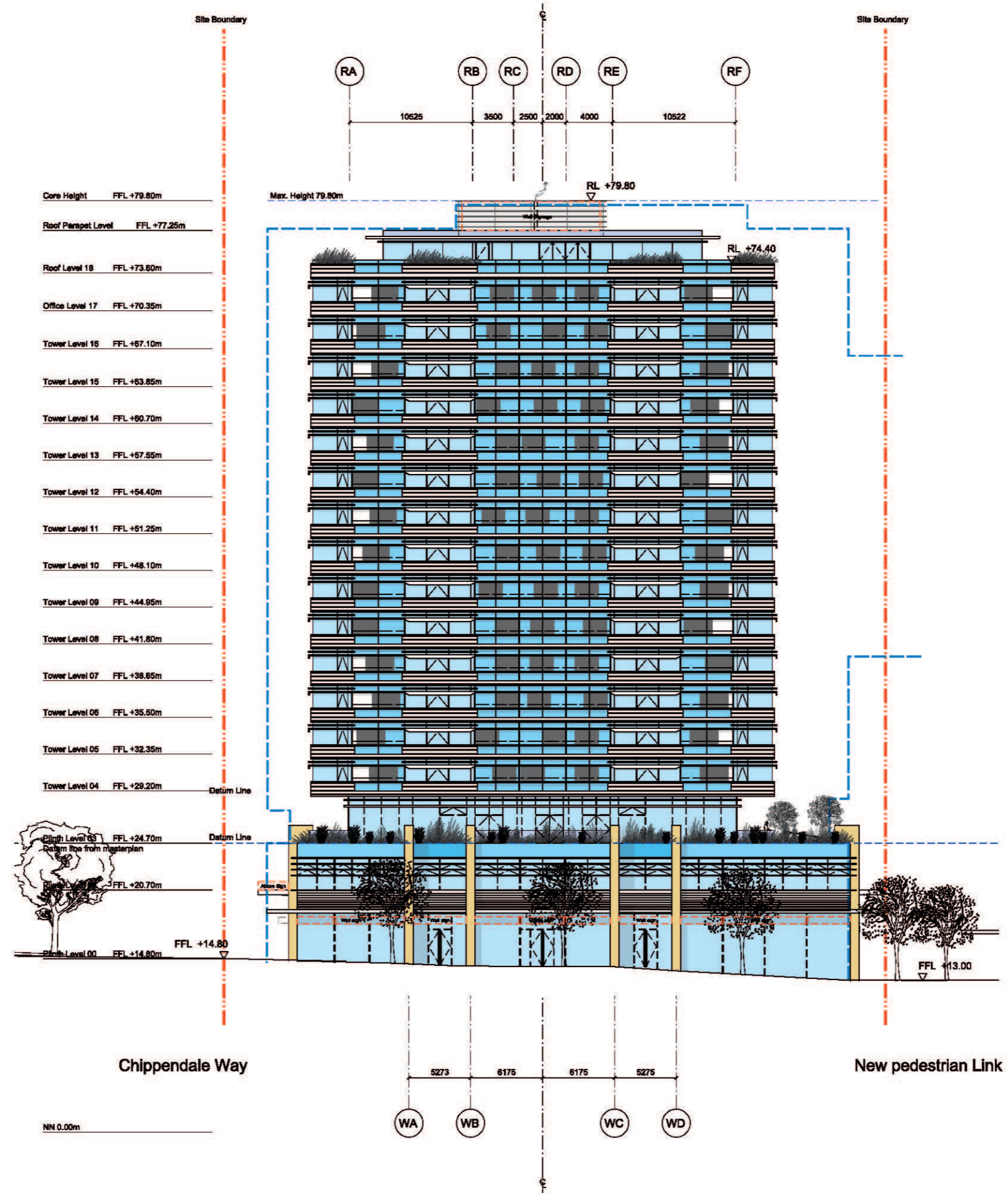
Façade Design

Proposed North Elevation



Removing the connection between Block 1 and Block 4N will affect the eastern Façade of Block 4N.

To address this and maintain consistency with the current approved design, the eastern façade to Block 4N will continue across where the bridge link was previously located.

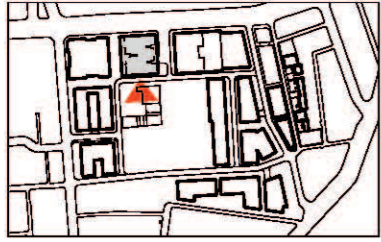


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Proposed East Elevation

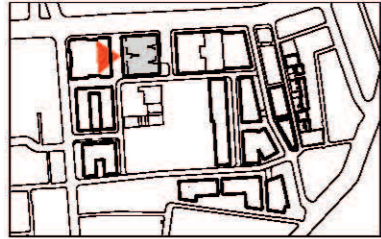


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Proposed South Elevation



Façade Design
Proposed West Elevation



Key points:

- 5 star Green Star rating
- Passive design
- Energy Efficiency
- Section J Energy Efficiency
- Solar shading and maximise daylight
- Connection to the CTP to meet the space heating and cooling demand
- Connection to the CTP to meet the DHW heating demand
- Possible connection to the CTP to supply the base building electrical power demands
- Maximum efficiency lighting
- RWTP connection for wastewater collection and recycled water supply to meet all of the building's non-potable water demands

As part of a larger precinct that is targeting high standards in environmental sustainability, the residential building of Block 1 is also intended to be an exemplar of sustainability. The building features environmental initiatives across a range of design issues such as passive design, energy consumption, potable water consumption and the quality of the indoor environment. The design targets a 5 Star Green Star rating.

A key feature of the energy efficient design is the passive control of solar loads on the facade. Through appropriate facade design, peak loads on mechanical systems are reduced, allowing a reduction in the required capacity of plant and a reduction in annual energy demands. This is achieved by adopting a "ribbon window" system rather than floor-to-floor glazing which attracts significantly higher energy demands. As well as reducing the impact of direct solar gains greater thermal comfort is delivered with the reduction of the radiant impact of solar gain on the occupants. Furthermore, daylight access is maximised by the high VLT (visual light transmittance) of the glazing specified and the penetration of diffuse daylight to a significant portion of the floor plate

Podium, Neck and Top-of-building facades are provided with full height vision glazing. Horizontal shading elements have been incorporated to reduce the solar load in these areas.

At the ground plane metal awnings provide shading of the retail units. Similarly, on the upper levels of the podium, horizontal shading elements and the high performance glazing selection control solar gain and admit daylight. High performance double glazing has been selected for these areas.

Reflectivity of the facade to the street has been taken into consideration and this will be further investigated during the next design stages.

Please also refer to sustainability information by other Consultants.



Façade Design

Materials Board

Materials have been selected for the tower façade cladding that will complement those used on the Block 4N and S. The architectural intent of the tower and neck area cladding is to convey a crisp and modern feel that is distinct from the warmer, richer colour palette that is used in the podium areas that respond to the heritage buildings.

Two main colours will be used for all principle façade elements; A light gun metal grey will be used for the custom profile metal extruded / radiused cladding, and a dark grey will be used for the mullions / transoms and all horizontal shading or louvered façade elements.

The glass type will be double glazed units with a very light grey neutral low E coating.



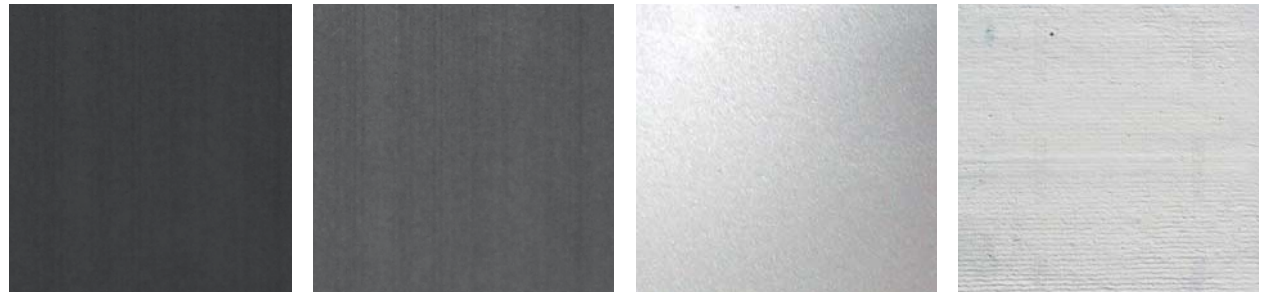
Podium Material

Lower Levels

The lower levels will be finished in a palette of materials that are inspired by the heritage buildings located at the junction of Broadway and Abercrombie Street. This proposal for Block 1 will follow the strategy proposed for Block 4N. Below the city datum line the range of materials will include sandstone or similar, granite, terracotta, metal finished in copper brown and dark grey paint, clear and tinted vision glass to shop fronts and studios and copper brown back painted glass to spandrels.

Upper Levels

The upper levels in keeping with the strategy adopted on Block 1 will employ a range of more contemporary material finishes above the recessed floor at the city datum. White precast concrete is proposed for the spandrels, while the horizontal shading façade elements are proposed to be extruded aluminium profiles.



Tower Materials

NB All materials indicative, or similar

