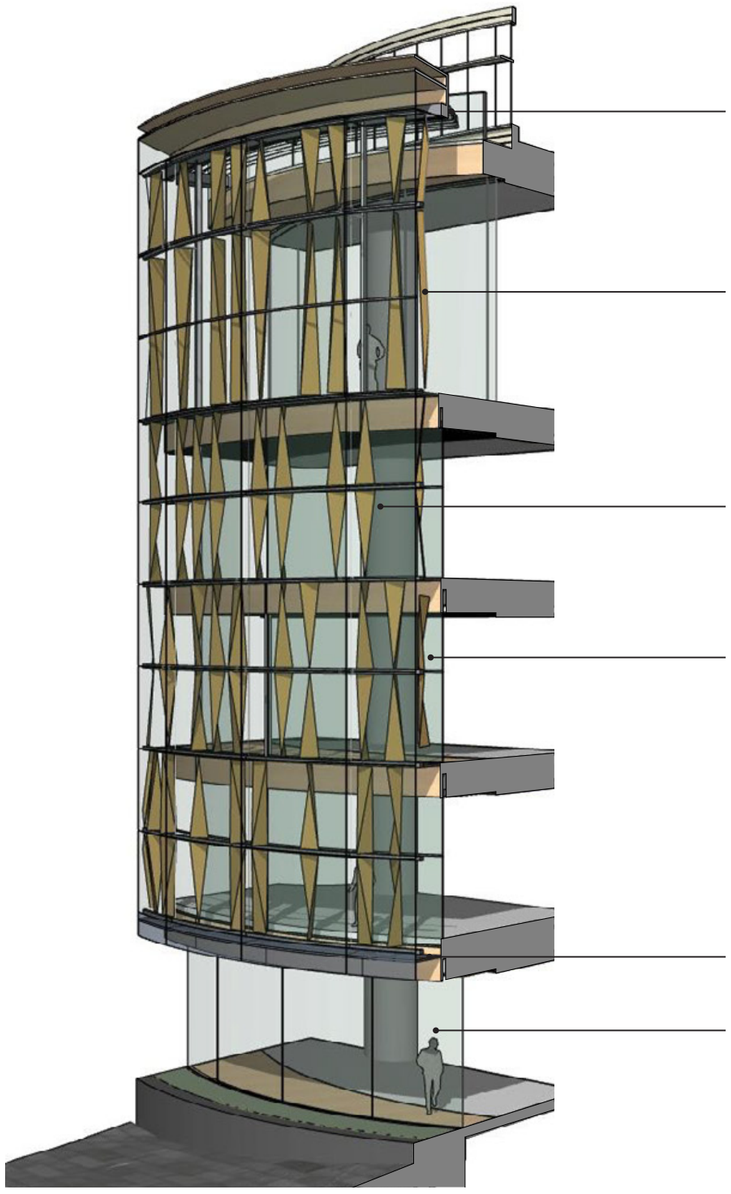
Neighborhood Centre North Perspective



Exhaust
Naturally ventilated Facade

Vertical Timber Shades
Large curved timber panels

Frameless Glass Wall

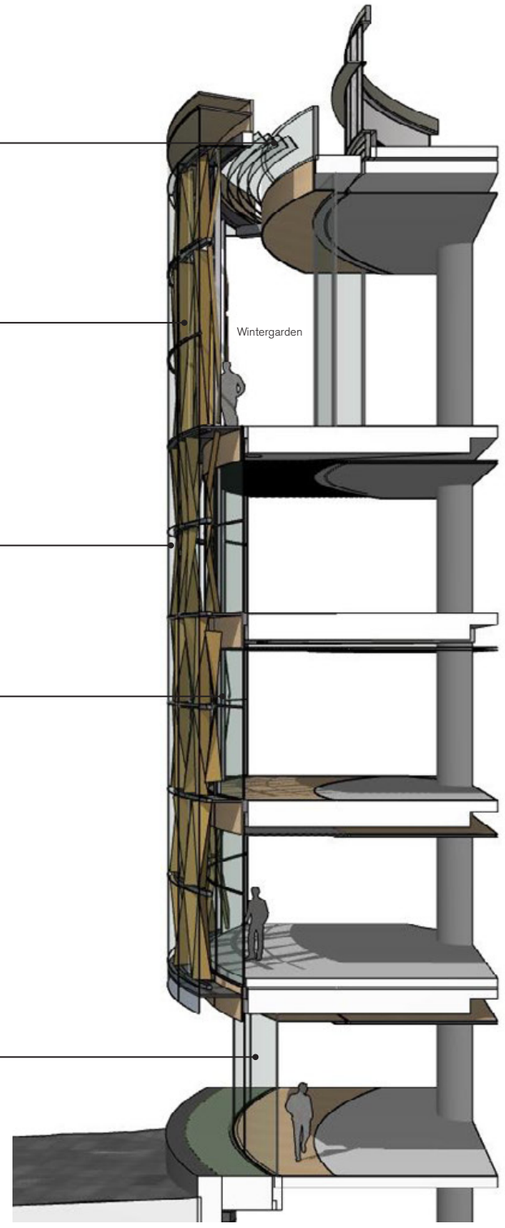
Large Cavity Double Skin
Shading Structure Within

12-15% reflectivity coefficient

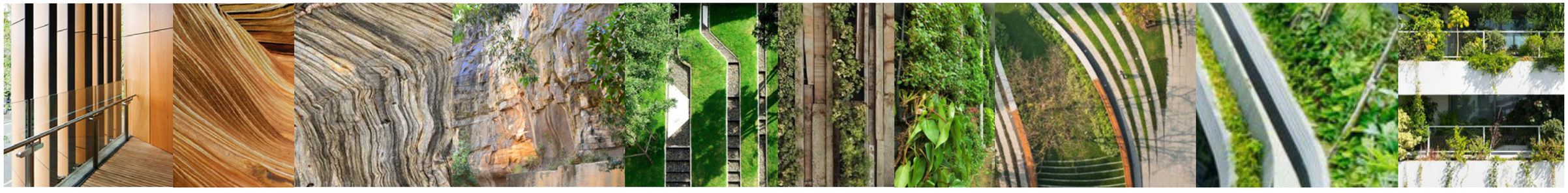
Intake
Naturally ventilated Facade

Shopfront Glazing

Neighborhood Centre Elevation



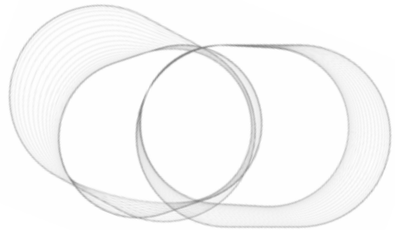
Neighborhood Centre Section



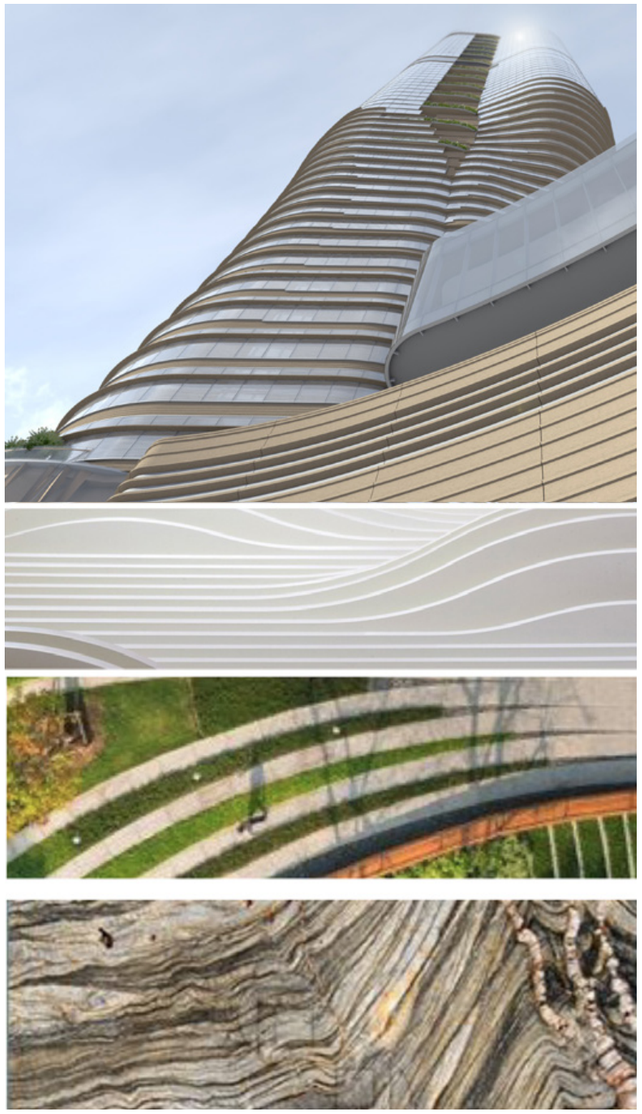
13.6 **Tower Facades**

The tower facade, an organic sculptural form of glass and stone, twists gradually up the tower to optimise views, orientation and area. The geometrically progressive form is achieved from floor to floor by an offset arrangement of unitized curtain wall panels. The glass of the gently adjusting tower form will appear as a uniform series of white layers, articulated at each floor with a sandstone (or sandstone like) spandrel section. The external low-iron sheet of glass incorporated into the facade system will provide thermal comfort and clear vision to the outside. An automated draped white veil, within the closed cavity facade will enhance the delicacy of the sculptural form when viewed from the exterior.

The tower has both residential and hotel accommodation. From a performance perspective, there are significant similarities in that they both wish to maximise natural light ingress and view out yet be able to control privacy and mitigate solar heat gain. There are also significant divergences. Hotels demand tight thermal comfort ranges that require sealed facades and the use of air conditioning whereas residential facades must incorporate a regulated percentage of operable area providing fresh air and consequently a lower reliance on a/c.



Outlines of tower floorplates showing steppnig extent



Form and material concept

Photo Of Concept Model South-East Elevation

Photo Of Concept Model South-West Elevation

13.7 **Slot expression**

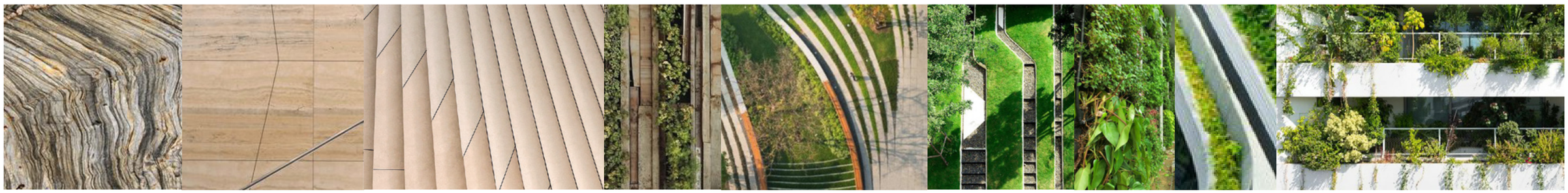
South Elevation

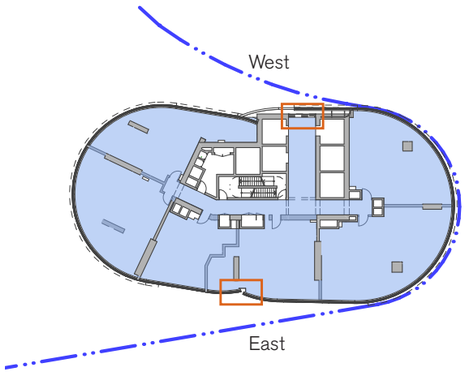
South-East Elevation

East Elevation

North Elevation

North-West Elevation



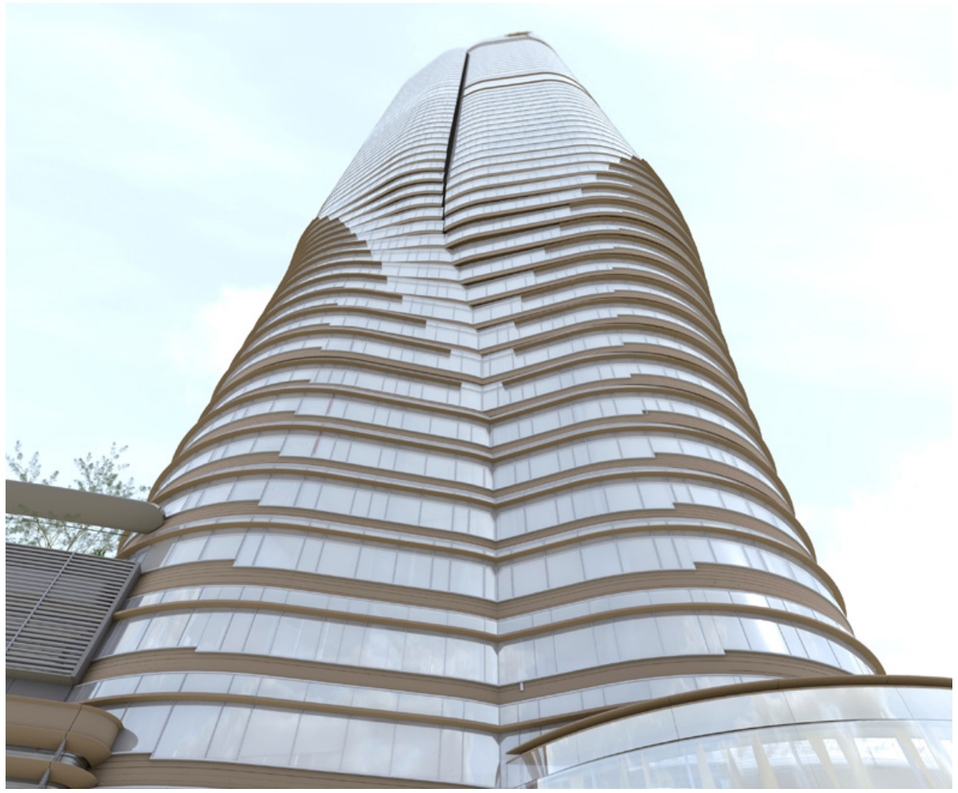


Lower Residential Floor

Typical Hotel Floor

EAST SEAM

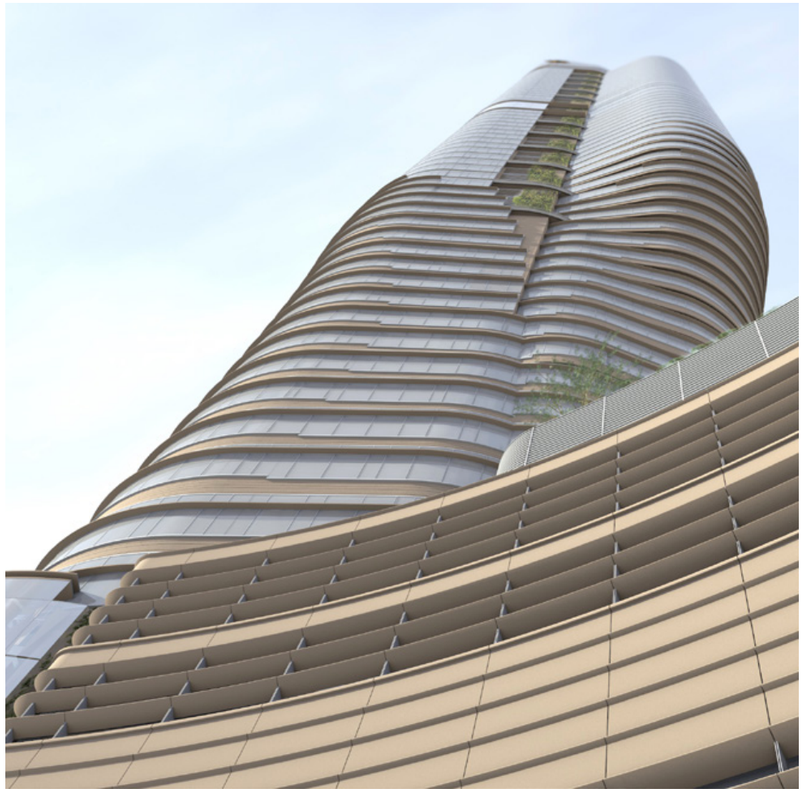
A seam or shadow line runs down 2/3 of the tower visually separating the two twisting forms, reducing the tower's perceived mass. The skins meet and join at the lower levels as the tower form steps inwards upon approaching the podium.



East Elevation (Pirrama Road)

WEST SEAM

Natural landscaped bio-filtration gardens form a series of 'green-belts', clearly articulating the architecture and acting as 'lungs' through which the building breaths, by naturally filtering the air.



West Elevation (Jones Bay Road)

13.8 **Core Facade**

The core is gradually revealed as a separate complementary element to the dual tower forms. The cladding is precast concrete cladding panels with groove joints to express the horizontal banding.

Alternative materials proposed include stainless steel reinforced thin Precast system, GRC Glass Reinforced Concrete, pre finished fibre cement or aluminium composite panels.

High quality amenity to lift lobbies, with natural light, views and natural ventilation component

West Elevation

Section Through The Tower Facade Lobbies.

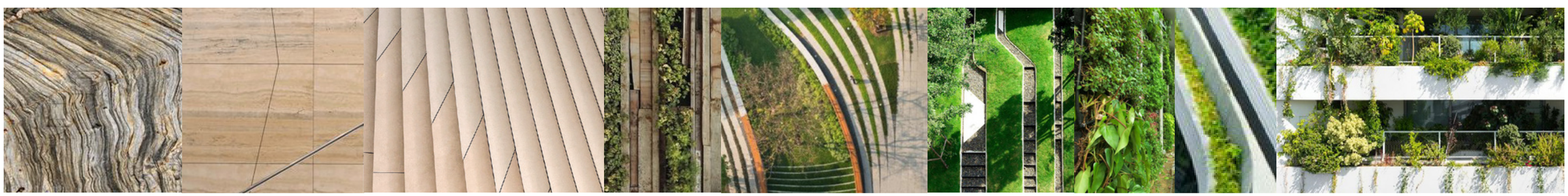
Core Cladding

Floor by floor cementitious cladding with groove joints, alternatives include GRC, aluminium composite panels or prefinished FC

Integrated DGU

or Closed Cavity Facade Incorporating automatic blinds within the cavity and prepainted spandrel panel aluminium or FC

Potential to have operable blinds within residential levels



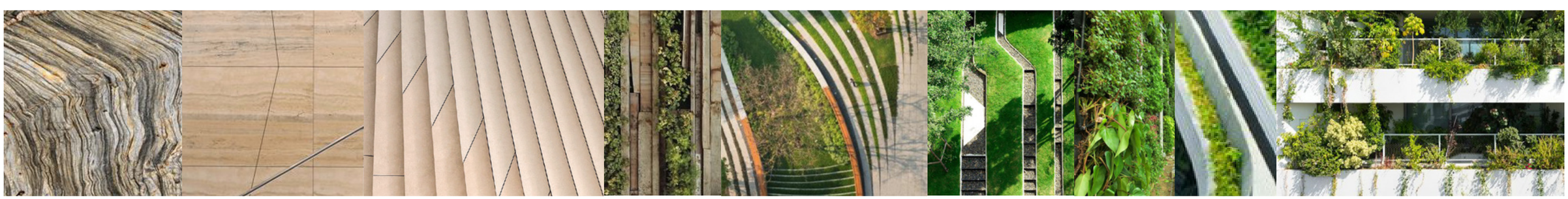
13.9 **Typical Residential Facade**

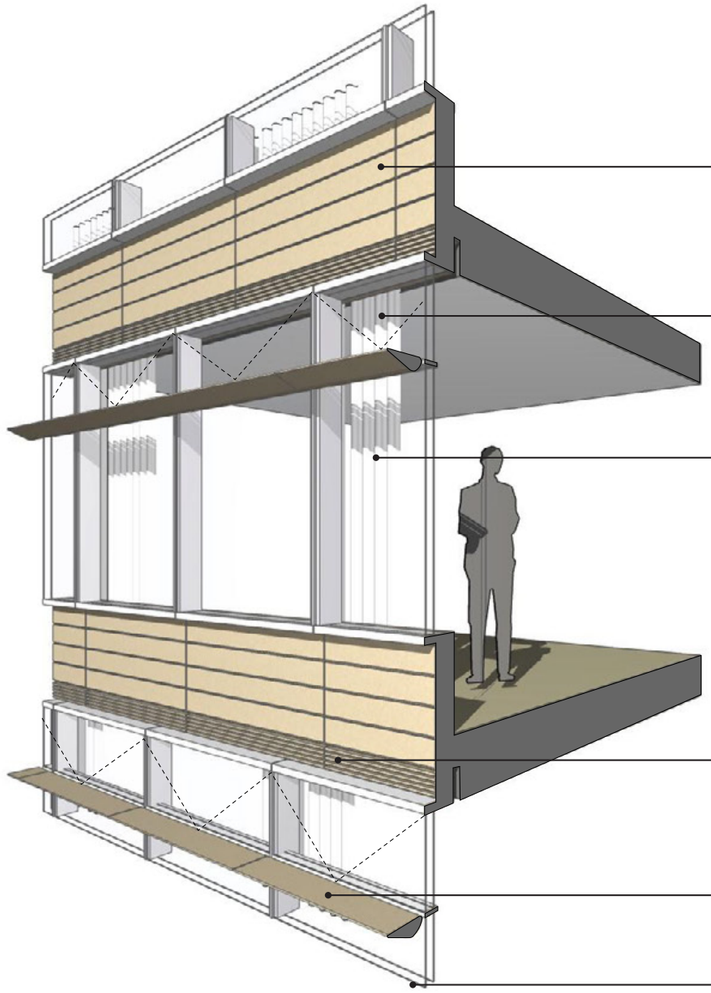
A floor-by-floor system , visually consistent with the hotel, but incorporating operable top hung (casement style) windows as well as fixed glazing and a sandstone spandrel or profiled aluminium in a sandstone like finish. Where open private space or 'wintergardens' exist, large panels of the facade will be operable to open the space.

South-East Elevation

Tower Facade At Night

Tower Facade At Night





Offset Curtain Wall

Spandrel with offset sub head and sub sill allowing for forward and backwards projection.

12-15% reflectivity coefficient

Top Hung Casement Window

Sheer White Curtains

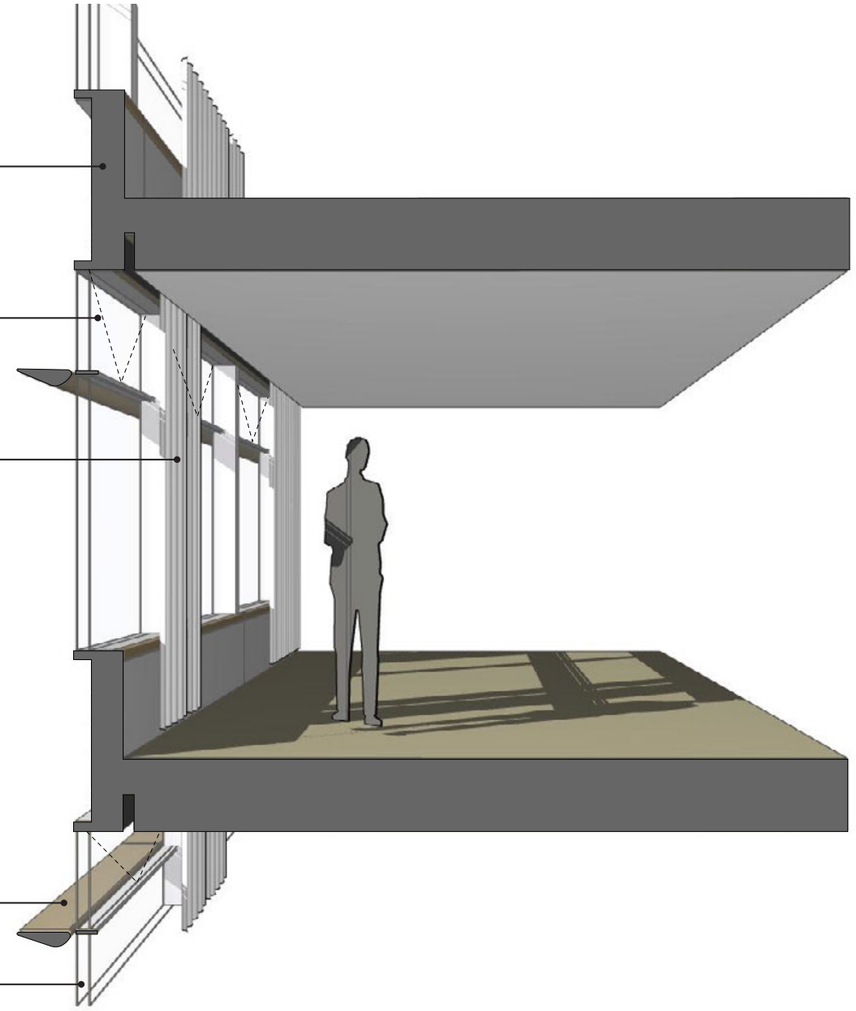
Spandrel Grille

Fresh air intake, kitchen and wet area exhaust

Building Inegrated PV Panels

Large Cavity Triple Glazed

Sealed Facade Unit



Elevation - Typical Residential Facade

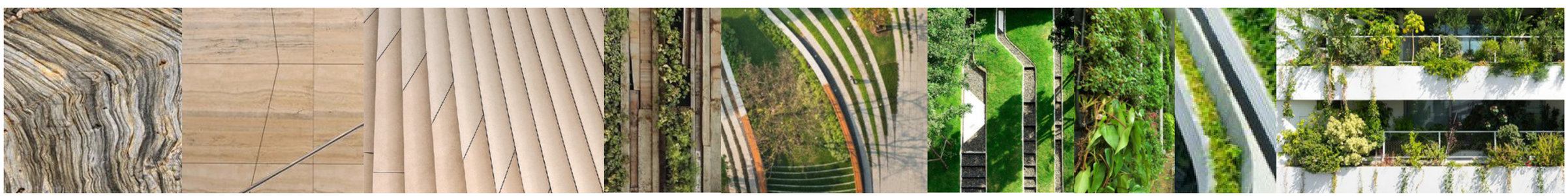
Section - Typical Residential Facade

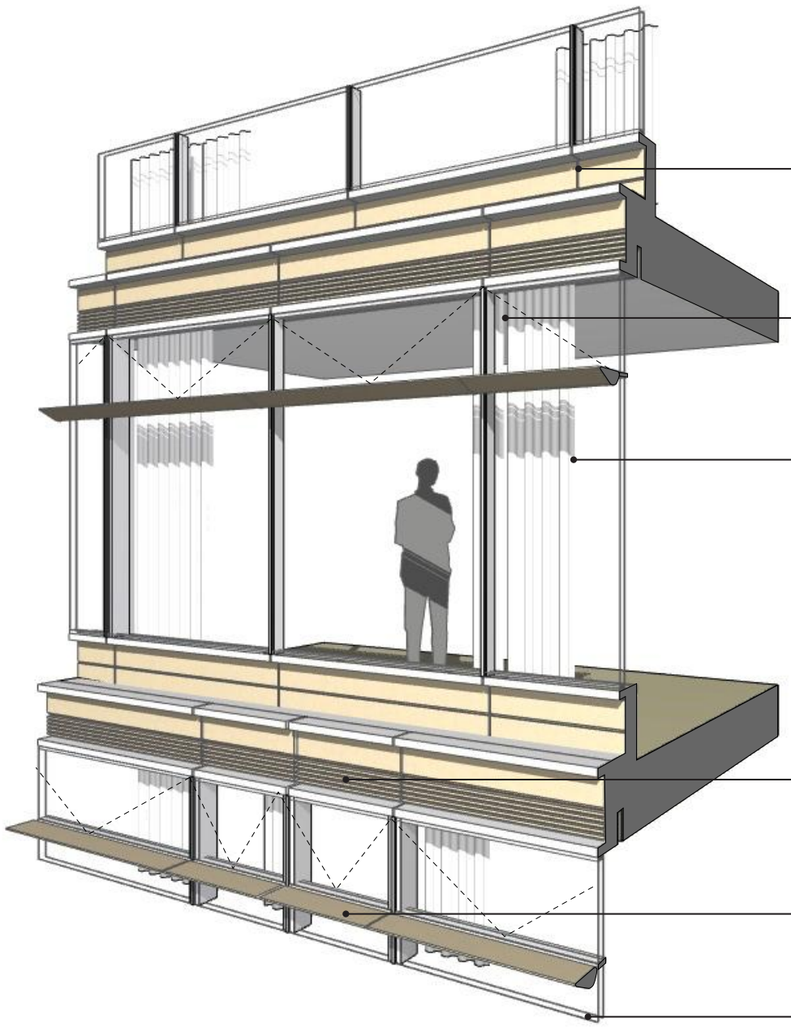
13.10 **Typical Residential Facade - Stepping**

South-East Elevation

Facade stepping

Facade stepping





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12-15% reflectivity coefficient

Top Hung Casement Window

Sheer White Curtains

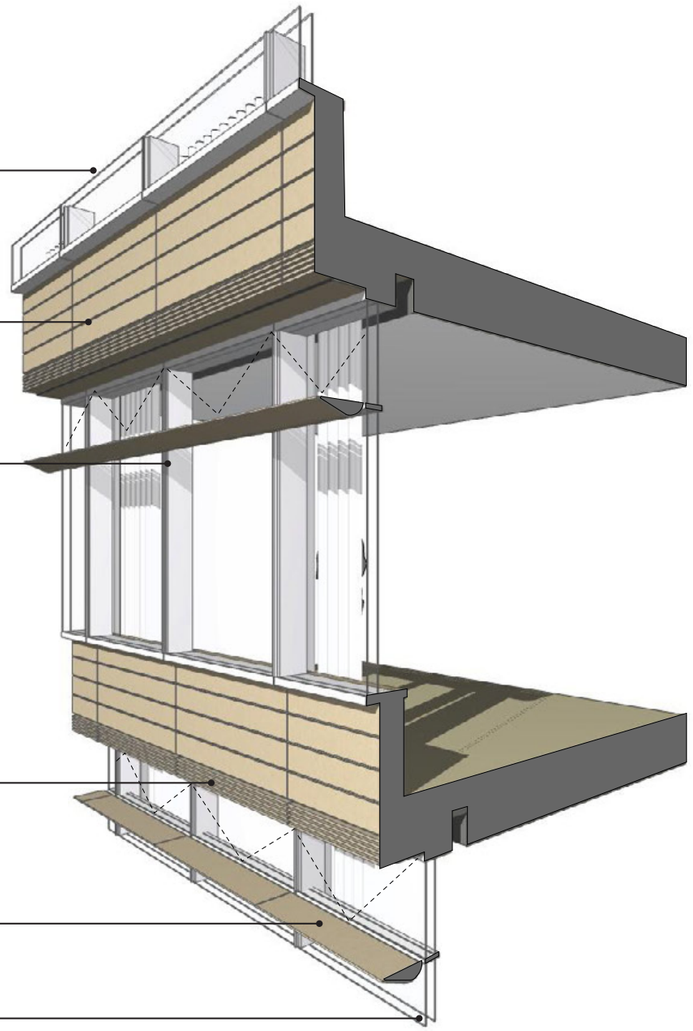
Spandrel Grille

Fresh air intake, kitchen and wet area exhaust

Building Inegrated PV Panels

Large Cavity Triple Glazed

Sealed Facade Unit



Typical Facade Stepping In

Typical Facade Stepping Out

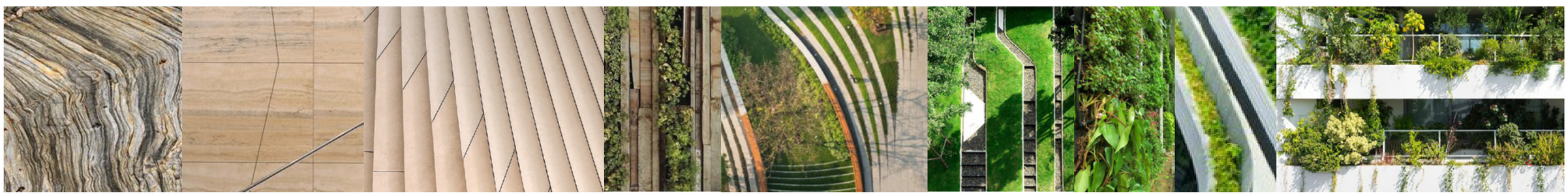
13.11 Typical Residential Facade - Private Open Space

Private open spaces, 'Wintergarden' seemliness integrate behind operable sections of the facade

South-East Elevation

The Star Tower In Context

Close up of residential portion of the star tower



Offset Curtain Wall

Spandrel with offset sub head and sub sill allowing for forward and backwards projection

Operable Facade

Operable Sections to Private open space 'wintergardens'

Balustrade at Openings

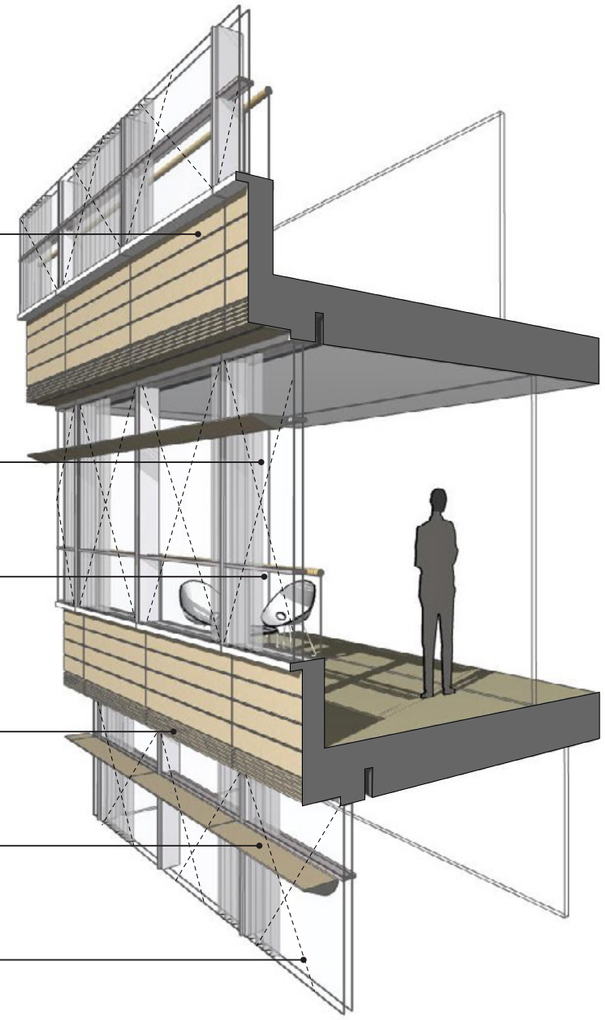
Spandrel Grille

Fresh air intake, kitchen and wet area exhaust

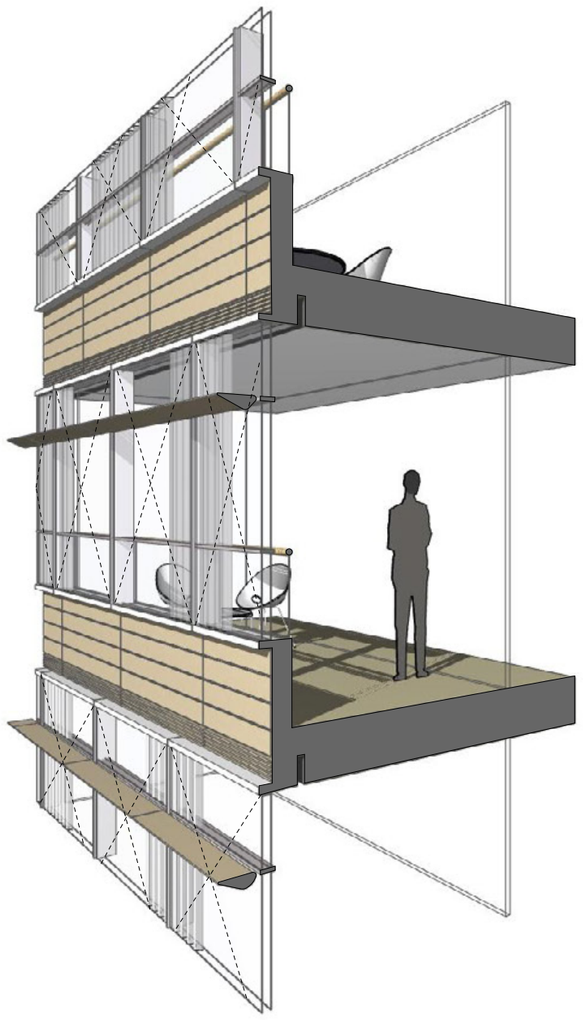
Building Inegrated PV Panels

Large Cavity Triple Glazed

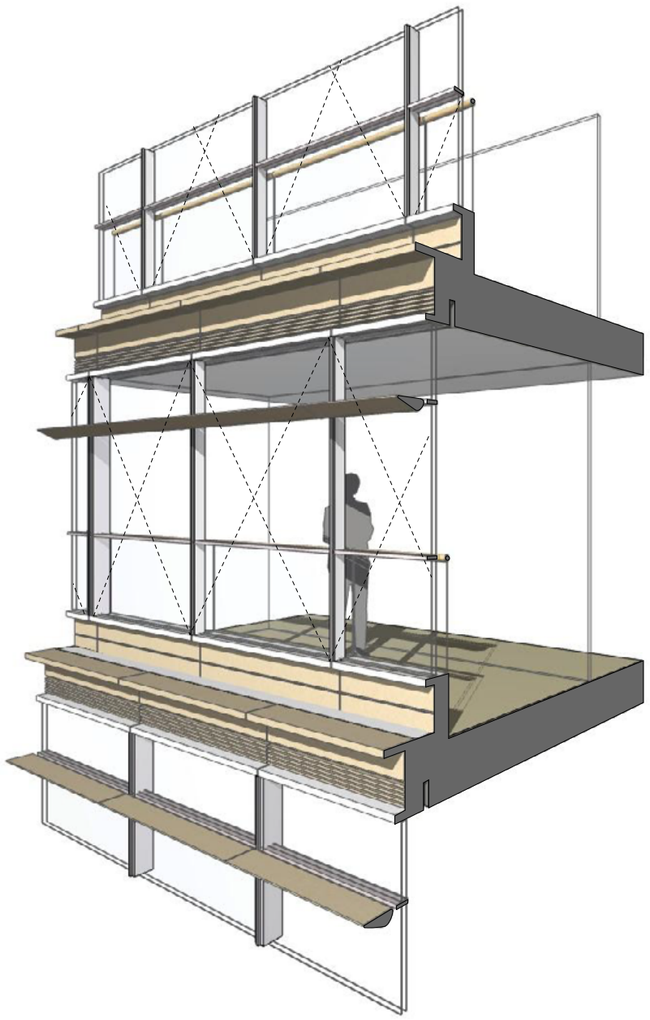
Sealed Facade Unit



Typical Private Open Space Facade Shown Stepping Out



Typical Private Open Space Facade



Typical Private Open Space Facade Shown Stepping In

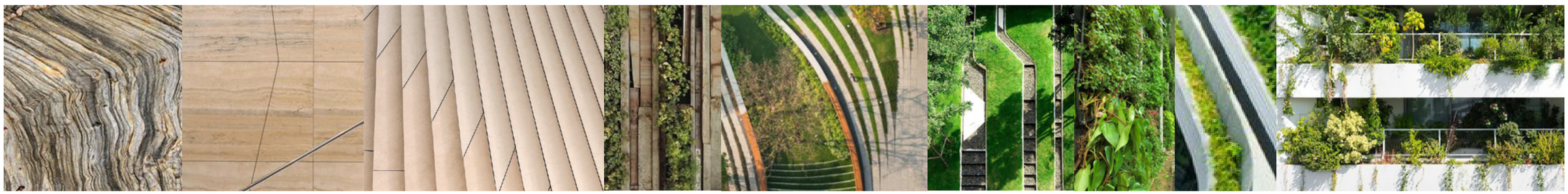
13.12 **Hotel Facade**

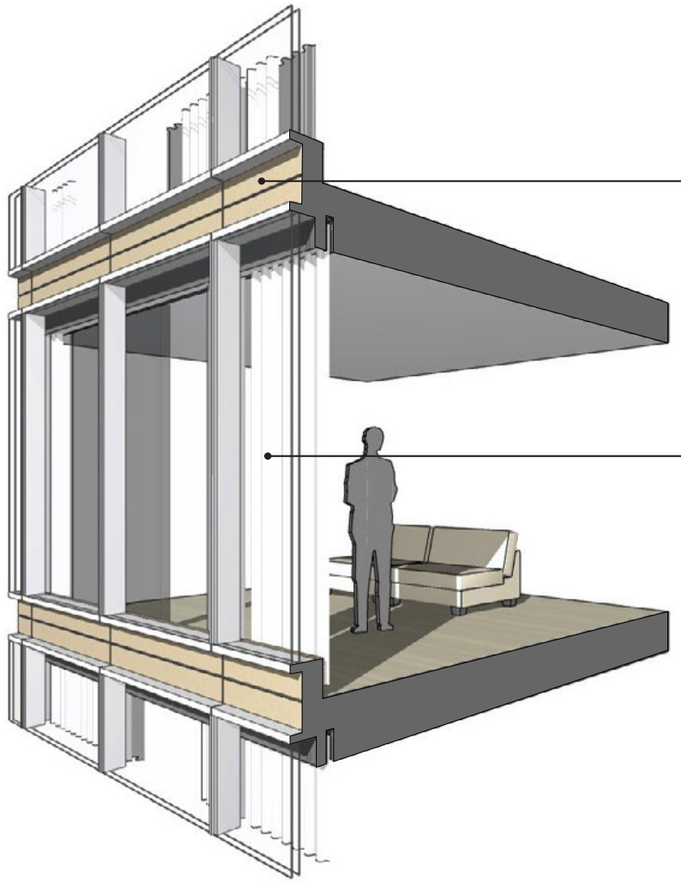
Fully sealed floor-by-floor system adopting an integrated glazing unit with sandstone spandrels (or profiled aluminium in a sandstone colour)

Hotel Section of tower

Tower In Context

Hotel Portion of Tower



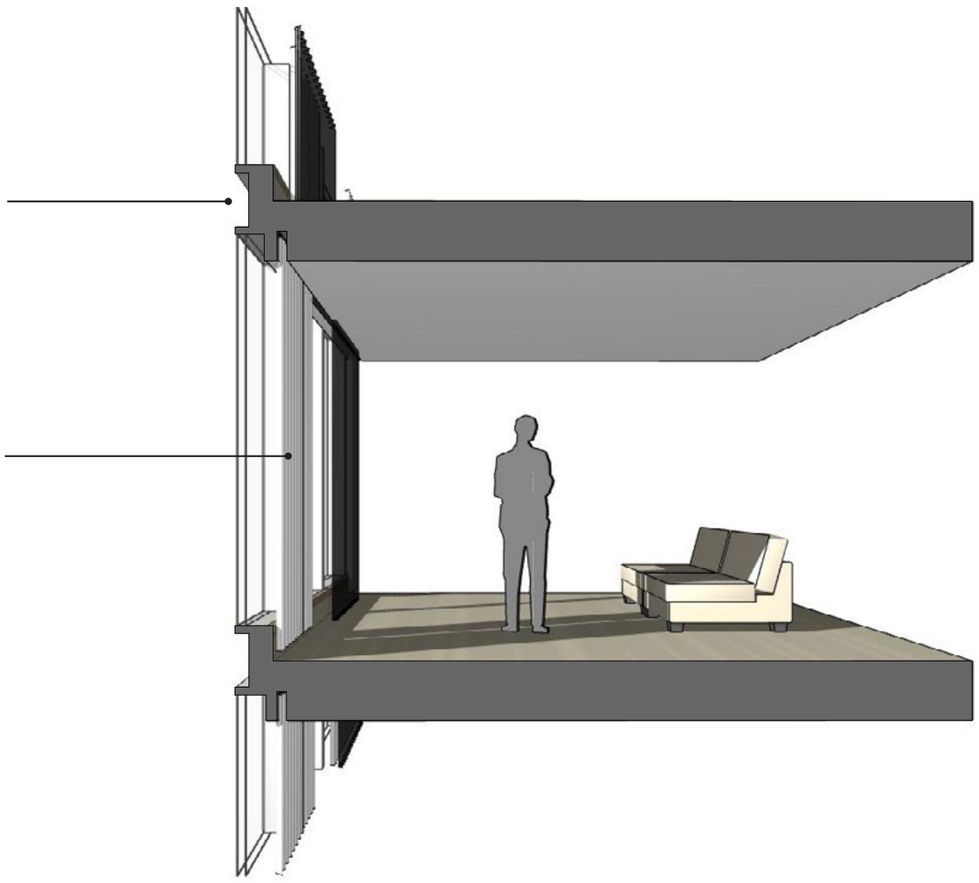


Offset Curtain Wall

Sandstone or aluminium extrusion with sandstone like finish spandrel

Sheer & Blackout Curtain

Facade stepping



Facade stepping