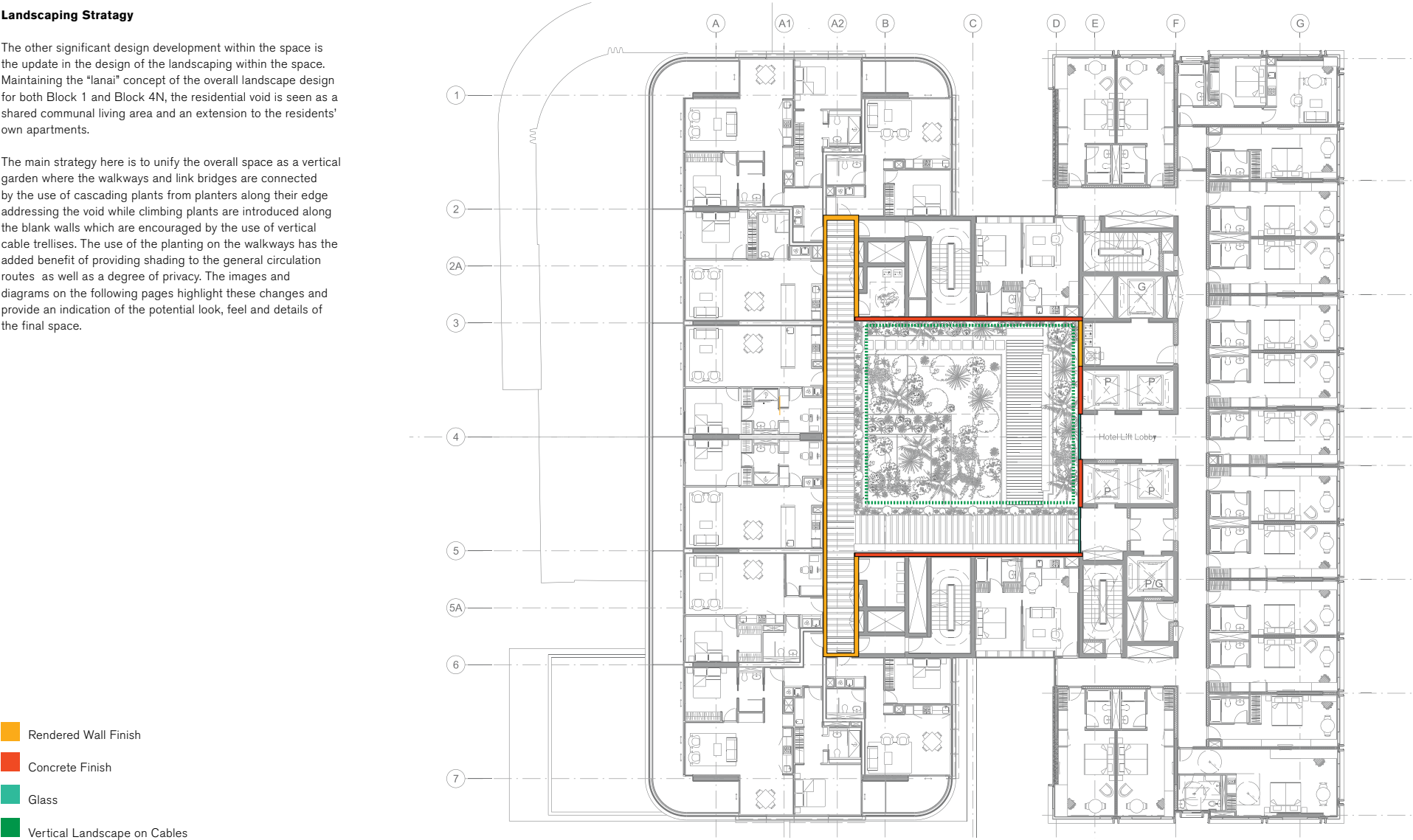


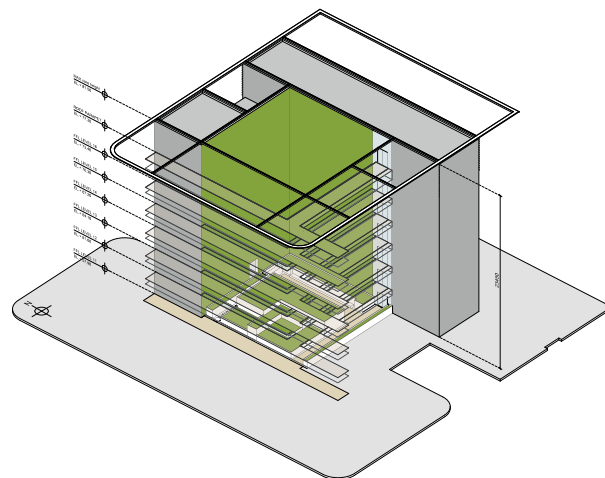
Landscaping Strategy

The other significant design development within the space is the update in the design of the landscaping within the space. Maintaining the "lanai" concept of the overall landscape design for both Block 1 and Block 4N, the residential void is seen as a shared communal living area and an extension to the residents' own apartments.

The main strategy here is to unify the overall space as a vertical garden where the walkways and link bridges are connected by the use of cascading plants from planters along their edge addressing the void while climbing plants are introduced along the blank walls which are encouraged by the use of vertical cable trellises. The use of the planting on the walkways has the added benefit of providing shading to the general circulation routes as well as a degree of privacy. The images and diagrams on the following pages highlight these changes and provide an indication of the potential look, feel and details of the final space.

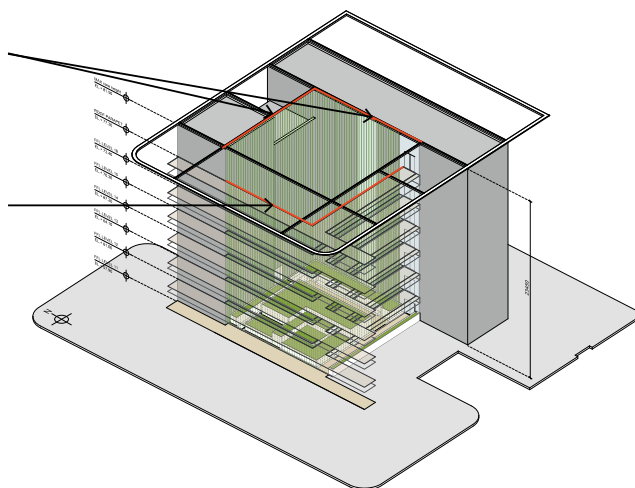
Revised PPR Scheme





North and East: Vertical green system
connected to roof canopy edge.

South and West: Vertical green system
connected to top/bottom of bridges



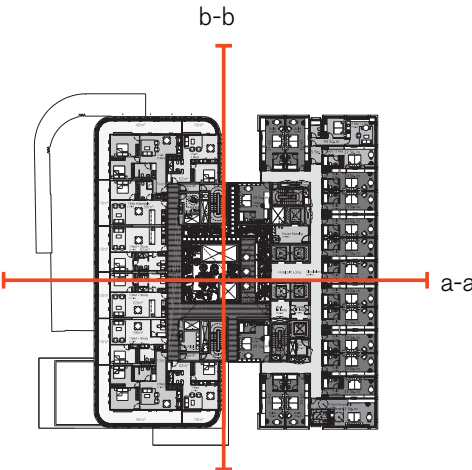
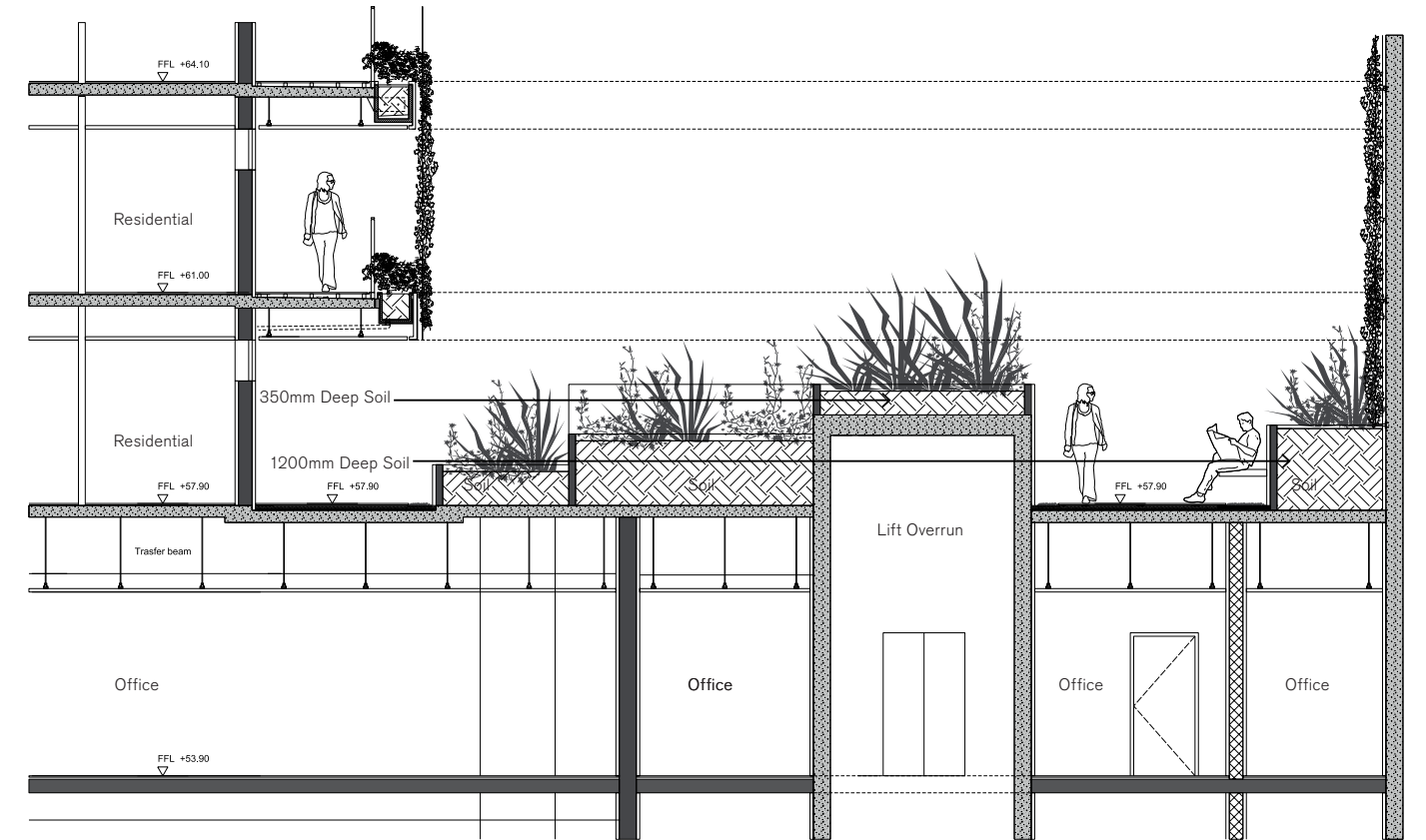
Residential Void

Generic Section Through Residential Void

The base of the Residential Void is seen as a shared amenity and extension of the residential apartments on the upper levels of Block 4N. The main space, created as a result of the lift core to the office space stopping due to the change in use is envisaged to provide a variety of spaces which revolve around a central planter. As well as forming the focal point within the space, the central planter also allows for the overruns to the office and childcare lift shafts to be disguised and hidden.

Primarily a transitional space connecting the residential lobby with the apartments, a timber decking area provides a social space where residents and their guest can reserve for social events, a place to sit and read and/or relax. The void remains open to the sky above and as such is regarded as an external open-air space with the canopy at the top of the building not enclosing the space. The Residential Void is described in further detail within the SSDA Summary Report.

External Terrace a -a

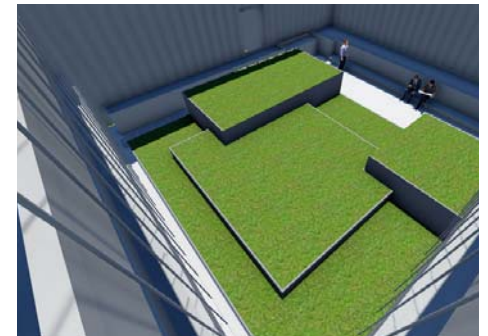
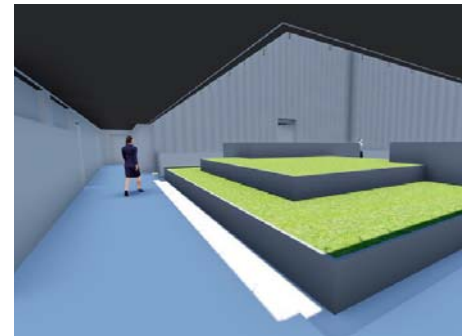
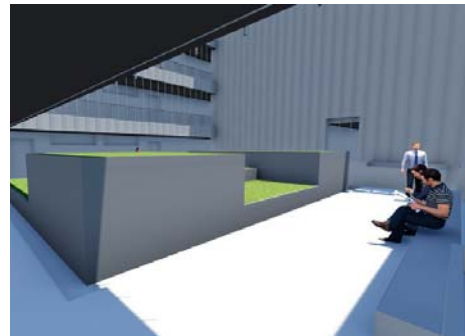
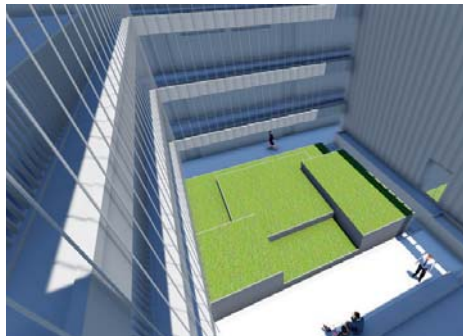
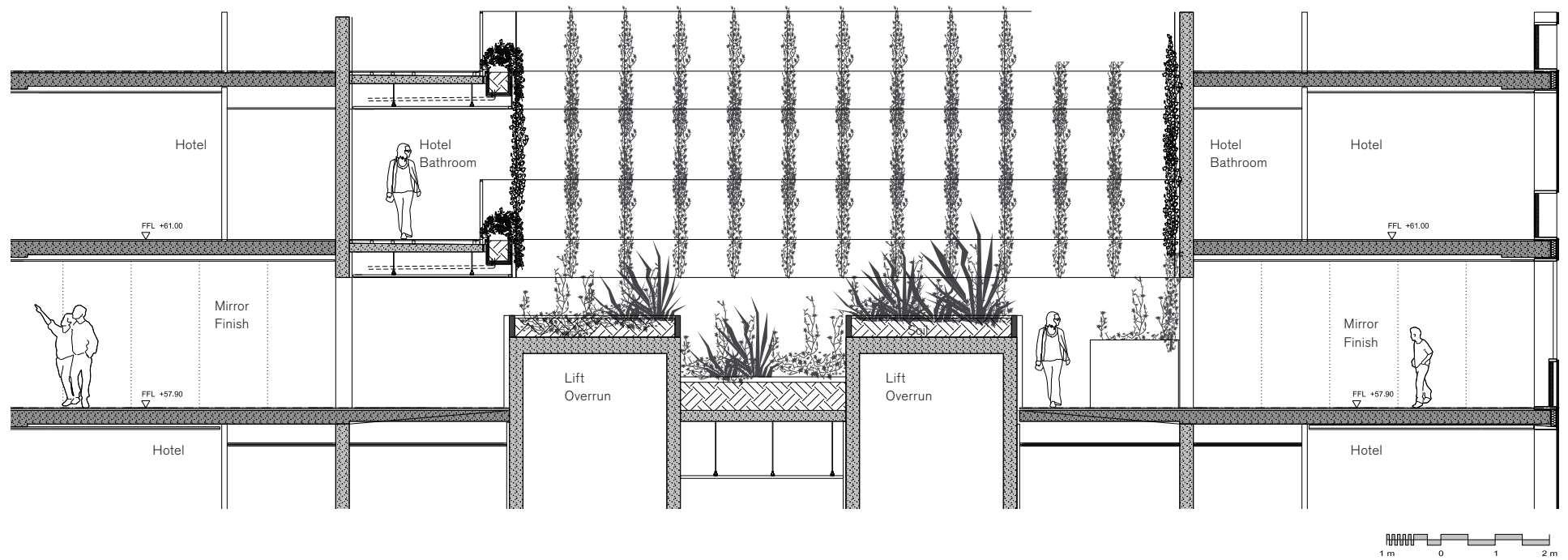


Residential Void

Generic Section Through Residential Void

4.4

External Terrace b-b



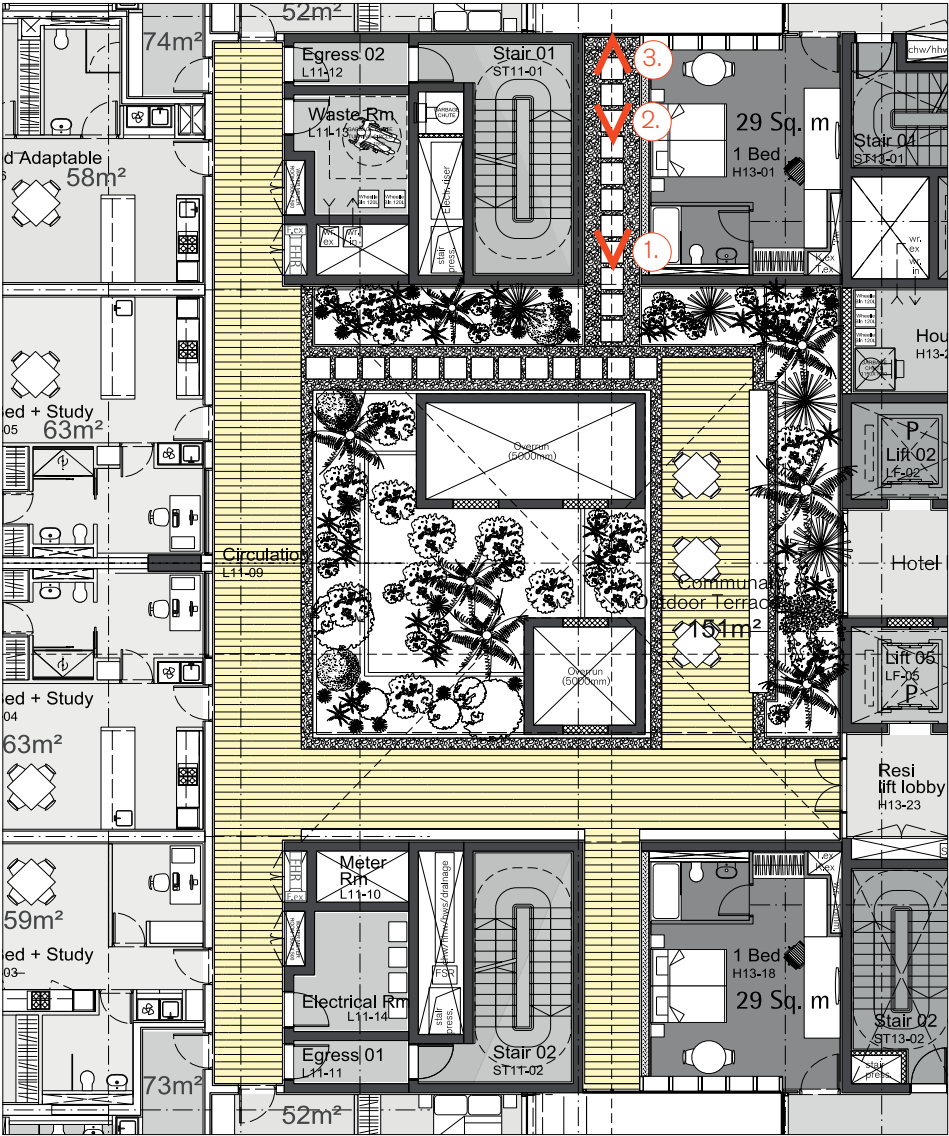
Residential Void

External Terrace Bridges

Hotel Level 13, Residential Level 11 - Ventilation Slots

Ventilation Slots

The revised design of the residential now also looks to utilise the ventilation slots at the base of the void on both the northern and southern boundary of the plan.. Predominantly used to help provide fresh air into the space and a single storey in height, it is now proposed to allow residents to use these spaces as a way to connect with the surrounding city by providing views directly to the north or south. The aim is to provide an alternative type of space within the void which may be more private or quieter. This is also reflected in the proposed finishes, where the use of mirrored finishes and discrete lighting help to create a unique space. The images and plan on these pages indicate where the slots are and provide an indication of the look and feel these areas may have in the final design.

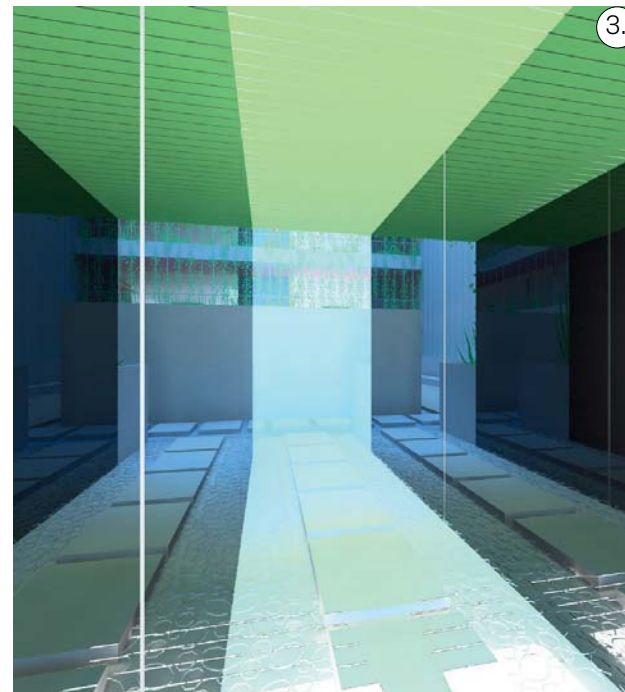
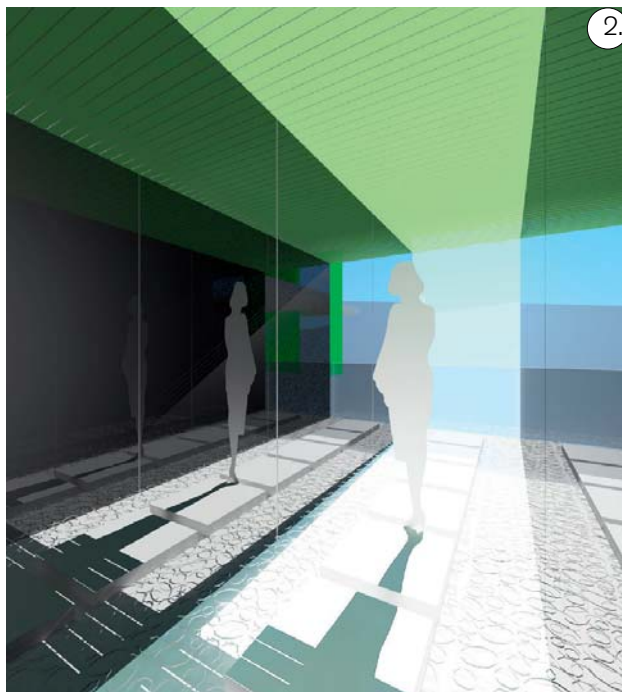
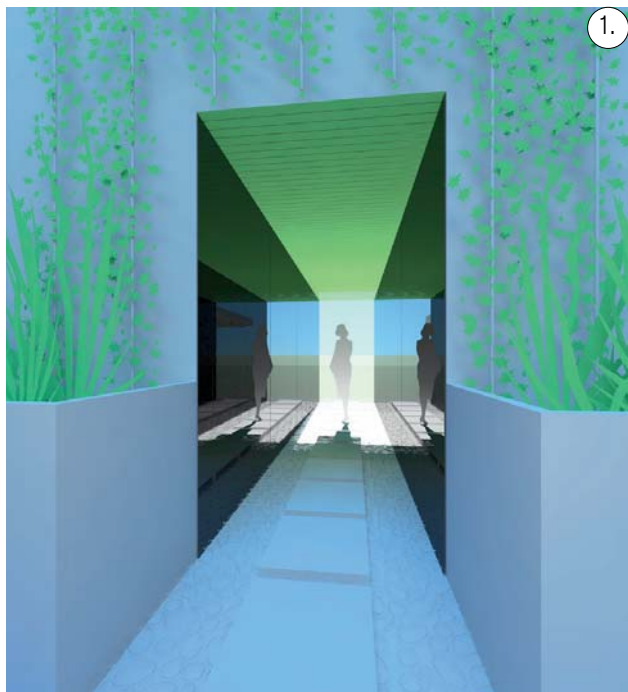


Residential Void

External Terrace Bridges

Hotel Level 13, Residential Level 11 - Ventilation Slots

4.5

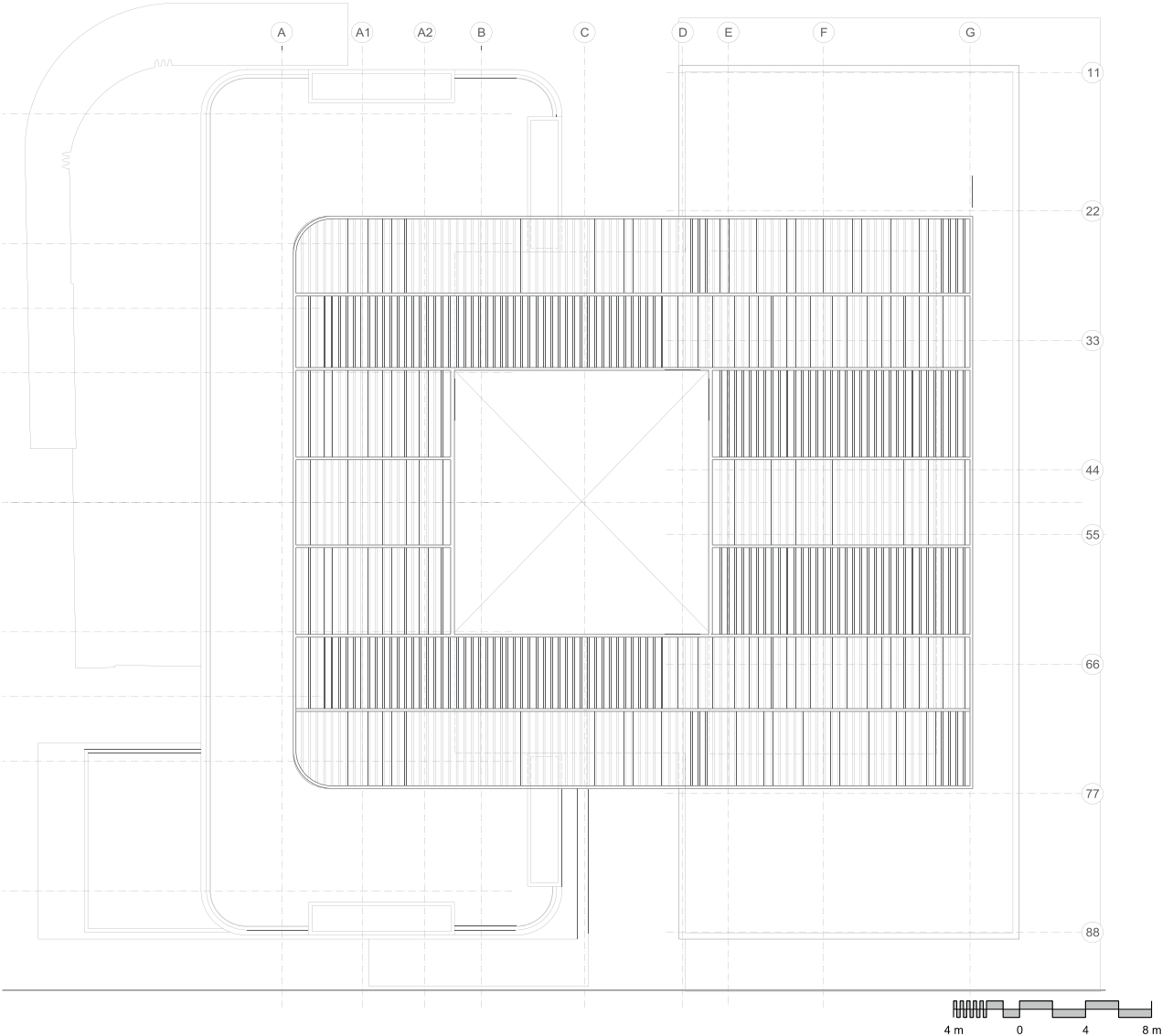


The design of the rooftop canopy has progressed since the SSDA submission. The revised design now proposes for a slightly smaller canopy in plan. This mainly a result of the structural design having progressed and the refinement in the landscaping design of the residential void. In the case of the latter, it has affected the design of the rooftop canopy due to how the canopy can now be viewed from within the space either at the bottom of the void or from the general circulation along the south and west. The intent is to ensure the canopy is read as a floating plane with minimal sight of the columns or cross-bracing required to support it.

From a distance, there is a minimal change in its appearance on top of the building with the reduction of its size in plan having no adverse effects on the cast shadows on the surrounding environs; if anything, the extent of shadows have been reduced. The revised design for the canopy also improves on the current SSDA proposal in relation to the 3D massing set out in the Concept Masterplan.

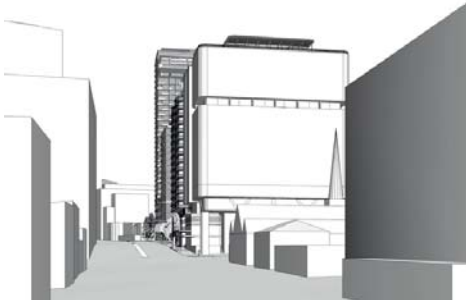
The following pages highlight these changes and provide some of the design development sketches showing the progress in the structural design.

SSDA Scheme

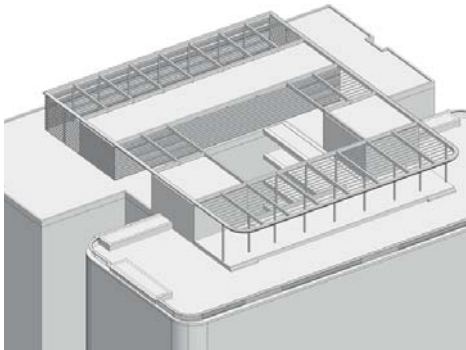


Rooftop Canopy
Top Roof Level

Visualisation of Revised Canopy Design approaching the City.



Axonometric view of canopy from north-west.



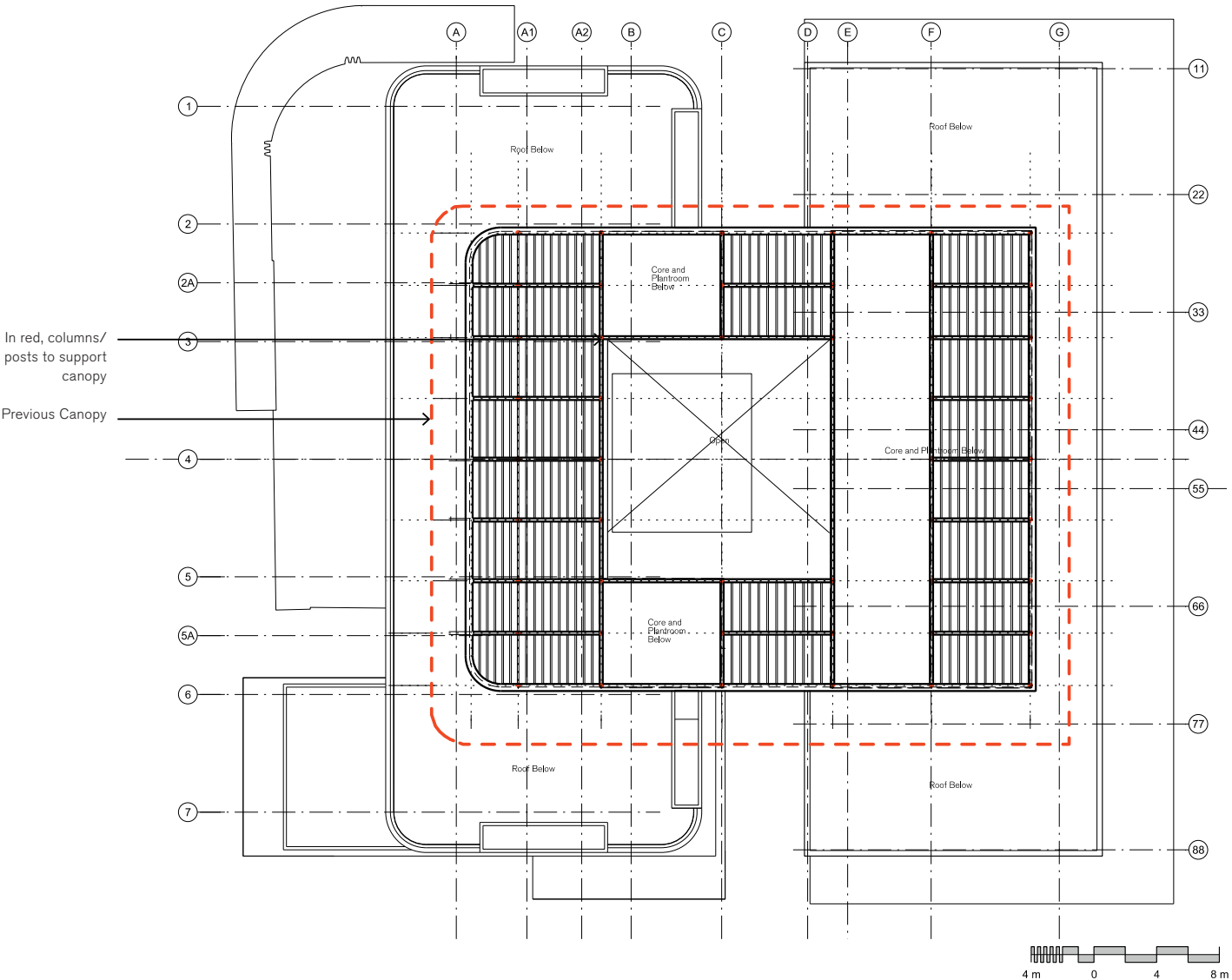
Example of proposed canopy when viewed from below.



Panels to form intermediate framing

"Panels" will be denser on the walls and sparser on the roof.

Revised PPR Scheme



This chapter provides a brief update on the minor revision of the structural design of the transfer structure above the Heritage Buildings to ensure there is no clash with any roof or parapet to the Australian Hotel. Physically, it manifested itself by raising the Level 03 slab by 750mm. This did not affect any of the internal layouts at this level and the reduction in the floor-to-floor height does not affect the floor-to-ceiling height of 2.70m.

The following pages highlight the subtle variation in the overall appearance of the building and indicative sections clarifying the revised floor-to-ceiling heights.

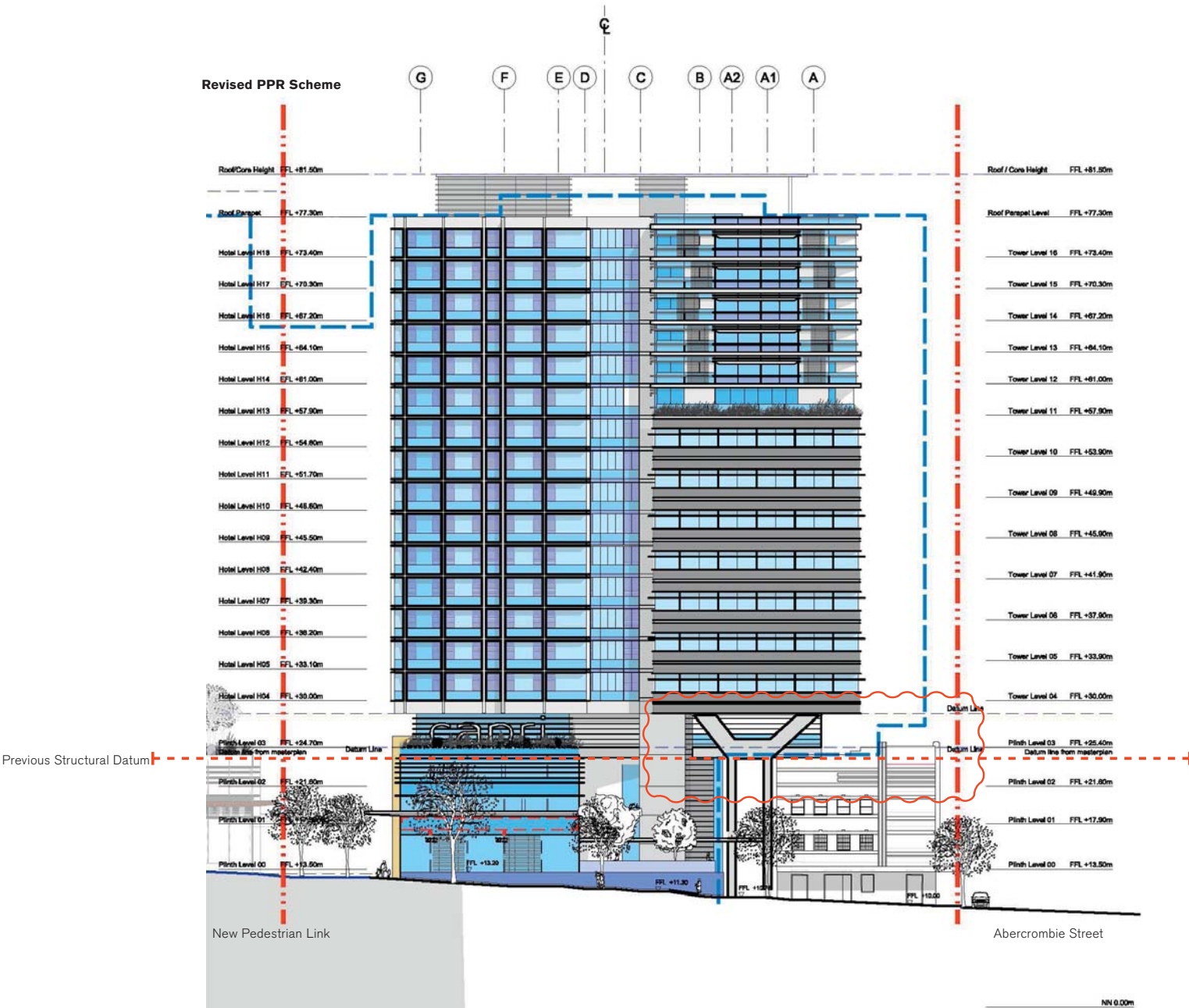
Transfer Structure above Heritage Building

North Elevation - SSDA Proposal

The elevations on these pages show the current and proposed northern facades along Broadway for Block 4N. The change highlight the subtle revision to the Level 03 finished floor datums and transfer beam



Transfer Structure above Heritage Building
North Elevation - Revised PPR Proposal



This chapter extracts the relative section out of the original SSDA Summary Report which address the issues of reflectivity highlighted within the response letters for convenience of reference. The proposed façade design looks to address the reflectivity issues along Broadway by way of incorporating vertical mesh screens within the façade design of the building as previously detailed and explained.