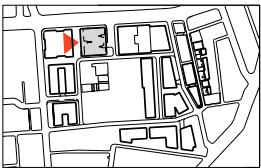
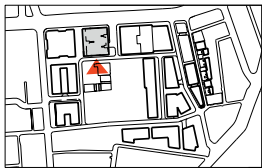


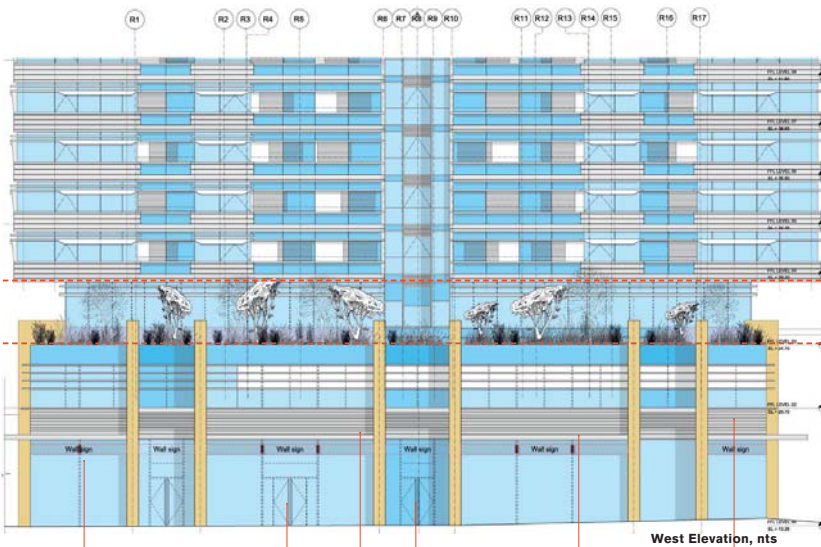
Revised Podium Façade Design - Proposed Elevations



Architectural elevations of the building, showing the North Elevation and East Elevation. The North Elevation features a grid of columns labeled RA through RF and FF, with various levels indicated on the right. The East Elevation features a grid of columns labeled R11 through R17 and R1 through R5. Both elevations show a multi-story building with a ground floor featuring retail facades and entrances, and upper floors with residential units. The ground floor is highlighted in blue, and the upper floors are in white. The building is shown with a flat roof and a landscaped area with trees and a path in front. The North Elevation is labeled "North Elevation, nts" and the East Elevation is labeled "East Elevation, nts". Below each elevation are labels for specific features: Retail Facade, Retail Entrance, with awning above, MEP zone metal louvers, Awning above Retail facade, and Residential Lobby Entrance, with awning above.

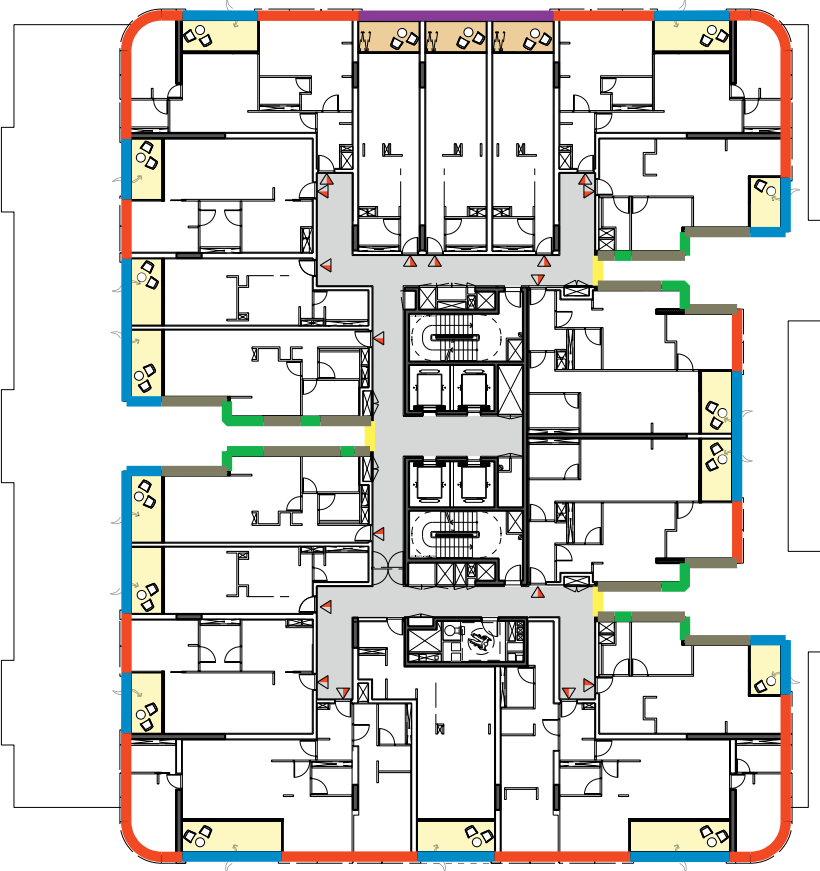


City Datum Lines as set by the Masterplan



Façade Design

Revised Tower Façade Design - Cladding Typologies



Typical Tower Level, nts

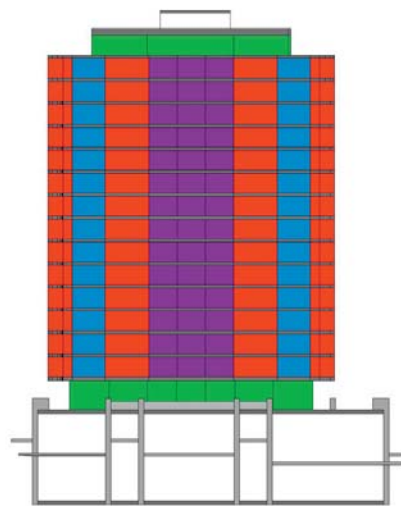
Legend

- 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

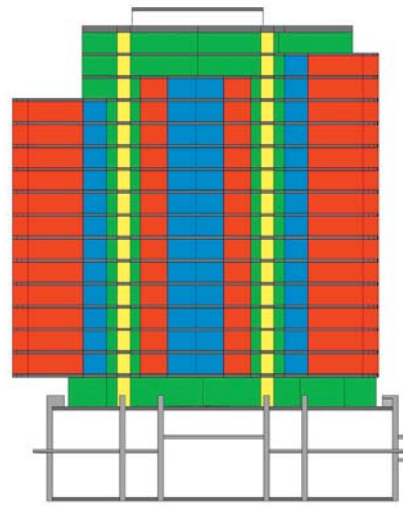
Façade Design

Revised Tower Façade Design - Cladding Typologies

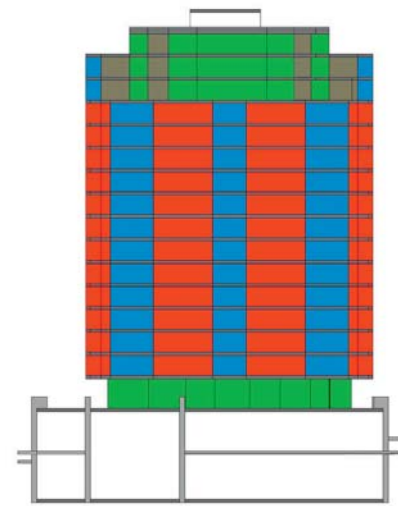
5.5.



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



General Concept Bedroom Facades - Cladding Type A

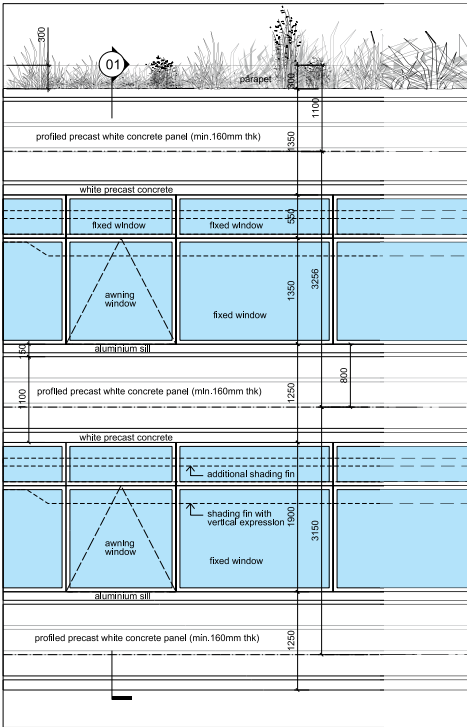
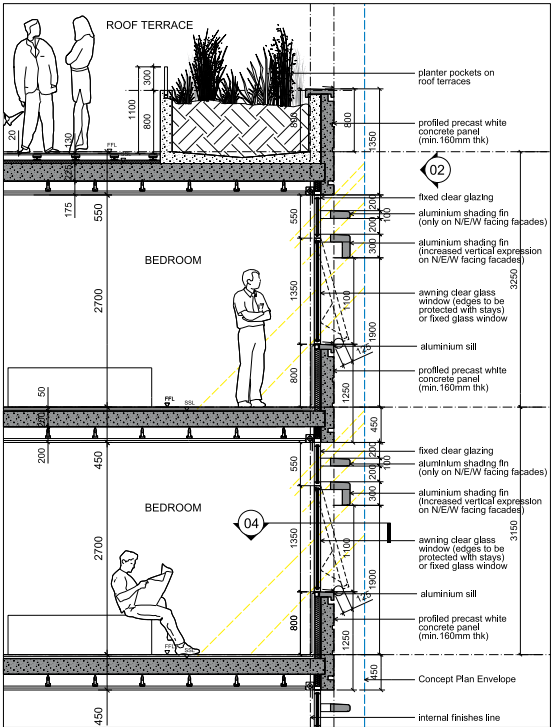
The intention for the revised façade design of the tower is to provide a striking design that reflects the requirements of the space it encloses (bedroom, living room) whilst taking a cue from the architectural aesthetic of the adjacent heritage buildings - primarily the Australian Hotel, which has a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

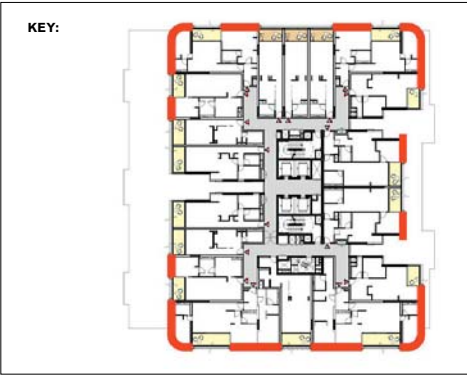
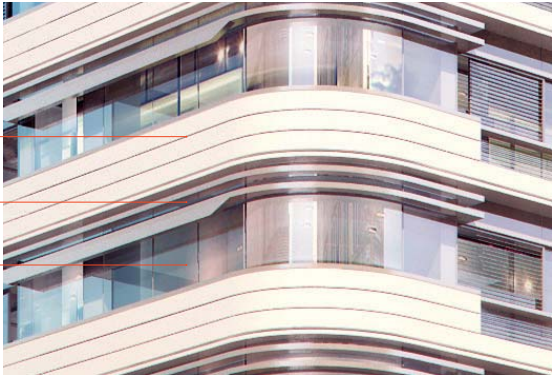
The light shelf has also been designed to increase privacy and mitigate overlooking issues from the buildings opposite Block 1 (Block 2, 4N and the new UTS building across Broadway). The light shelves appear suspended, projecting beyond the glass by 250mm with a continuous gap of 150mm between the inner face of the light shelf and the glass to permit maintenance. On the North, East and West facades 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.



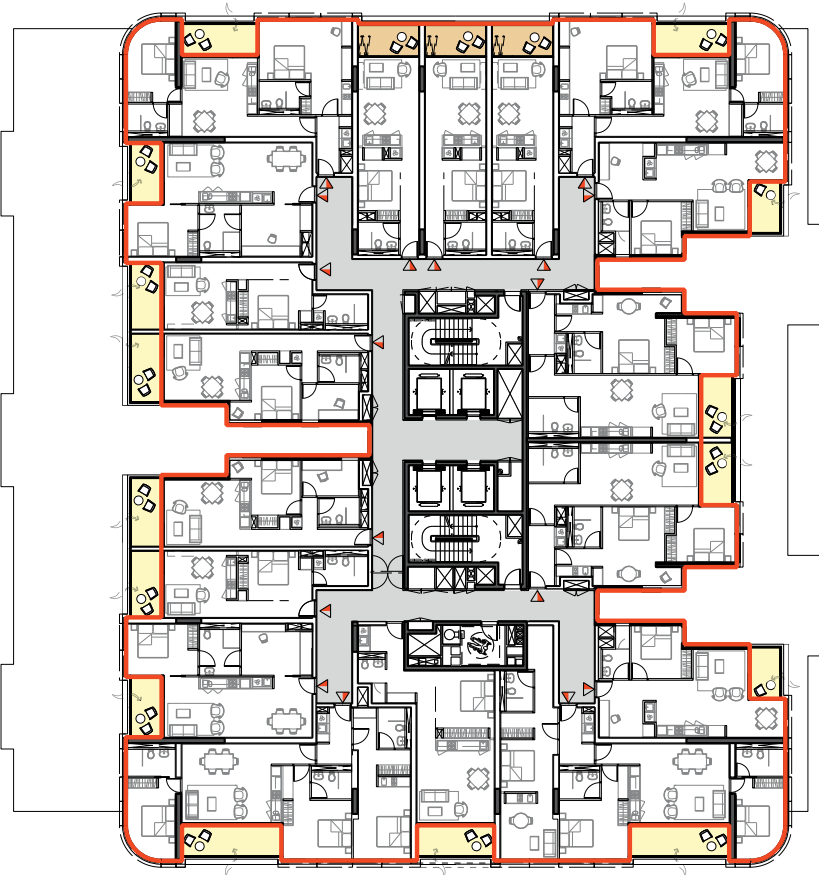
Typical Bedroom Facade Section and Elevation, nts

- white profiled precast concrete
- horizontal metal shading fins
- fixed glass panel or awning window



Façade Design

Revised Tower Façade Design - Loggias vs Balconies



Typical Tower Level, nts

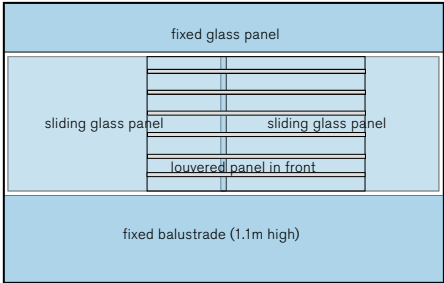
- Balcony to residential units N/E/S/W
- Loggia to North Facing Suites
- Performance / Weather line

General Concept for 'Private Open Spaces'

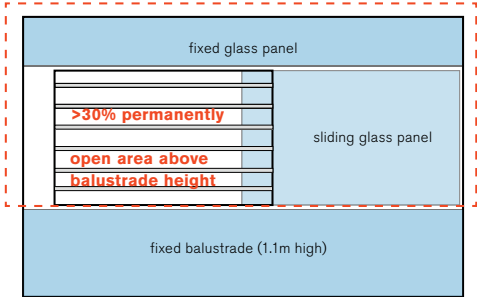
The design of the balconies and loggias have a common starting point. Both facades have a fixed glazed upstand of a height of 1.1m above FFL with a fixed glass panel to the soffit of the floor above.

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.

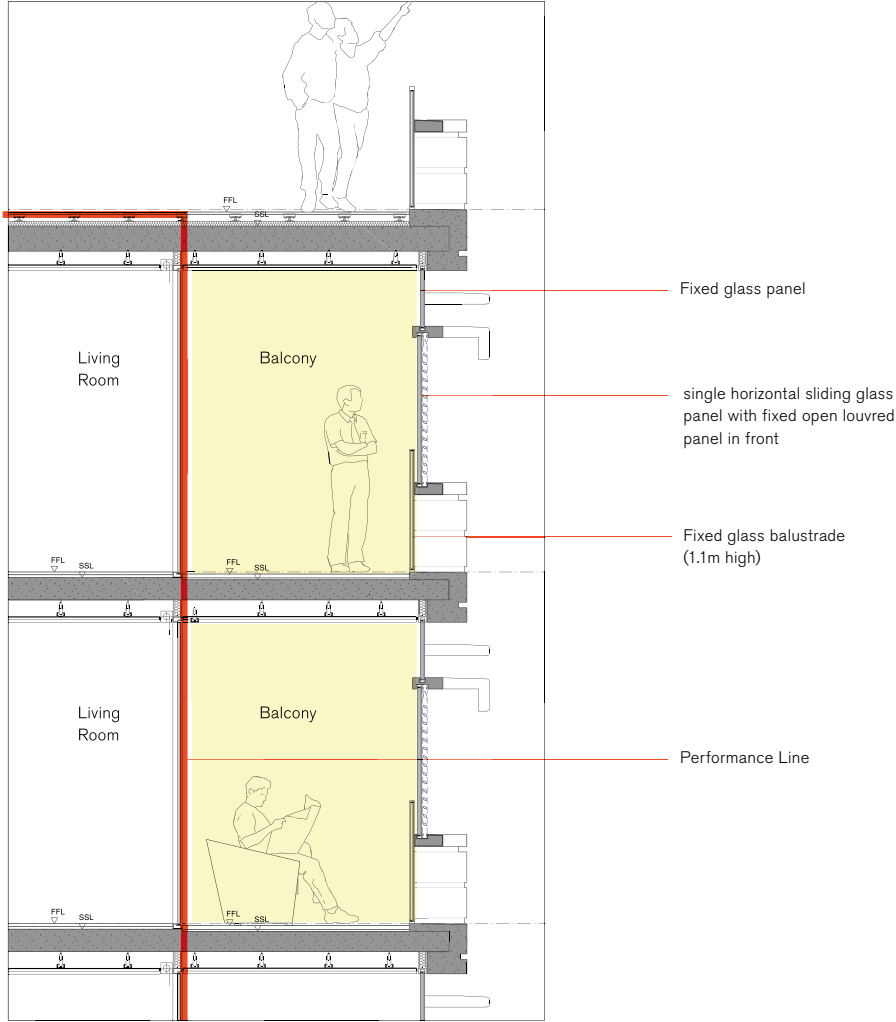
Balcony façades (Cladding Type B) have one sliding glass panel and one permanently open louvered sliding panel. The facade has a permanently open area that is a minimum of 30 % above balustrade height and the balcony floor area has therefore been excluded from all GFA calculations.



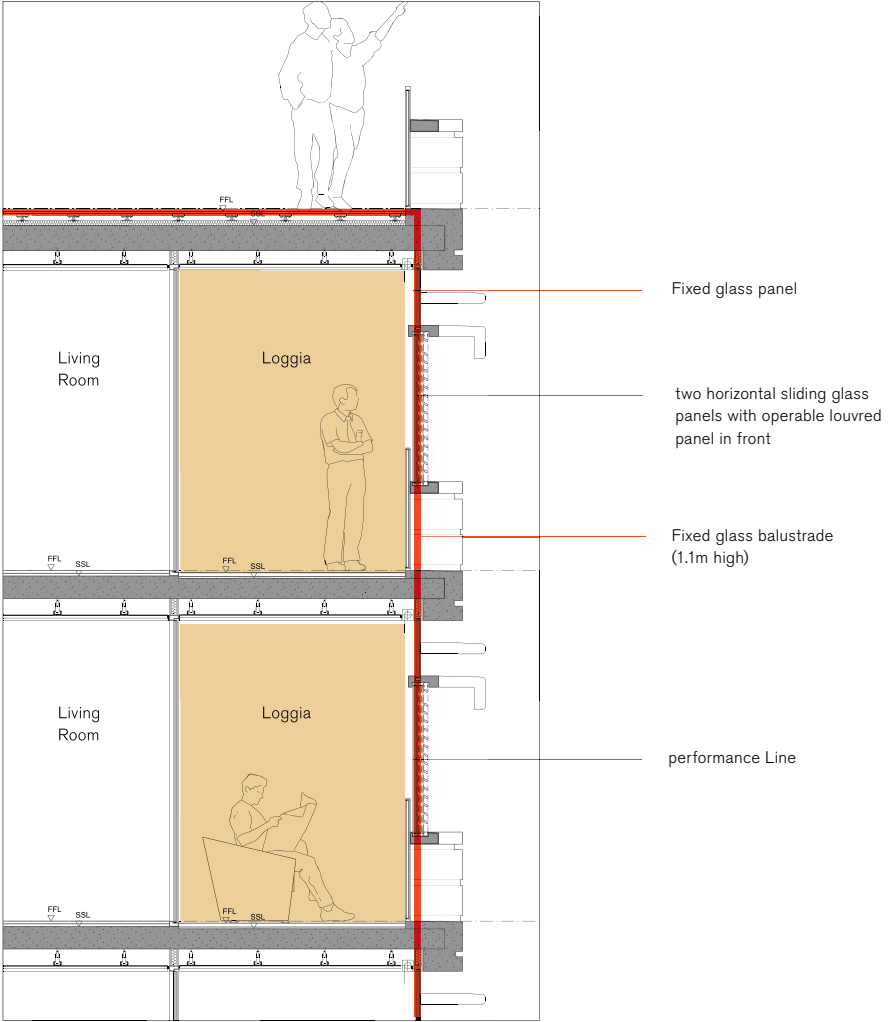
Typical Loggia Elevation, NTS



Typical Balcony Elevation, NTS



Typical Section through a Balcony Façade, NTS



Typical Section through a Loggia Façade, NTS

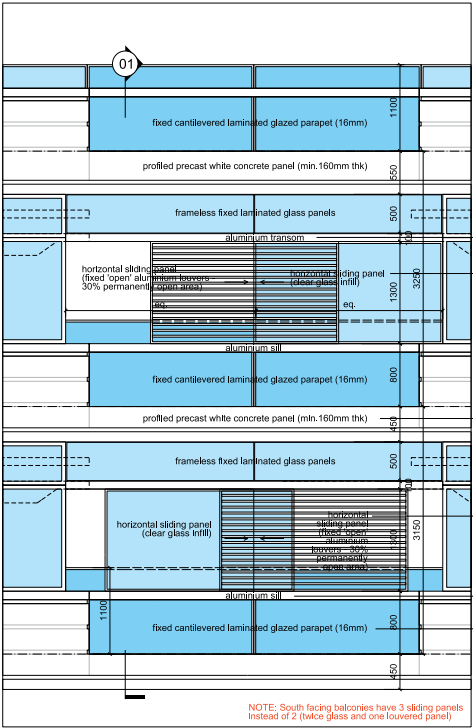
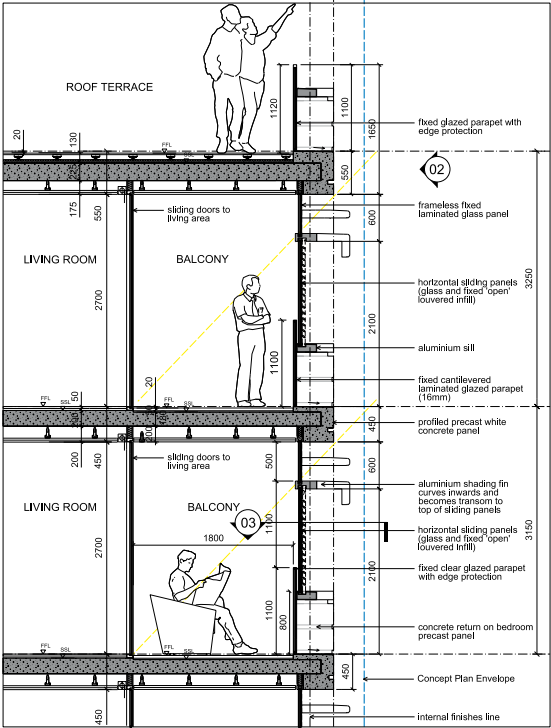
Façade Design

Revised Tower Façade Design

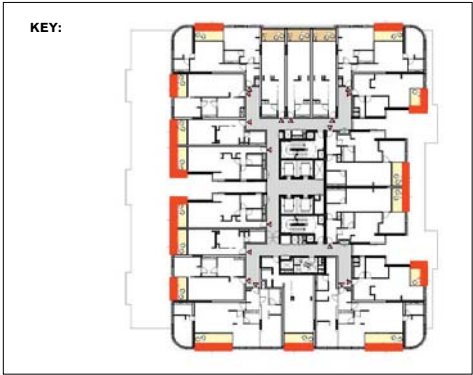
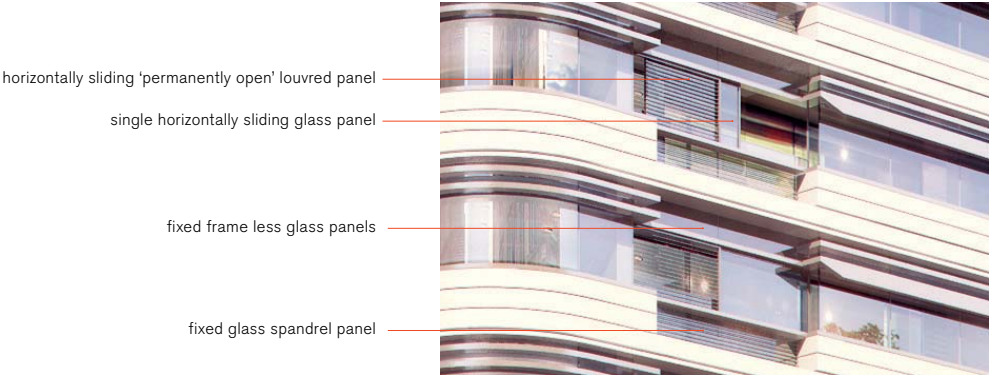
General Concept Balcony Façades - Cladding Type B

The façade design for the balconies 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 is one glass sliding panel and one permanently open louvered sliding panel which can slide in front of the glass to provide additional shading from the sun or additional privacy from buildings opposite Block1. The balcony area is separated from the main living area by two or three full height sliding glass doors depending on the width of the balcony.



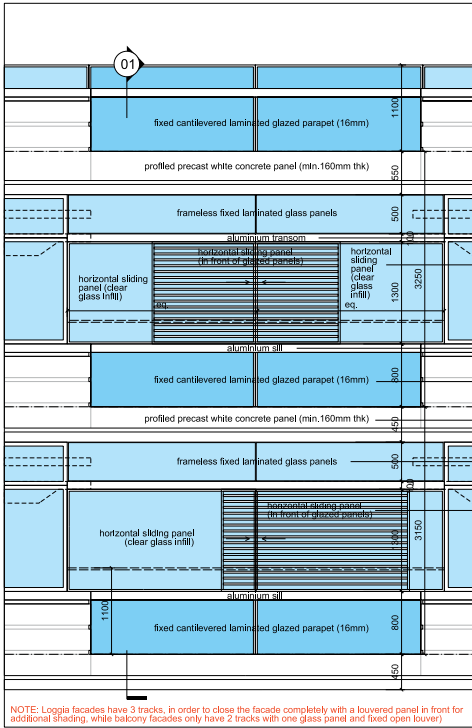
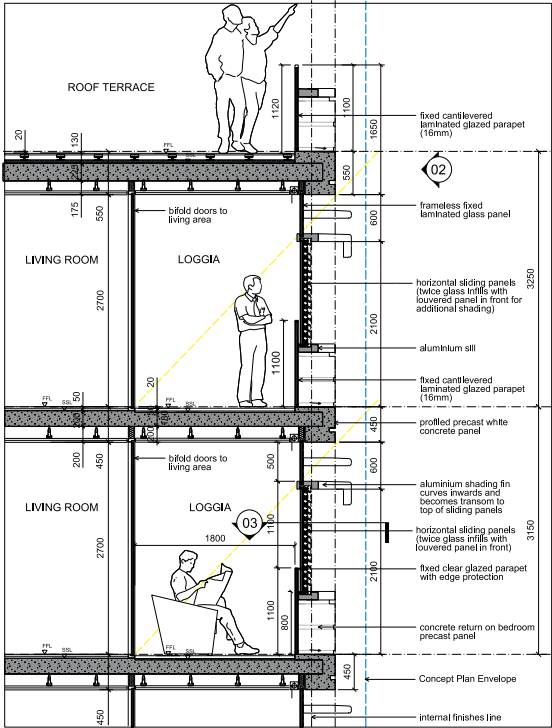
Typical Balcony Section and Elevation, nts



General Concept Loggia Façades - Cladding Type C

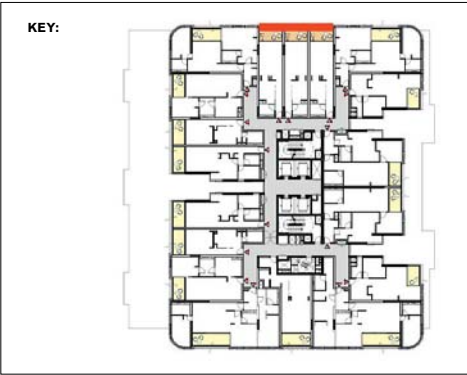
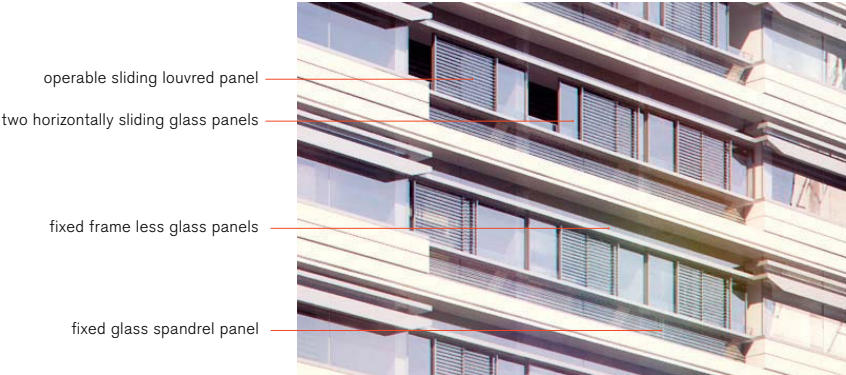
The façade design for the loggias is made up of a fixed glazed upstand of a height of 1.1m above FFL with a fixed glass panel to the soffit of the floor above. Horizontal transoms are located at 800mm and at 2100mm.

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.



NOTE: Loggia facades have 3 tracks, in order to close the facade completely with a louvered panel in front for additional shading, while balcony facades only have 2 tracks with one glass panel and fixed open tower

Typical Loggia Section and Elevation, nts



Façade Design

Revised Tower Façade Design - North Facade Glare

Response to Glare issues on the North Facade

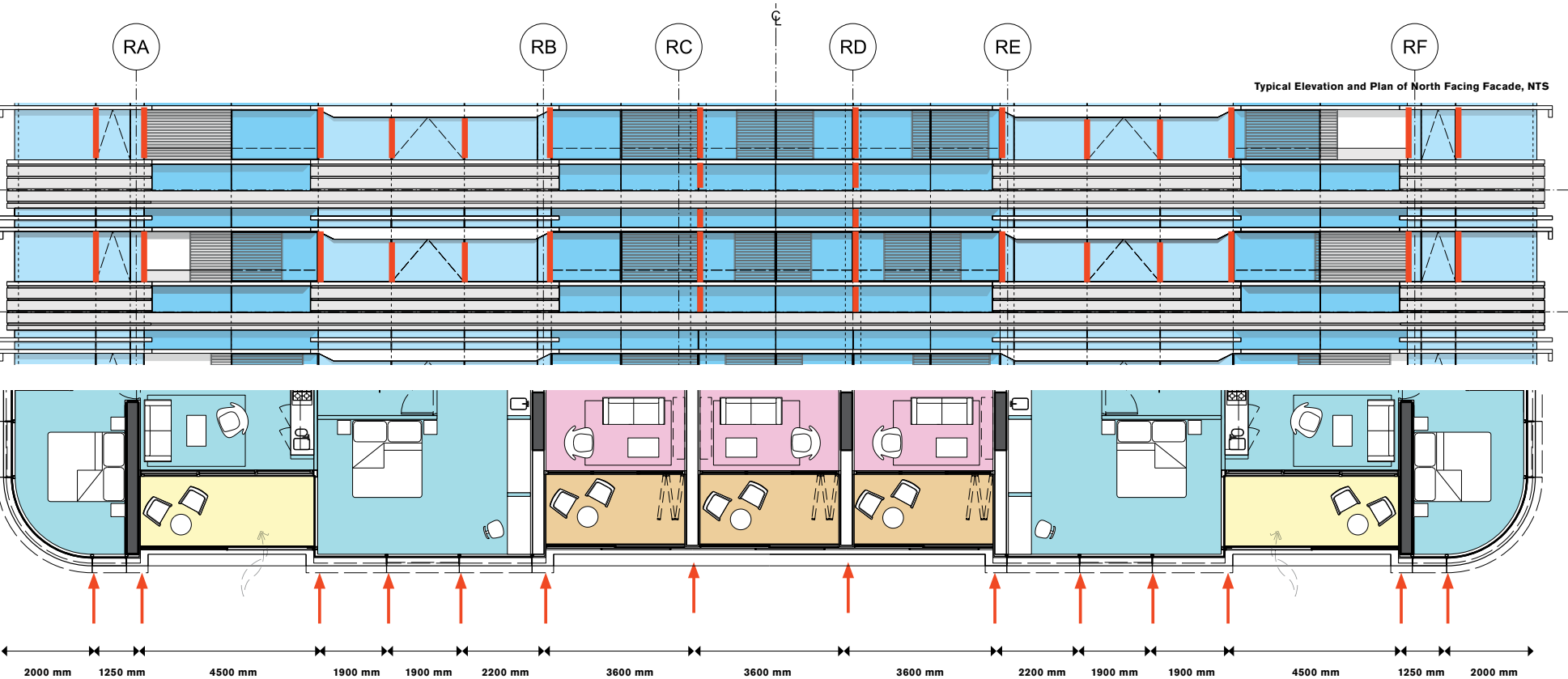
On the northern façade, vertical fin elements to glazing have been recommended to intercept morning and afternoon solar rays reflecting onto Broadway (see Solar Reflectivity Assessment 4946 for Frasers Broadway, submitted in March 2009 by CPP).

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



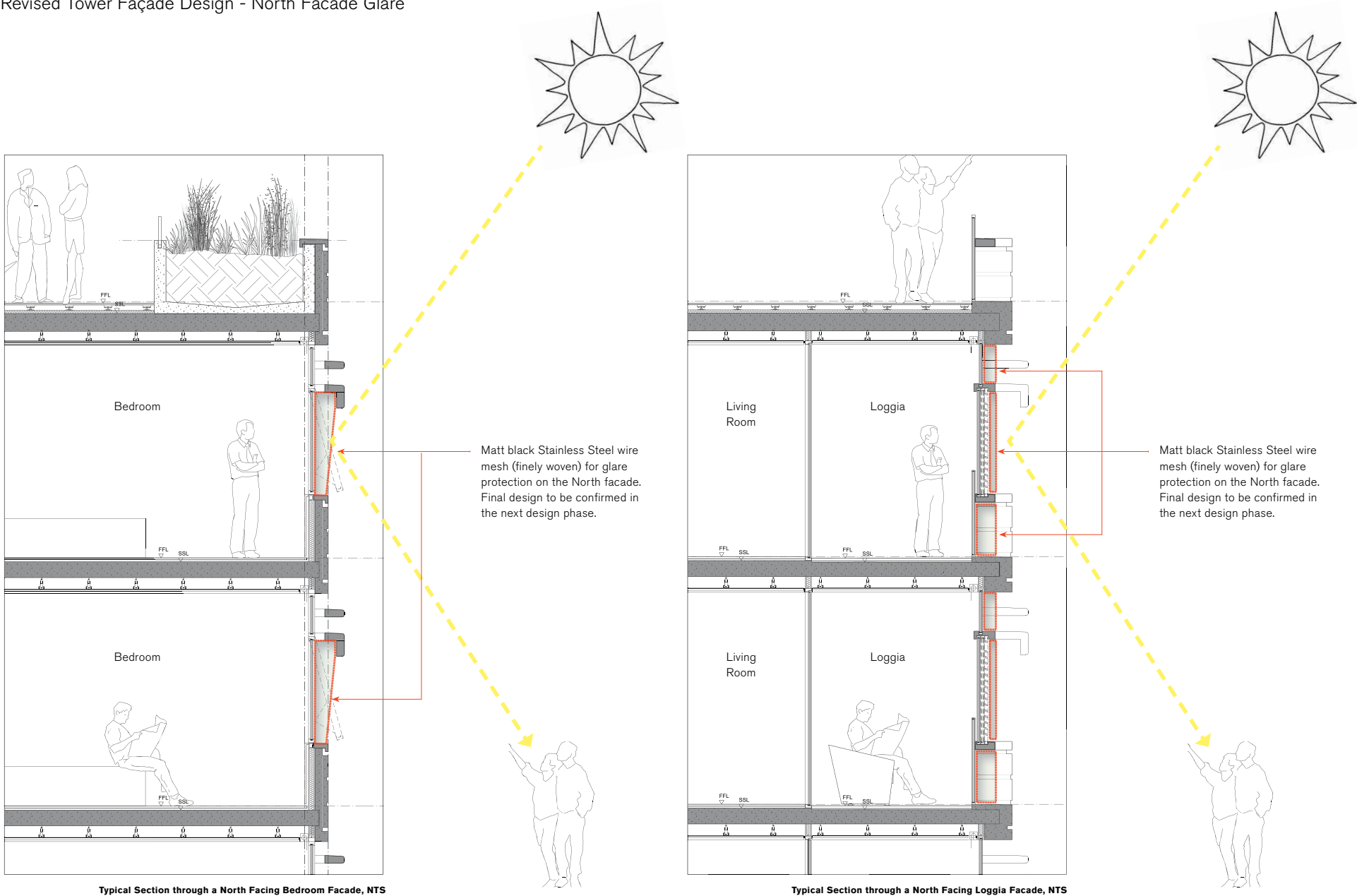
key Plan, NTS



Façade Design

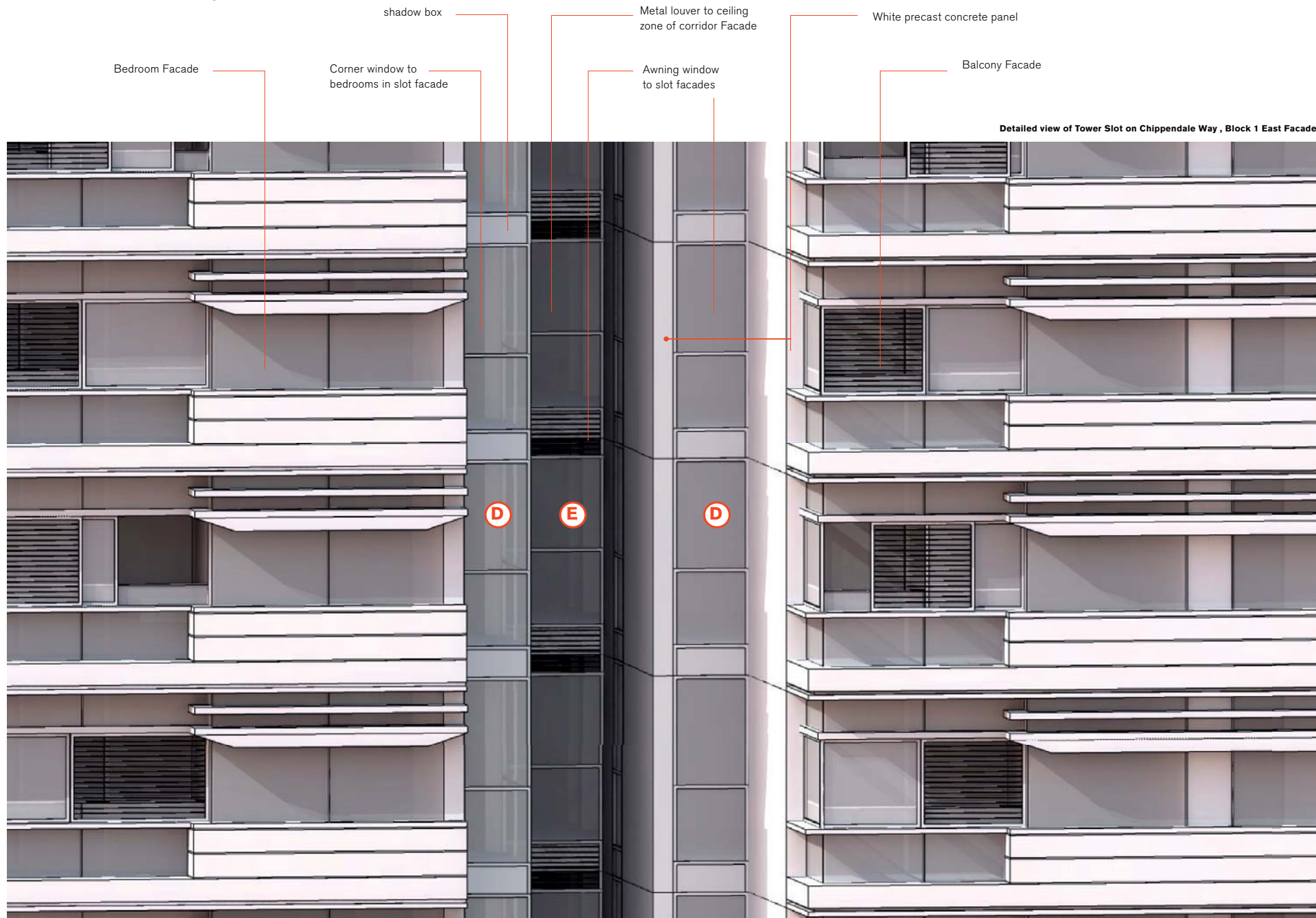
Revised Tower Façade Design - North Facade Glare

5.5.



Façade Design

Revised Tower Façade Design



Detailed view of Tower Slot on Chippendale Way , Block 1 East Façade