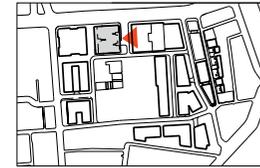
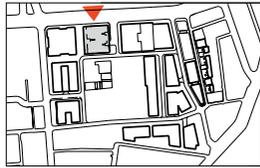


Façade Design

Revised Podium Façade Design - Proposed Elevations



City Datum Lines as set by the Masterplan



North Elevation, nts

- Retail Facade
- MEP zone metal louvers
- Retail Entrance, with awning above
- Retail Entrance, with awning / metal canopy above
- Retail Entrance, with awning above
- Awning above Retail facade
- MEP zone metal louvers

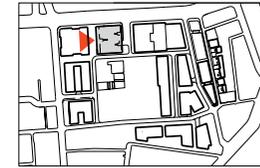
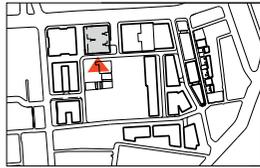


East Elevation, nts

- Retail Facade
- MEP zone metal louvers
- Escape Stair Exit with louvers above
- Residential Lobby Entrance, with awning above
- Escape Stair Exit with louvers above
- Awning above Retail facade
- MEP zone metal louvers

Façade Design

Revised Podium Façade Design - Proposed Elevations



City Datum Lines as set by the Masterplan



South Elevation, nts

- Retail Entrance
- Carpark Entrance on Central Park Avenue
- Louvered Facade
- Awning above Retail facade
- MEP zone metal louvers

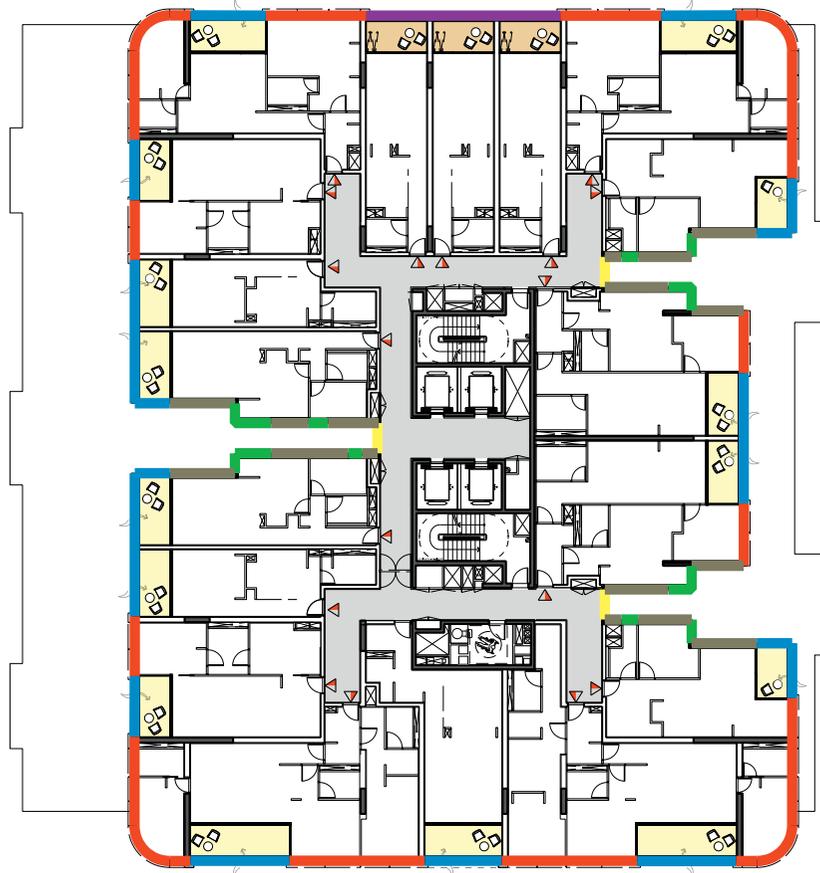


West Elevation, nts

- Retail facade with awning above
- Retail Entrance
- Awning above Retail facade
- Awning
- MEP zone metal louvers

Façade Design

Revised Tower Façade Design - Cladding Typologies



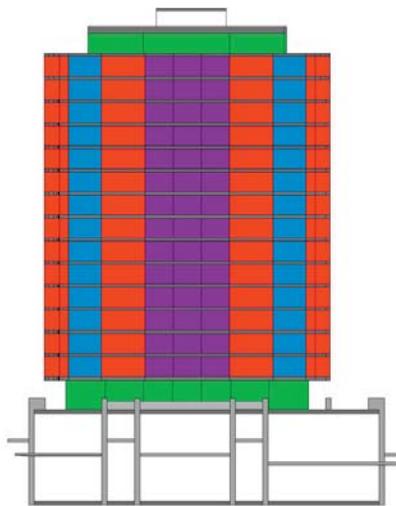
Typical Tower Level, nts

Legend

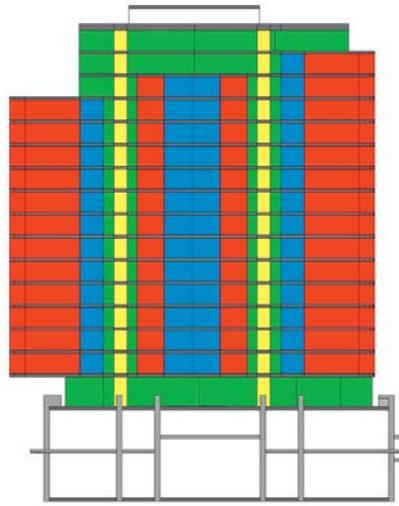
35.6 %		Bedroom Facades - Cladding Type A
28.3 %		Balcony Facades - Cladding Type B
4.6 %		Loggia Facades - Cladding Type C
6.0 %		Slot Facade to Bedrooms - Cladding Type D
2.7 %		Slot Facade to corridor - Cladding Type E
21.8 %		White profiled precast concrete facade

Façade Design

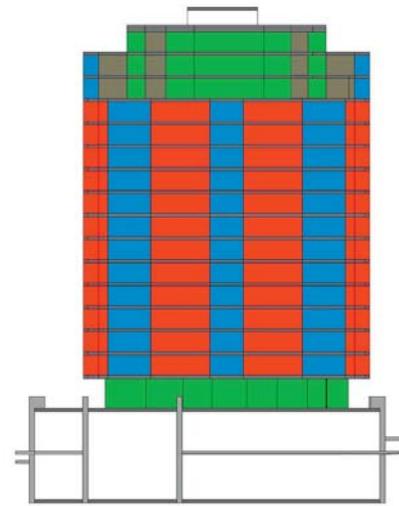
Revised Tower Façade Design - Cladding Typologies



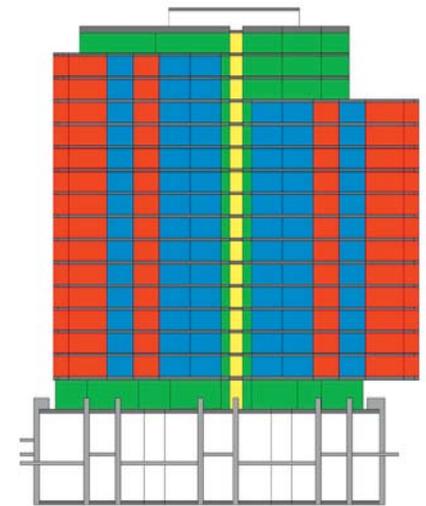
North Elevation, nts



East Elevation, nts



South Elevation, nts



West Elevation, nts

Façade Design

Revised Tower Façade Design

Detailed view from Broadway, Block 1 North Façade



Façade Design

Revised Tower Façade Design

General Concept Bedroom Facades - Cladding Type A

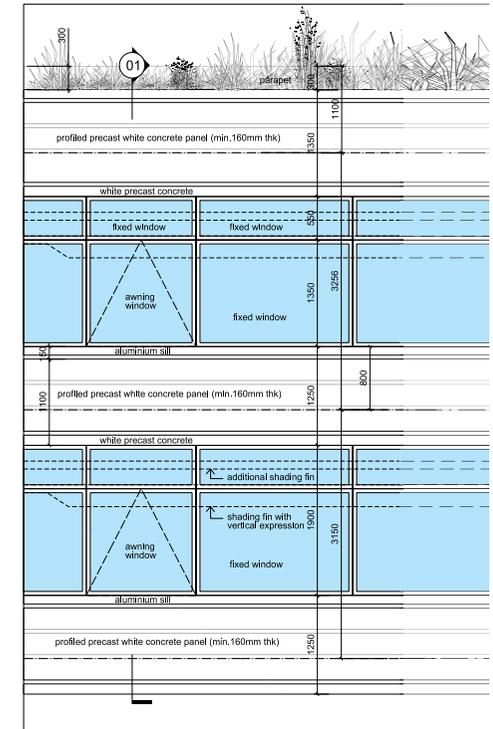
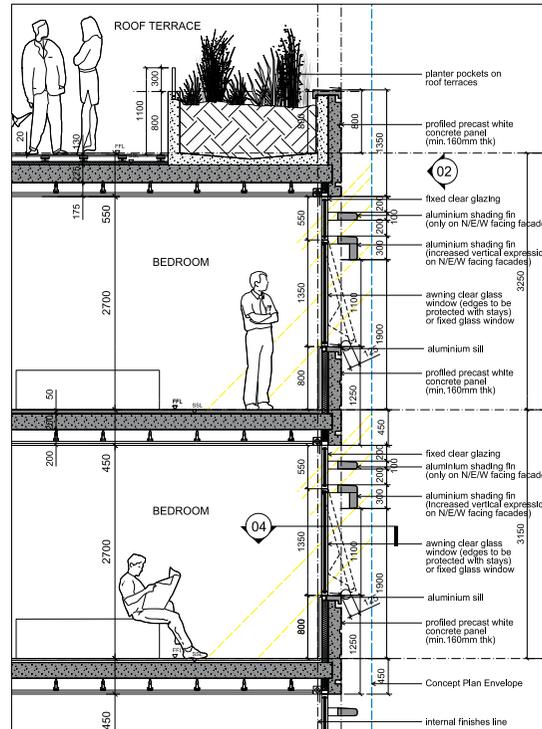
The intention for the revised façade design of the tower is to provide a striking design that reflects the requirements of the space it encloses (bedroom, living room) whilst taking a cue from the architectural aesthetic of the adjacent heritage buildings - primarily the Australian Hotel, which has a strong horizontality to its elevations. The intention is to create façades that have a timeless quality. 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.

Floor to ceiling glazing is avoided in the interests of both privacy and managing energy loads. Our façade design proposes the creation of linear ribbon windows that run around the majority of tower floor plate over a solid/insulated spandrel zone that extends to 800mm above floor level.

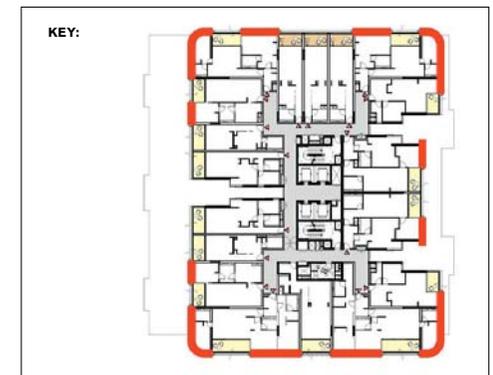
The glazed façade section is shaded with continuous horizontal 'light shelves'. These have been carefully designed in position and depth to provide two key functions. The main role is to shade the ribbon windows however the shelf is designed in a manner that allows the daylight to be reflected off the 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 1 (Block 2, 4N and the new UTS building across Broadway). The light shelves appear suspended, projecting beyond the glass by 250mm with a continuous gap of 150mm between the inner face of the light shelf and the glass to permit maintenance. On the North, East and West façades an additional vertical expression has been added to the light shelves to combat the increased solar gain / privacy issues of these elevation orientations.

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

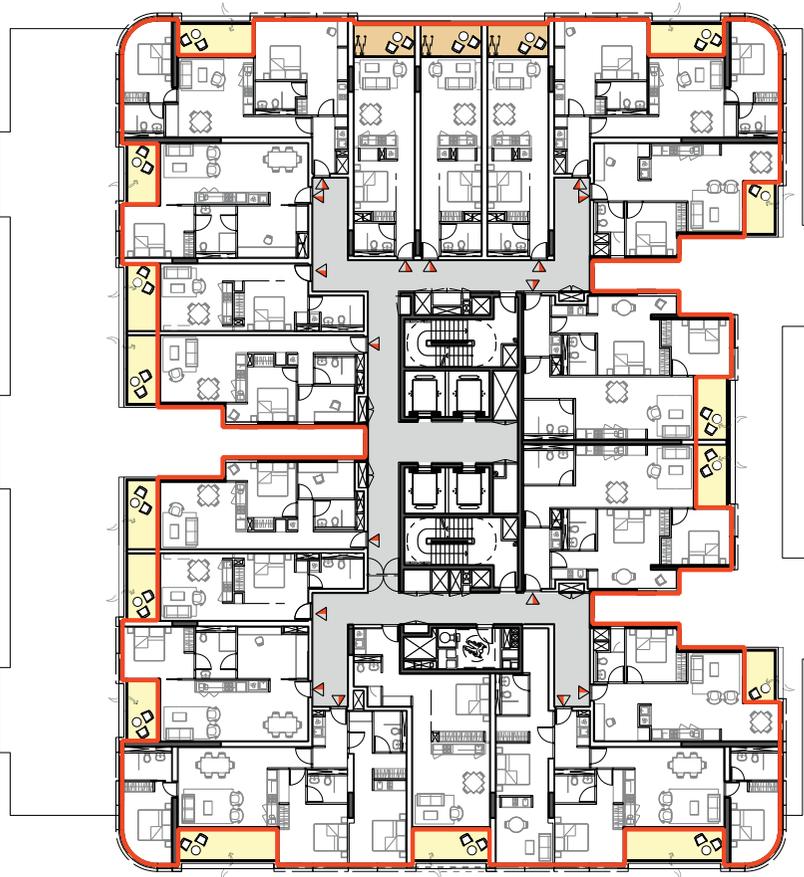


Typical Bedroom Facade Section and Elevation, nts



Façade Design

Revised Tower Façade Design - Loggias vs Balconies



Typical Tower Level, nts

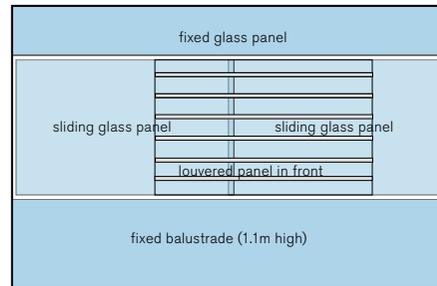
- Balcony to residential units N/E/S/W
- Loggia to North Facing Suites
- Performance / Weather line

General Concept for 'Private Open Spaces'

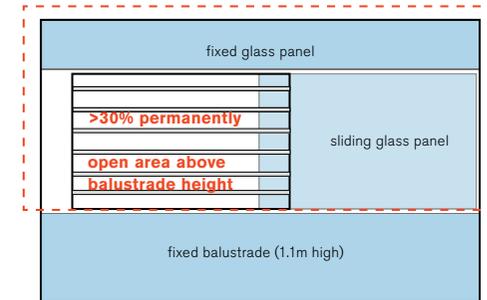
The design of the balconies and loggias have a common starting point. Both façades have a fixed glazed upstand of a height of 1.1m above FFL with a fixed glass panel to the soffit of the floor above.

Loggia façades (Cladding type C) have 2 sliding glass panels in the central area with a louvered panel which can slide in front of the glass panels to provide additional shading from the sun or additional privacy from buildings opposite Block1. The loggia area can therefore be fully closed and the floor area has been counted as GFA.

Balcony façades (Cladding Type B) have one sliding glass panel and one permanently open louvered sliding panel. 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.



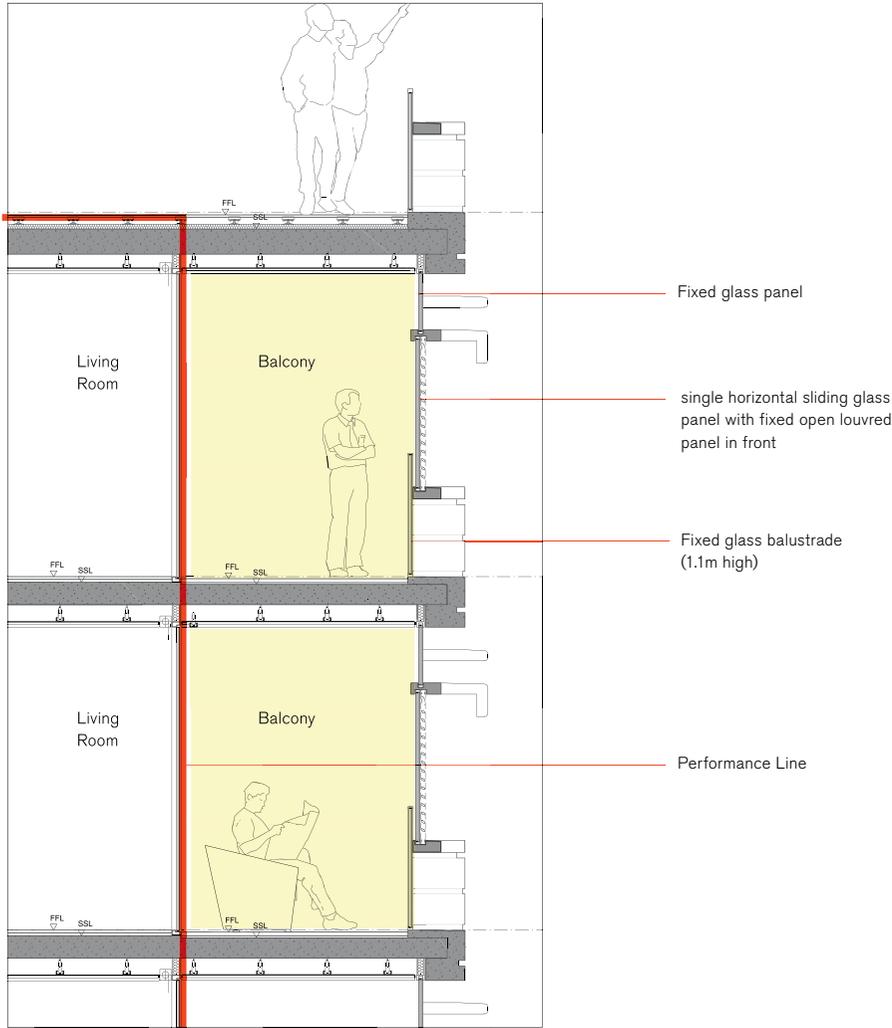
Typical Loggia Elevation, NTS



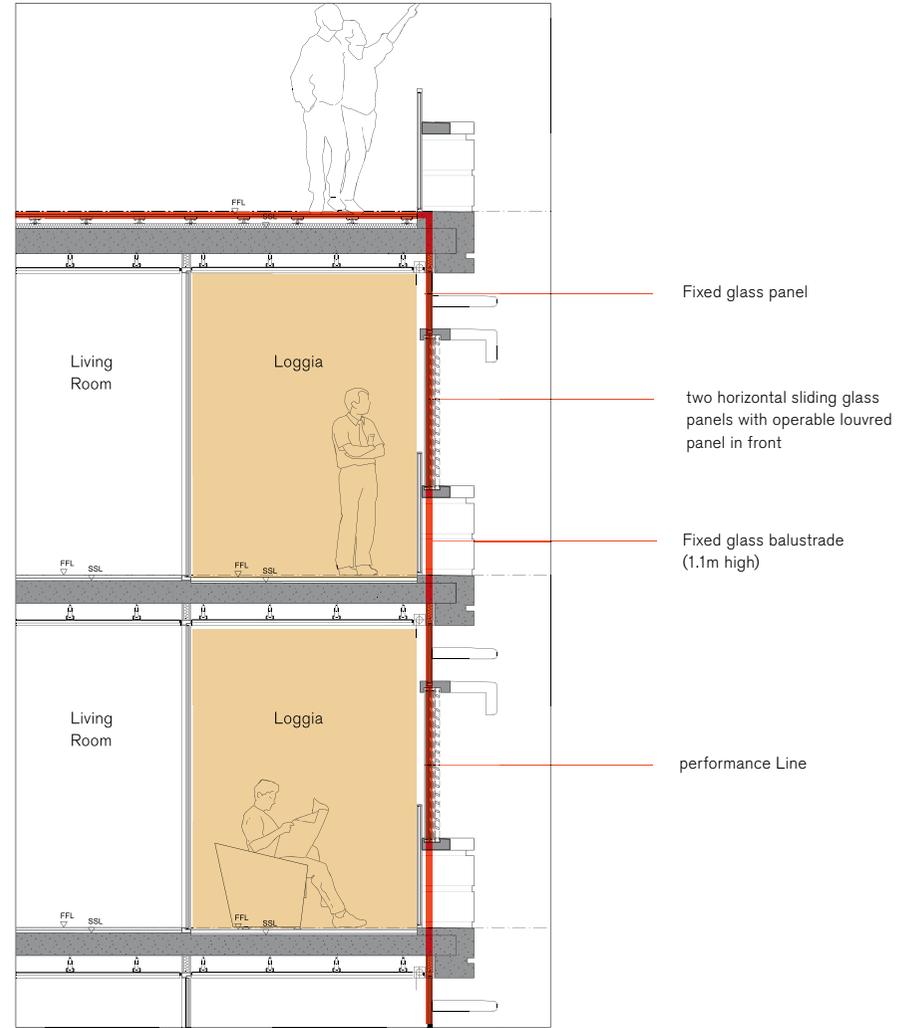
Typical Balcony Elevation, NTS

Façade Design

Revised Tower Façade Design - Loggias vs Balconies



Typical Section through a Balcony Façade, NTS



Typical Section through a Loggia Façade, NTS

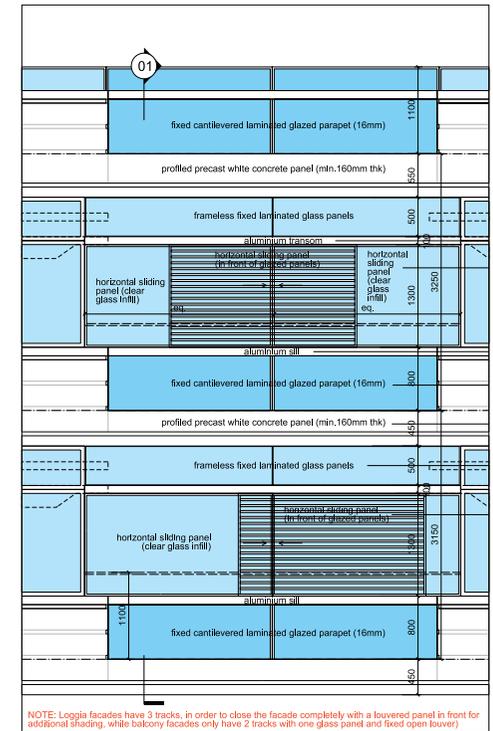
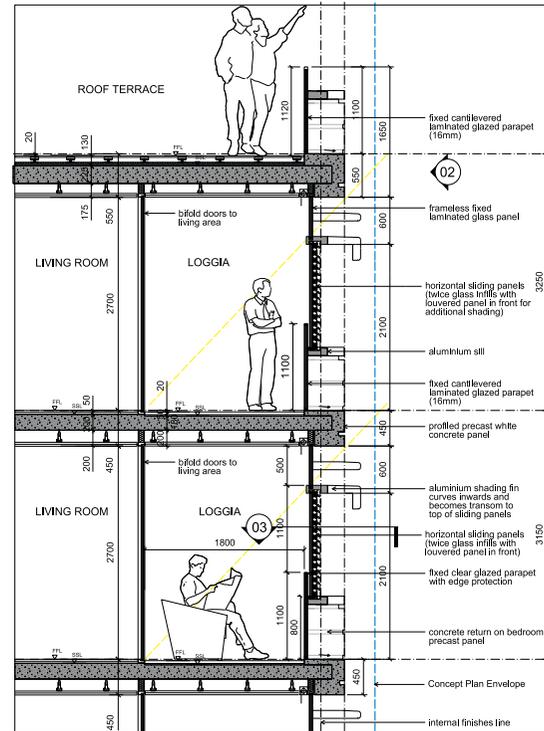
Façade Design

Revised Tower Façade Design

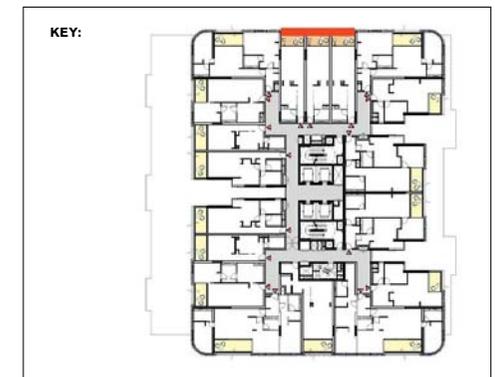
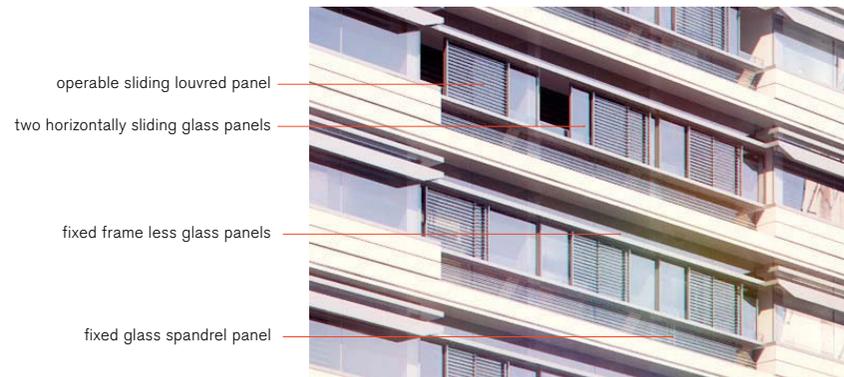
General Concept Loggia Façades - Cladding Type C

The façade design for the loggia is made up of a fixed glazed upstand of a height of 1.1m above FFL with a fixed glass panel to the soffit of the floor above. Horizontal transoms are located at 800mm and at 2100mm.

Additionally there are 2 sliding glass panels in the central area with an additional louvered panel that can slide in front of the glass panels to provide additional shading from the sun or additional privacy from buildings opposite Block1. The loggia area is separated from the main living area by full height bifold doors.



Typical Loggia Section and Elevation, nts



Façade Design

Revised Tower Façade Design - North Facade Glare

Response to Glare issues on the North Facade

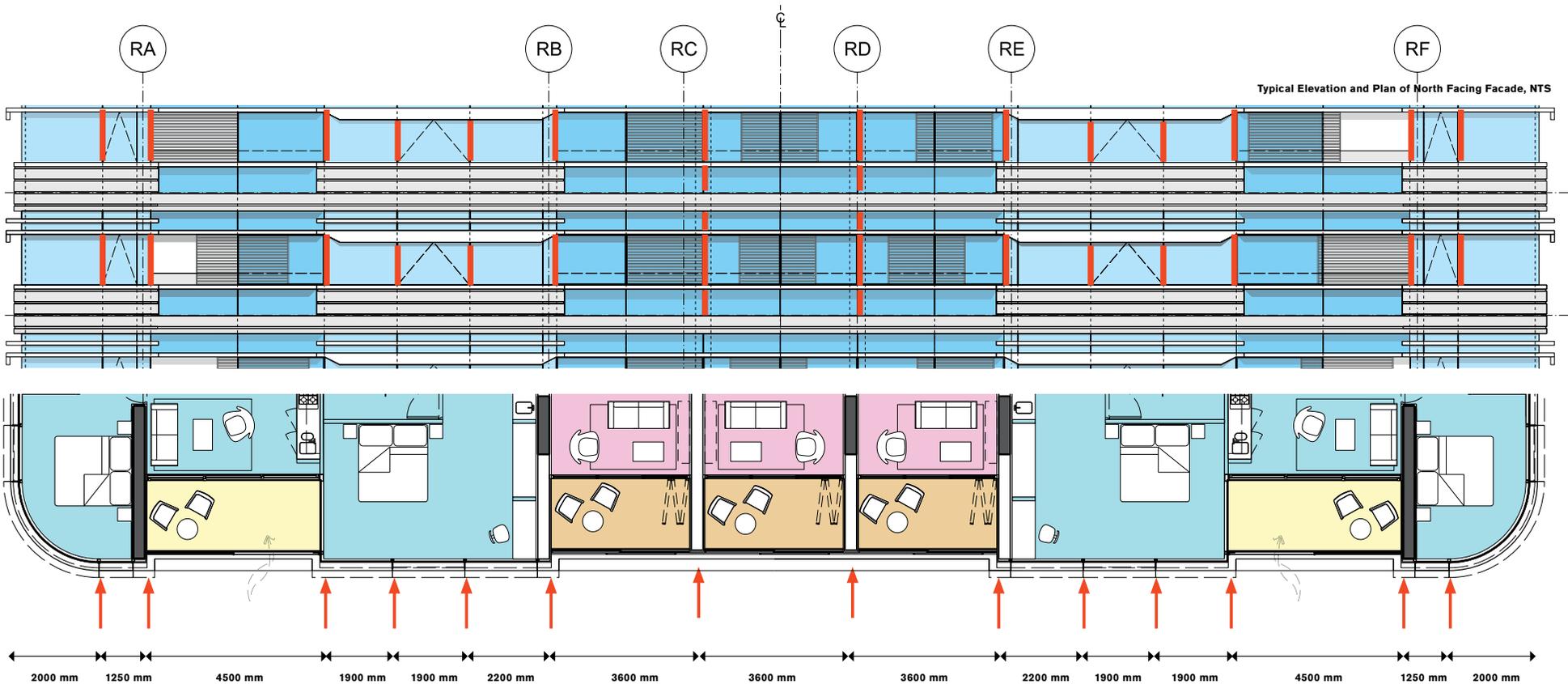
On the northern façade, vertical fin elements to glazing have been recommended to intercept morning and afternoon solar rays reflecting onto Broadway (see Solar Reflectivity Assessment 4946 for Frasers Broadway, submitted in March 2009 by CPP).

Vertical fin spacing to be a minimum of 1:8, i.e. one vertical fin depth perpendicular to glazing for every 8 units horizontal spacing.

Please also refer to Solar Reflectivity Assessment information by Consultants



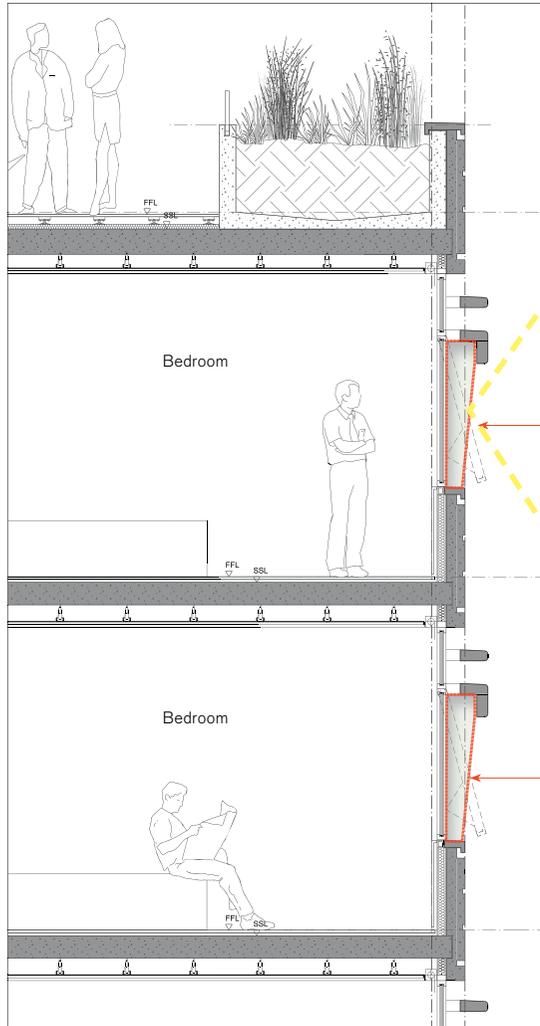
Key Plan, NTS



Façade Design

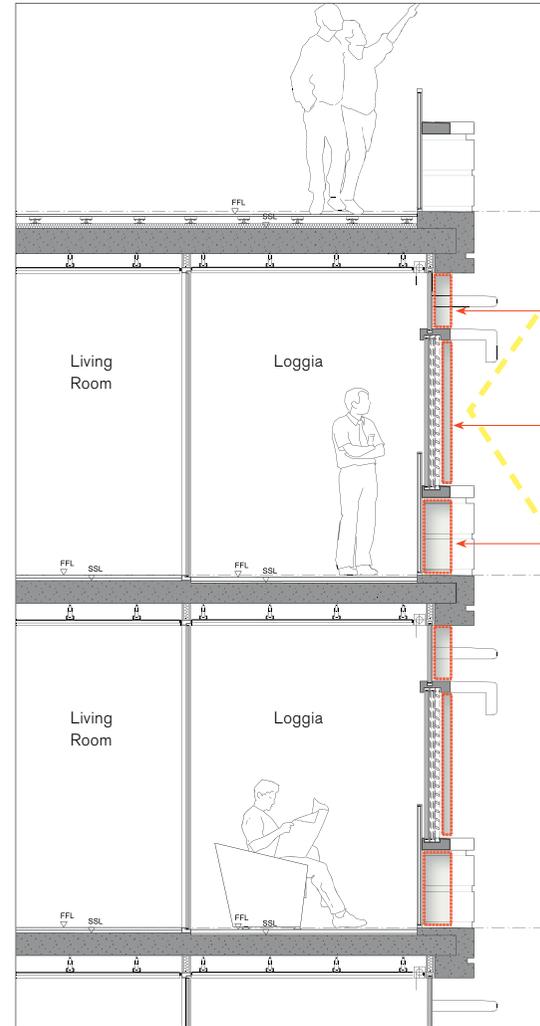
Revised Tower Façade Design - North Façade Glare

5.5.



Matt black Stainless Steel wire mesh (finely woven) for glare protection on the North façade. Final design to be confirmed in the next design phase.

Typical Section through a North Facing Bedroom Façade, NTS



Matt black Stainless Steel wire mesh (finely woven) for glare protection on the North façade. Final design to be confirmed in the next design phase.

Typical Section through a North Facing Loggia Façade, NTS

Façade Design

Revised Tower Façade Design

