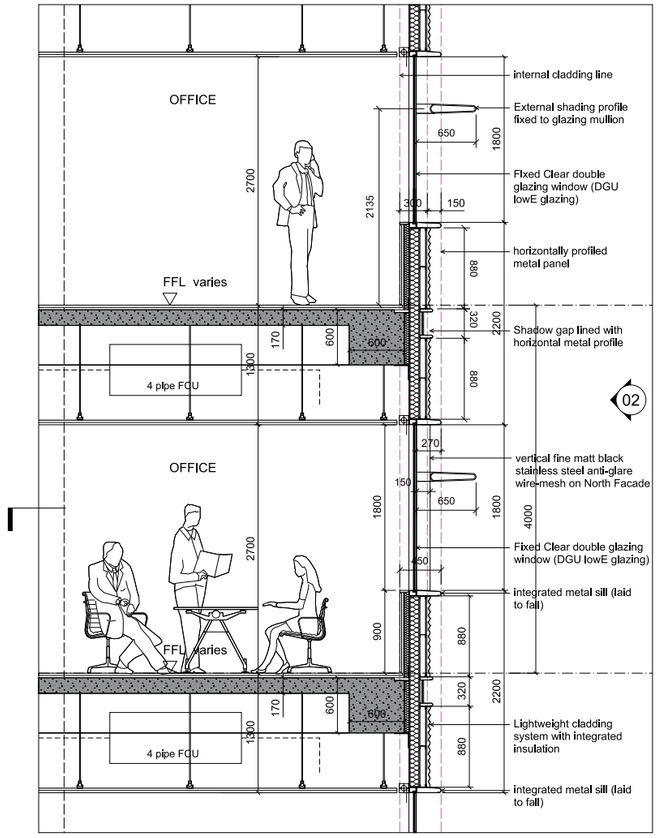
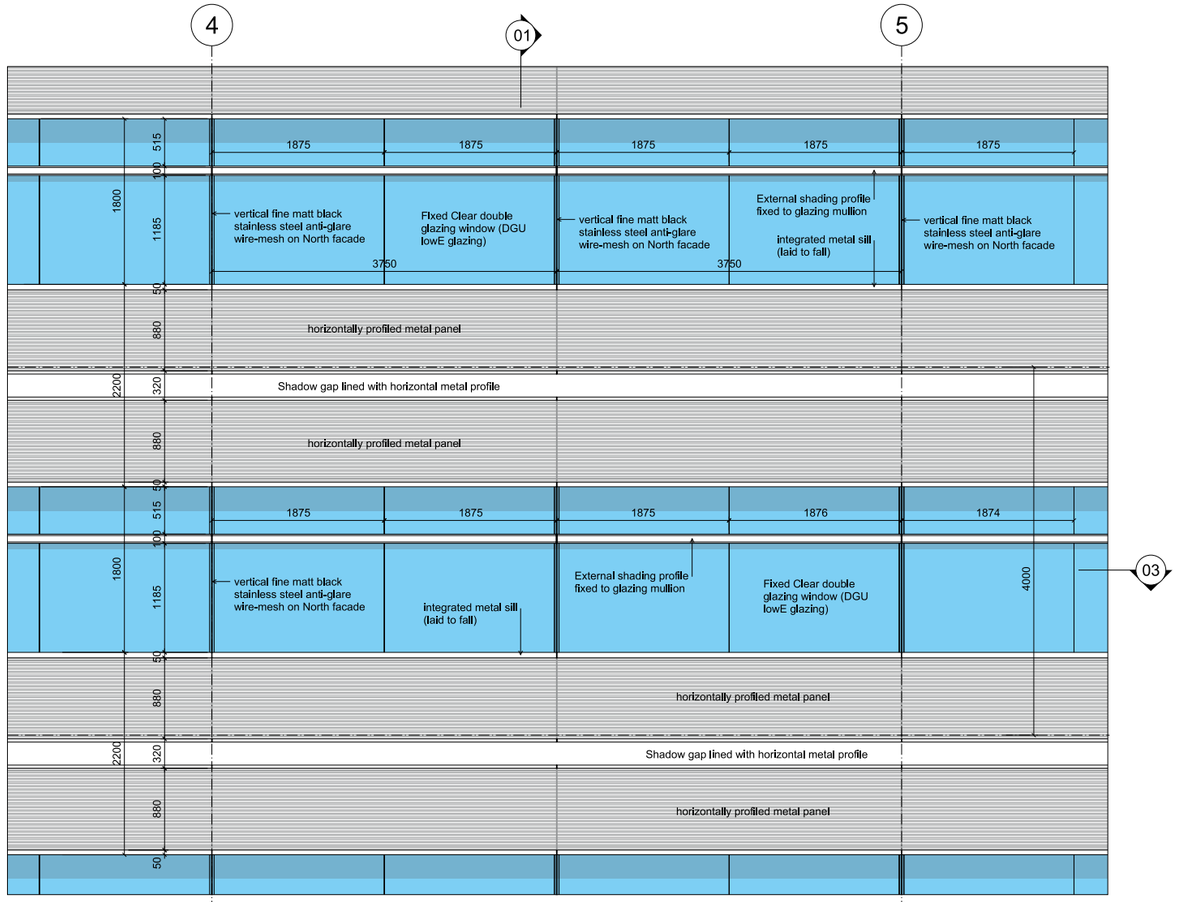
Façade Design

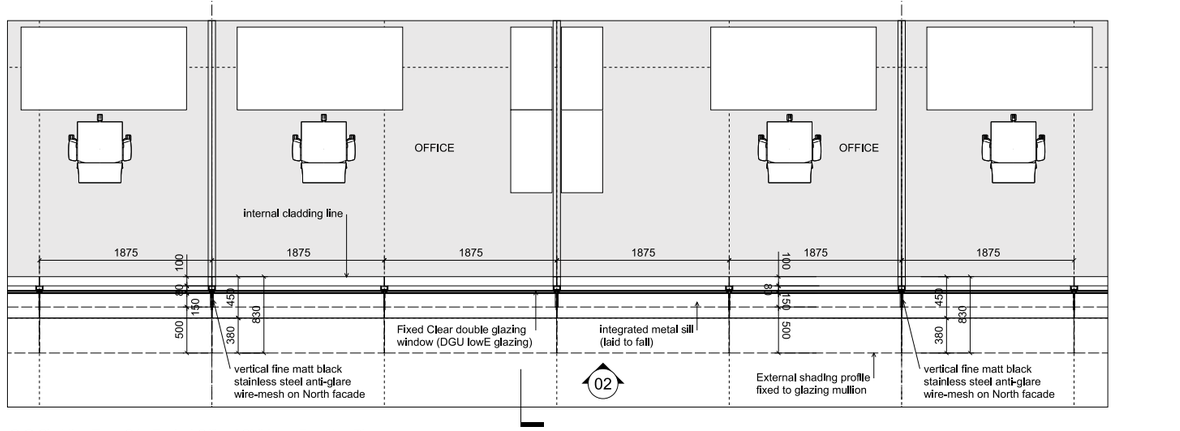
Revised Tower Façade Design - Commercial



01 Cladding Type O1 - Typical Office / Childcare Facade - Section
1:20



02 Cladding Type O1 - Typical Office / Childcare Facade - Elevation
1:20



03 Cladding Type O1 - Typical Office / Childcare Facade - Plan
1:20

Façade Design

Revised Tower Façade Design - Commercial

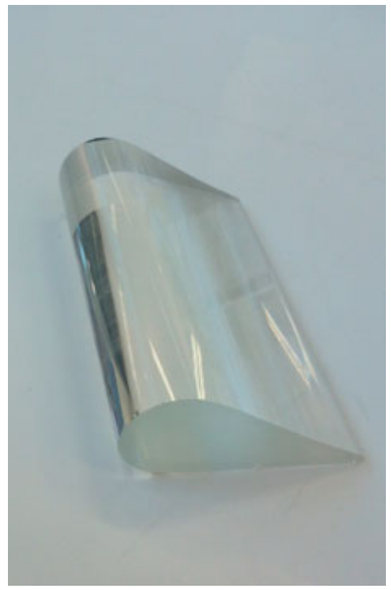
General Concept for the Childcare Terrace Facade (Cladding Type 02)

The facade concept for the terrace areas on the childcare floor is in principle a continuation of the Commercial Facade on the floors above. There are however a couple of significant changes to the materials in order to allow for additional daylight access.

The façade is split vertically into two main zones; below a 1100mm datum height the terrace consists of a double glazed textured glas panel over the full length of the terrace. The profile of the glazing follows the texture applied to the solid upstand on the typical commercial floors. Vertical joints in the glass panels will be structurally glazed with all mullions minimised and set entirely behind the glass to further emphasise the horizontality of the elevation.

The area above the 1100mm glazed upstand consists of horizontal glass or acrylic profiles fixed at regular centers. The profile of these elements will allow daylight to penetrate further into the floorplate. Every profile is located at a maximum distance of 125mm from the one below as illustrated on the adjacent page. Further studies will be undertaken in the next design phase as to determine the exact sizes and shape of these profiles. (Please find initial samples below)

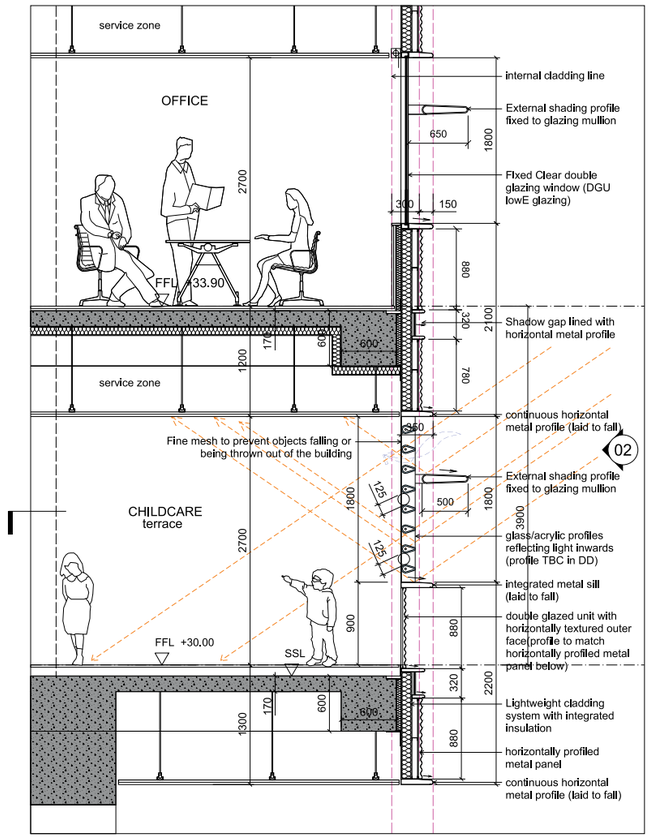
TYPE O2: Typical childcare Terrace Facade, nts



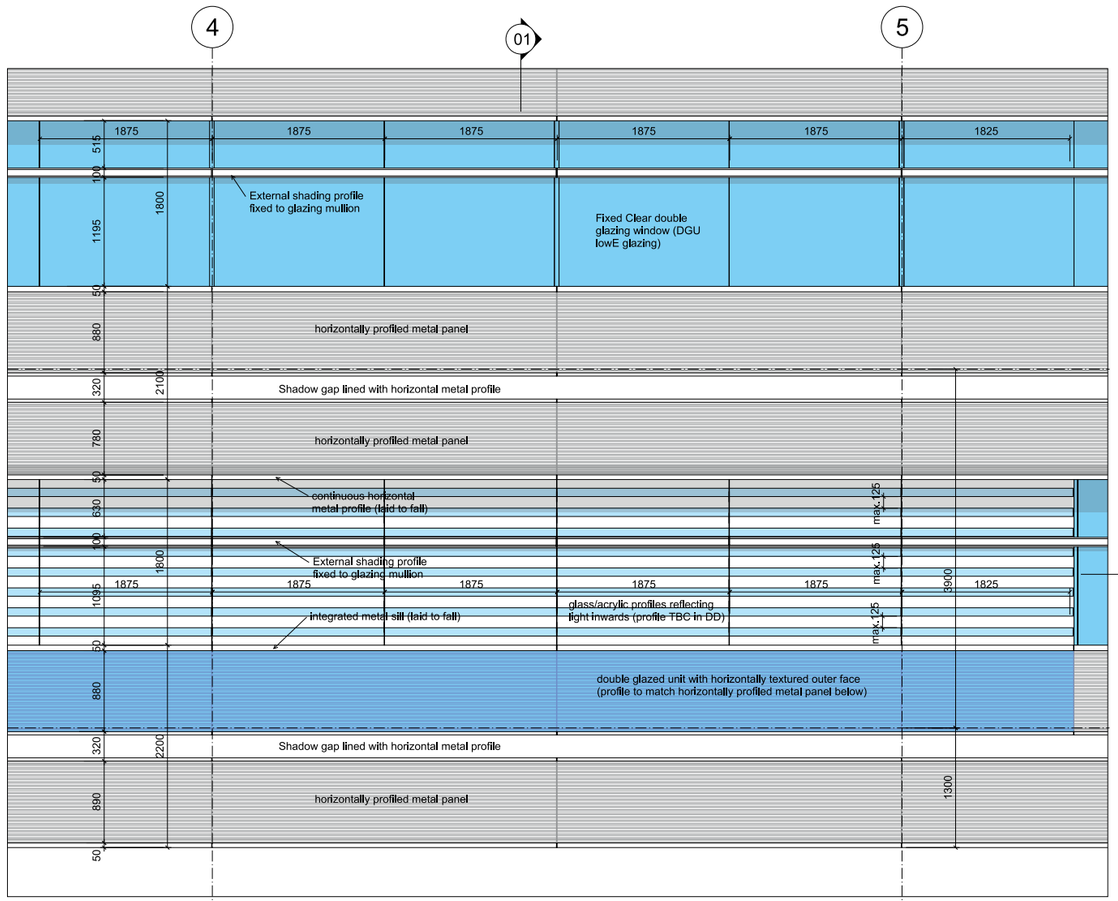
Samples glass profiles

Façade Design

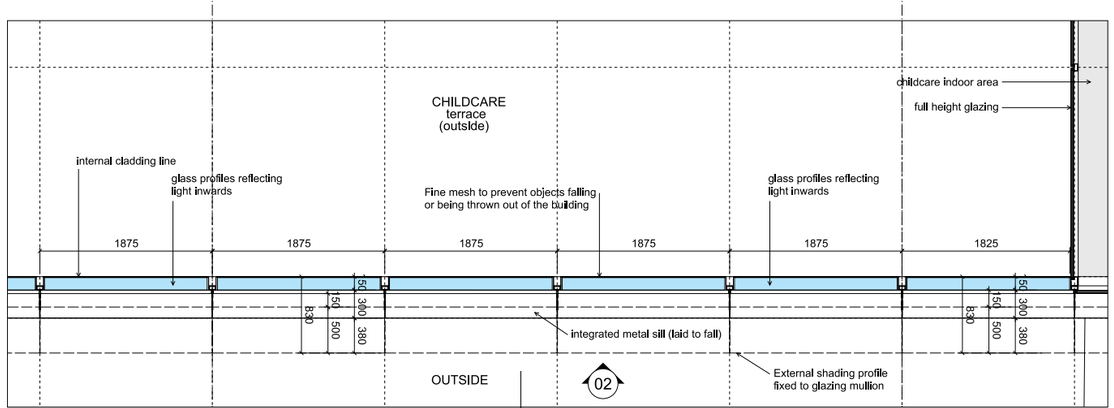
Revised Tower Façade Design - Commercial



01 Cladding Type O2 - Typical Childcare Balcony Facade - Section
1:20



02 Cladding Type O2 - Typical Childcare Balcony Facade - Elevation
1:20

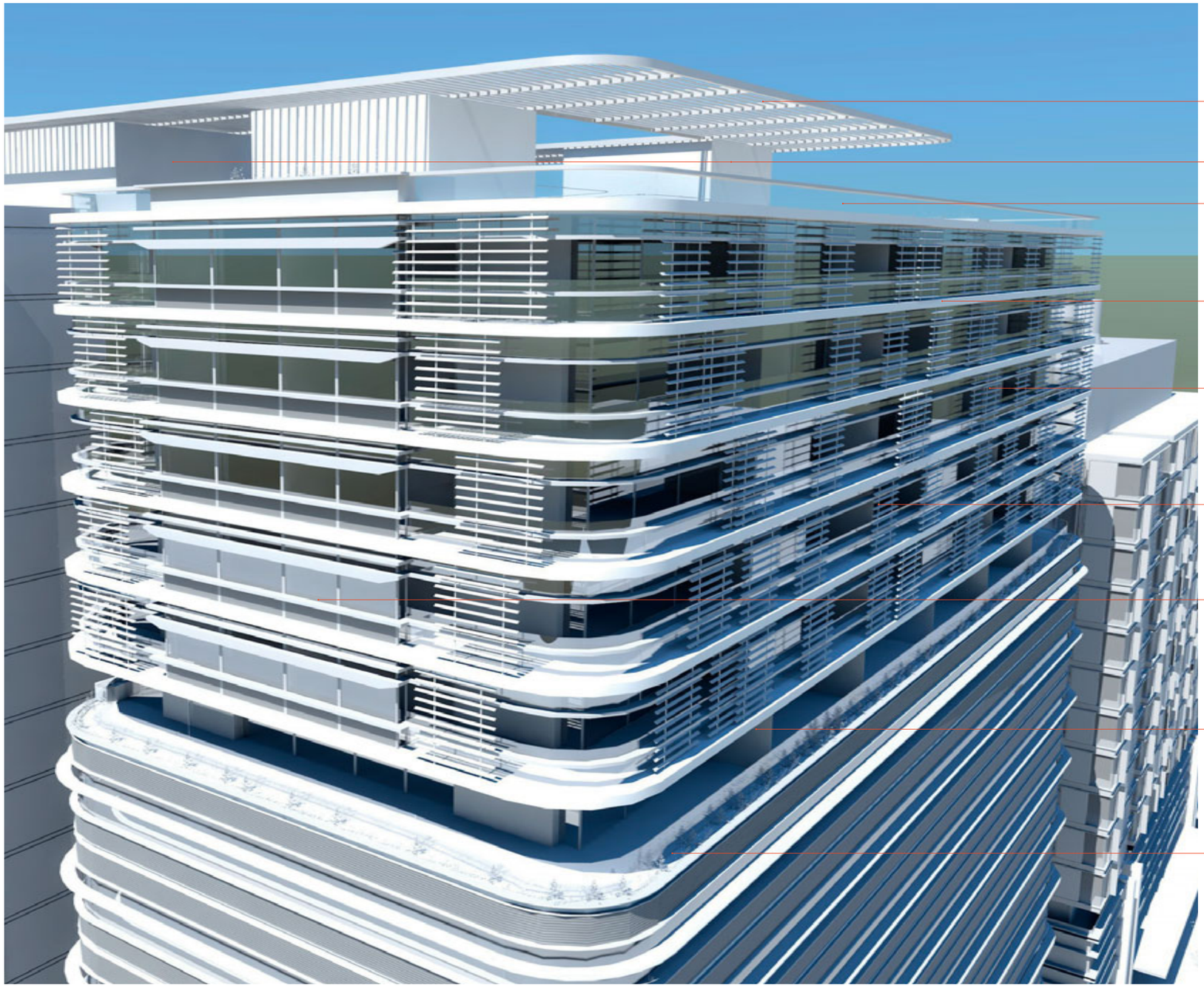


03 Cladding Type O2 - Typical Childcare Balcony Facade - Plan
1:20

Façade Design

Revised Tower Façade Design - Residential

Detailed view from Broadway, Block 4N North west corner Facade



Permanently Open pergola to Residential Void below

Plant rooms and lift overruns

Glazed Parapet to Roof

Continuous Horizontally expressed Metal clad floor slab

Full length ‘permanently open’ Residential Balconies with 2 horizontal shading fins (Cladding Type R2)

Operable louvers to allow for additional solar shading

Typical Residential Facade with horizontal shading profiles (Cladding Type R1)

Full height and length white glass separation walls between individual residential Units

Integrated planters at Neck Level (Cladding Type R3)

Façade Design

Revised Tower Façade Design - Residential

General Concept Residential Facades - Cladding Type R1

The intention for the revised façade design of the residential tower is to provide a striking design that reflects the requirements of the space it encloses (bedroom, living room or balcony) whilst taking a cue from the architectural aesthetic of the adjacent Heritage Buildings - primarily the Australian Hotel, which has a strong horizontality to its elevations. The intention is to create facades that have a timeless quality. The cladding of the residential tower in Block4N is also based on the cladding design of Block1. The horizontality of the main elevations is emphasised by minimising the impact of mullions. Vertical joints in the glass ribbon windows will be butted / structurally glazed with any mullion minimised and set entirely behind the glass.

The Residential façade design proposes the creation of linear profiles that run around the majority of tower floor plate. The zone below this continuous horizontal sill consists of an insulated shadow box panel that extends 800mm above floor level. Above this element sits either a fixed glass panel or an awning window, depending on its location within the plan.

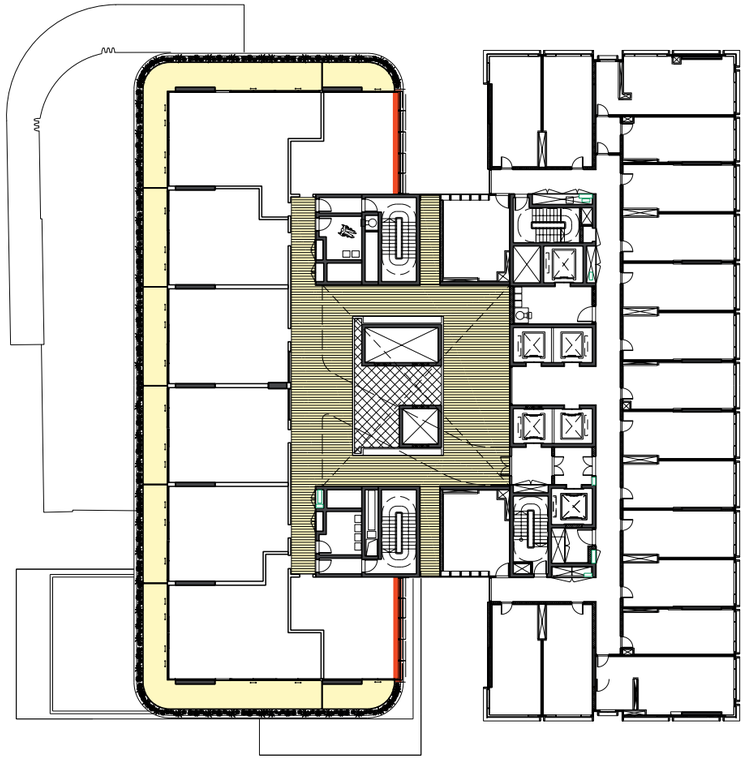
The glazed façade section is shaded with continuous horizontal 'light shelves'. These have been carefully designed in position and depth to provide two key functions. The main role is to shade the ribbon windows however the shelf is designed in a manner that allows the daylight to be reflected off the top surface where it washes the internal ceiling surface with bounced light. Consequently day light penetration depth to the tower floor plates is optimised and effective shading against solar gain achieved.

The light shelf has also been designed to increase privacy and mitigate overlooking issues from the buildings opposite Block 4N (Block 4S and the new UTS building across Broadway). The light shelves appear suspended, projecting beyond the glass with a continuous gap of 150mm between the inner face of the light shelf and the glass to permit maintenance.

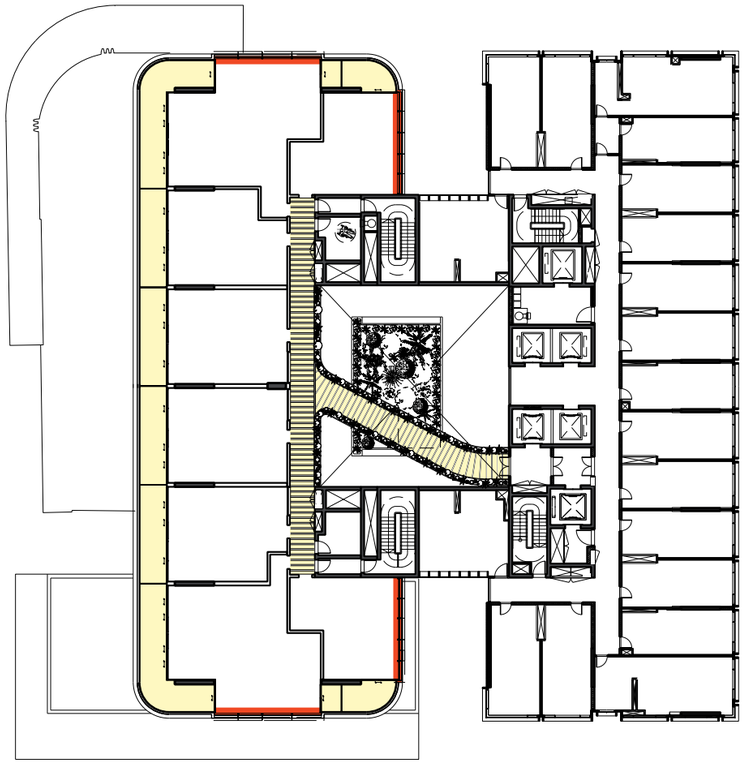
Radiused glass corners respond to the Australian Hotel architectural aesthetics and emphasise the continuous linear façade architectural design.

Balcony to Residential units

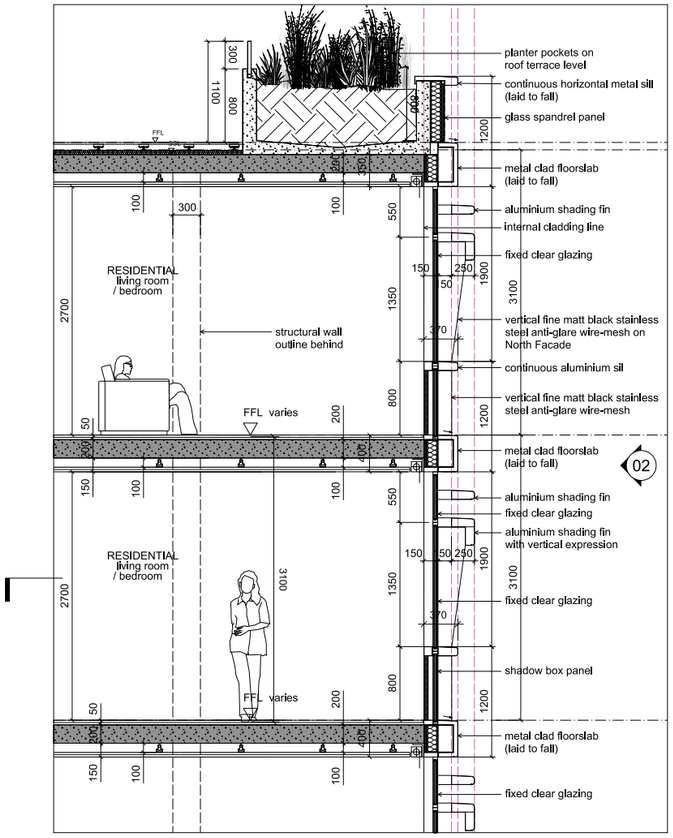
Performance / Weather line



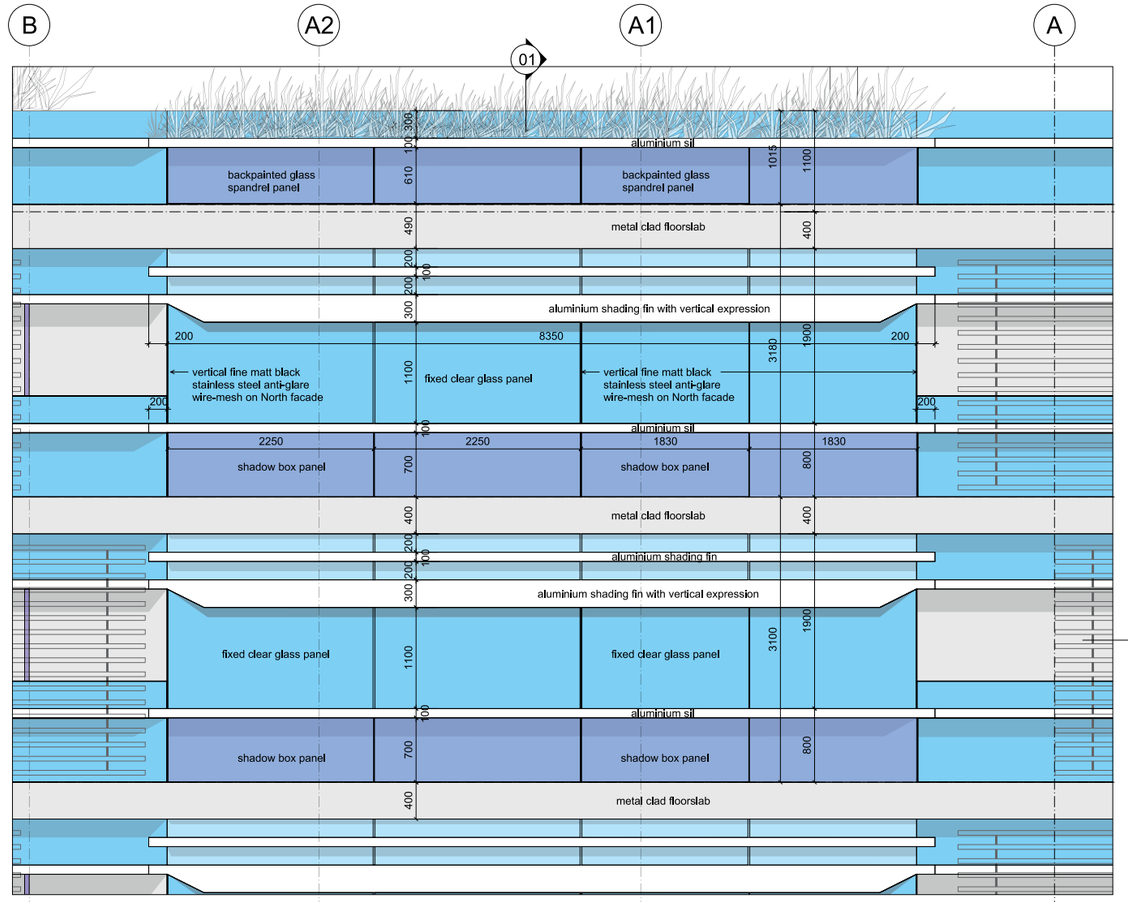
Block 4N - Typical Residential Neck Level, nts



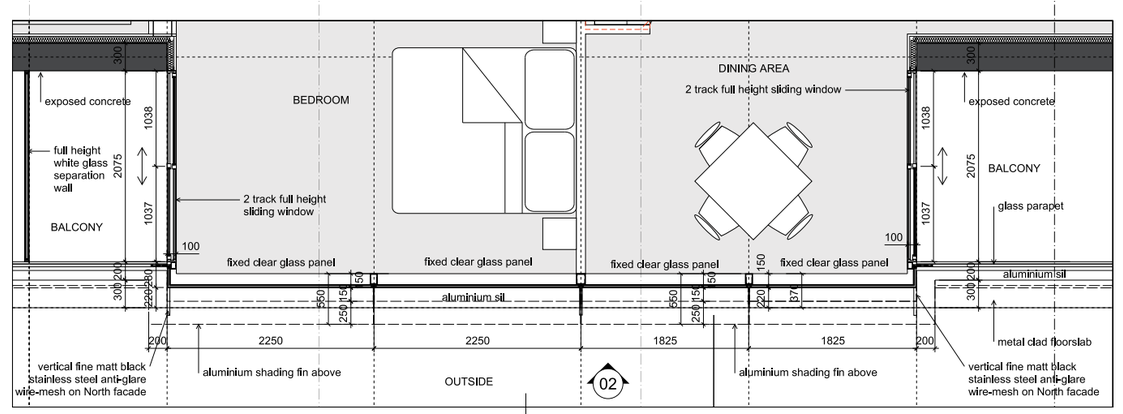
Block 4N - Typical Residential Levels, nts



01 Cladding Type R1 - Typical Residential Facade - Section
1:20



02 Cladding Type R1 - Typical Residential Facade - Elevation
1:20



03 Cladding Type R1 - Typical Residential Facade - Plan
1:20

Façade Design

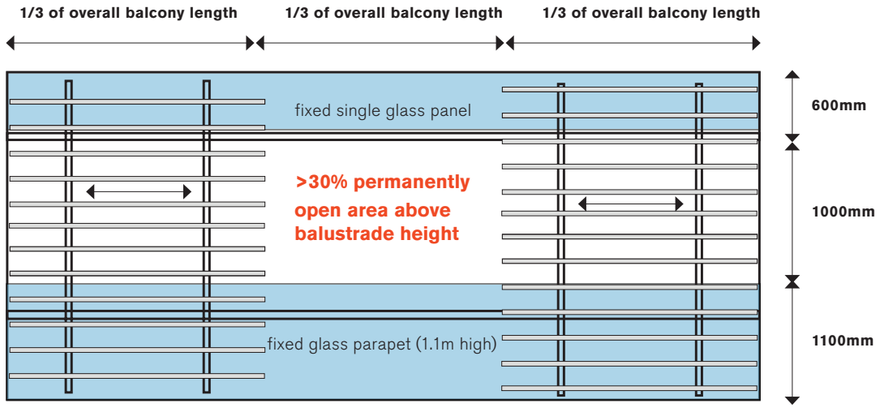
Revised Tower Façade Design - Residential

General Concept Residential Balcony Façades - Cladding Type R2

The façade design for the balconies is made up of a fixed glazed upstand of a height of 1100mm above FFL with a fixed single glass panel to the soffit of the floor above, leaving a zone of 1000mm high open to the air. Horizontal transoms are located at 800mm and at 2100mm above FFL. This means that the facade has a permanently open area that is a minimum of 30 % above balustrade height and the balcony floor area has therefore been excluded from all GFA calculations.

Additionally there are two operable, horizontally louvered sliding panels which can slide in front of the glass and horizontal transoms to provide additional shading from the sun and wind. These elements are particulary usefull on the West facing facades. Each panel makes up about 1/3 of the total balcony length. Leaving 1/3 of the facade permanently unobstructed

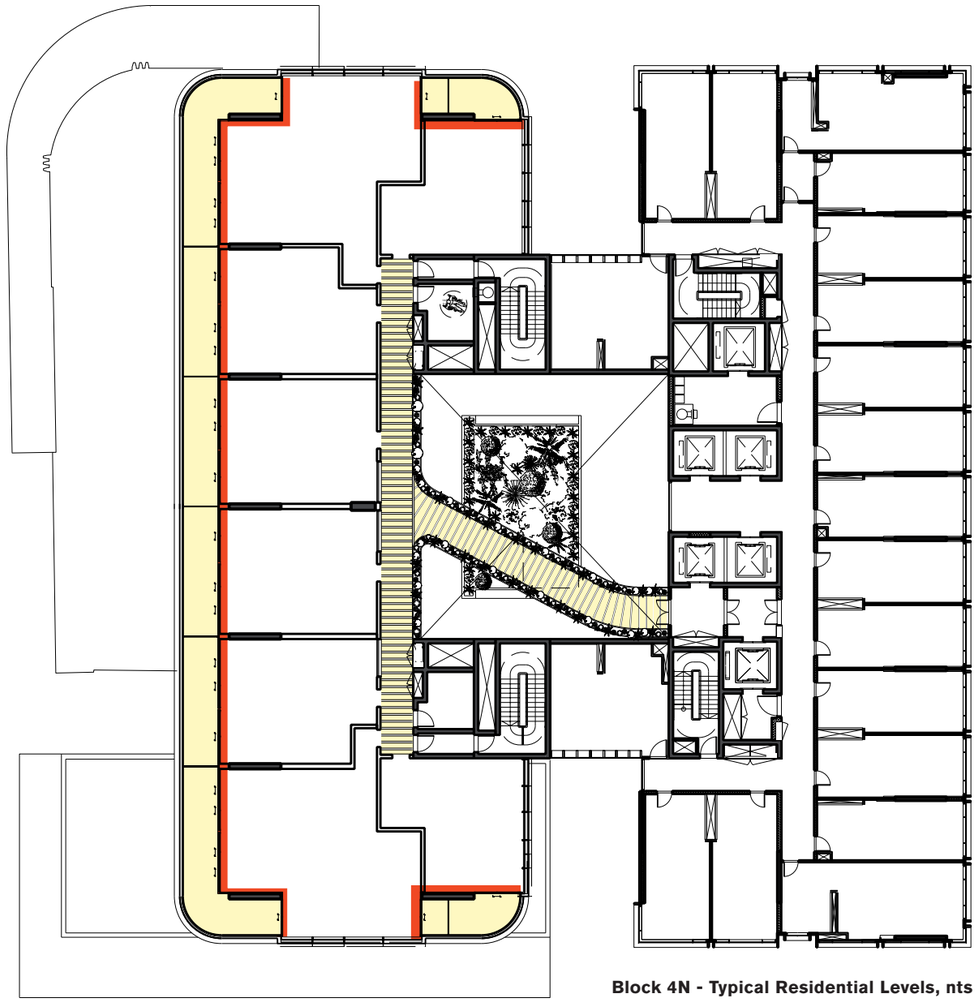
The 2m deep balcony area is thus separated from the main living area by two or three full height sliding glass doors depending on the width of the rooms behind.



Typical Residential Balcony Elevation Diagram, NTS

Balcony to Residential units

Performance / Weather line



Block 4N - Typical Residential Levels, nts