



- 16.3 m R1 Typical Residential
- R2 Residential Balcony
- 87.8 m R3 Residential Neck
- 34.5 m R4 Residential Atrium
- 94.1 m H1 Typical Hotel
- 3.7 m H2 Hotel Corridor
- 10.1 m H3 Hotel Rooms Slot
- 16.4 m S SOLID



- 32.2 m R1 Typical Residential
- 72.9 m R2 Residential Balcony
- R3 Residential Neck
- 34.5 m R4 Residential Atrium
- 94.1 m H1 Typical Hotel
- 3.7 m H2 Hotel Corridor
- 10.1 m H3 Hotel Rooms Slot
- 16.4 m S SOLID

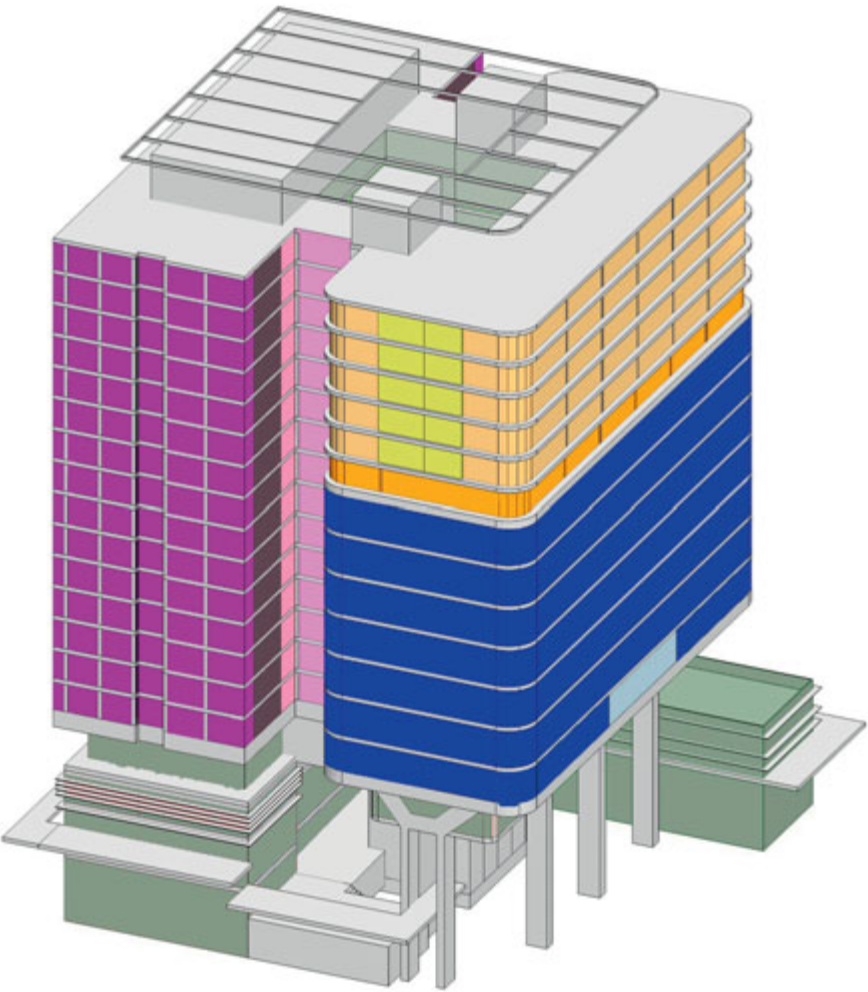
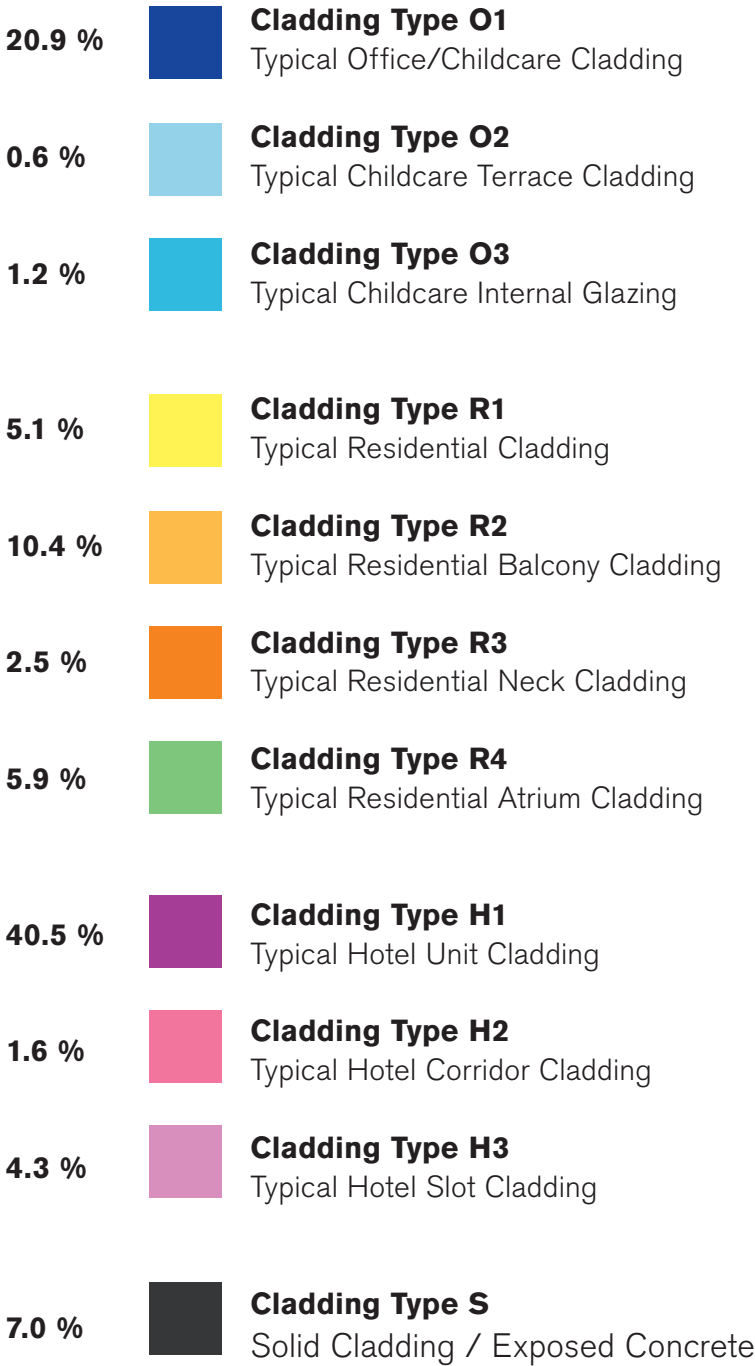
Façade Design

Revised Tower Façade Design - Cladding Typologies

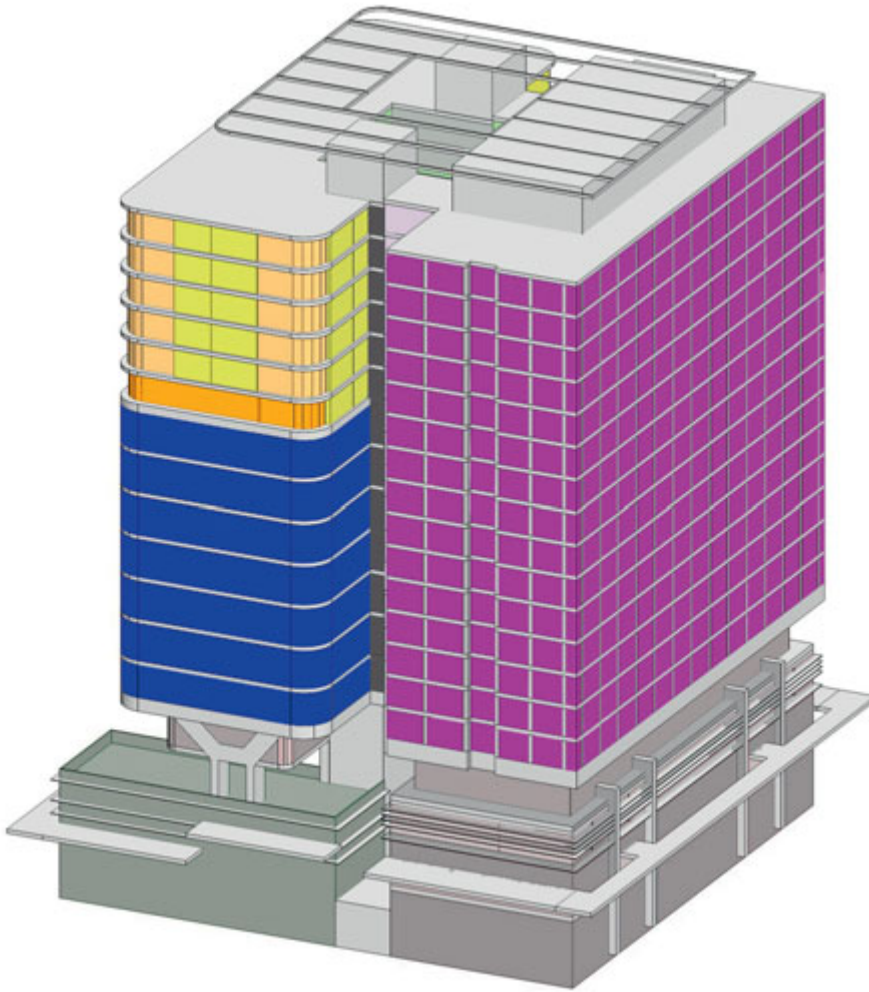
Detailed view from Broadway, Block 4N North Façade



Façade Design
Revised Tower Façade Design - Cladding Typologies



Block 1 - North-West corner, nts



Block 1 - South-East corner, nts

Façade Design

Revised Tower Façade Design - Commercial

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

The revised façade design for the tower has been simplified from the earlier approved scheme. The intention of this simplification is to provide a unique design that responds directly to the required ratio of glazed to solid areas from a functional point of view, as well as to the architectural design of the Heritage Buildings - primarily the aesthetic of the Australian Hotel - which has a strong horizontality to its elevations.

Vertical joints in the glass ribbon windows will be structurally glazed joints with all mullions minimised and set entirely behind the glass to further emphasise the horizontality of the elevation.

The elevations also deal with a fundamental sustainable façade design issue, in that a fully glazed office façade is not as energy efficient as a façade that has both solid (well insulated and sealed areas) and glazed areas (provided for daylighting and views out). Our revised façade design deals with this by creating linear ribbon windows that run around the majority of the commercial tower floor plates. The façade is split vertically into two main zones; below a 900mm datum height on each typical floor (nominally desk height) the façade is solid, above the 900mm datum the facade is glazed up to the finished ceiling level. The remaining glass is shaded by a horizontal light shelf , this curved profile is 500mm deep and protrudes about 150mm from the glass line.

The use of radiused glass corners responds to the Australian Hotel architectural aesthetics and further emphasises the continuous linear façade design.



- Metal Sill
- Mullion centres subject to design development
- Shadow gap lined with continuous horizontal metal profiles (above and below)
- Aluminium light shelf and shading louver
- Horizontally profile lightweight metal cladding element with integrated insulation.

TYPE 01: Typical Commercial and childcare Facade, nts