

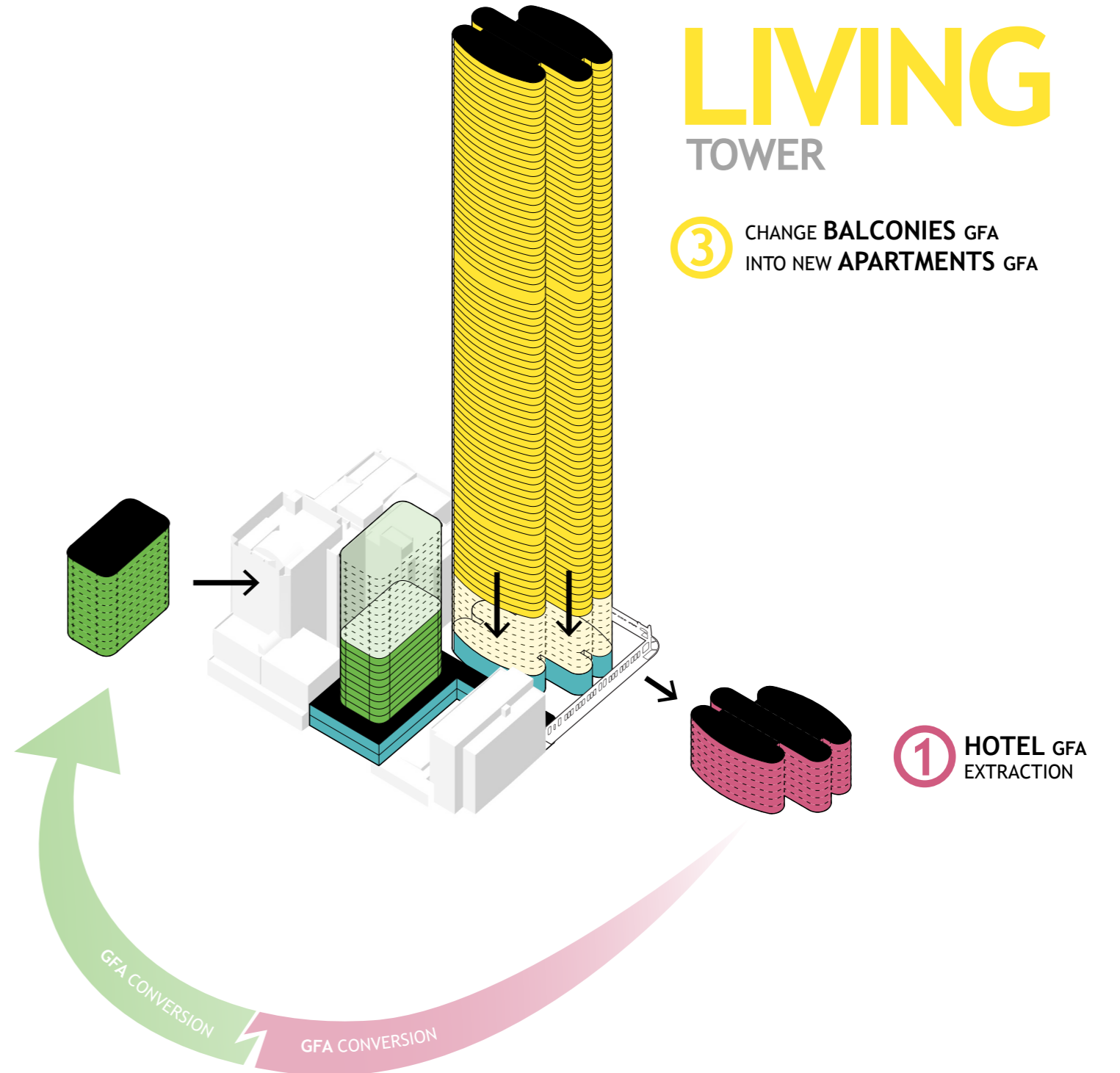
CONCEPT GFA STRATEGY

- Hotel GFA has been moved to Marsden Street Tower and converted into Serviced Apartments GFA
- Residential GFA occupies Levels 3 to 82 of the Church Street Tower by incorporation of balconies to each residential unit
- Retail GFA has been increased to occupy Ground Floor, First Floor and Second Floor
- Basement Levels have been increased to provide the car parking numbers requested
- Overall number of lifts has been reduced for the development



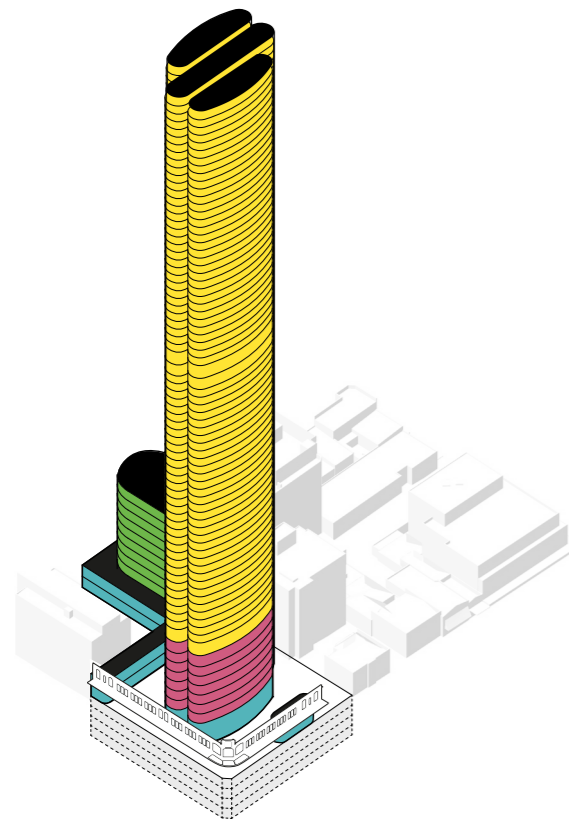
WORKING BUILDING

CHANGE HOTEL GFA INTO NEW OFFICE GFA ②



LIVING TOWER

A ORIGINAL PROPOSAL
/SERVICEAPARTMENTS



+73 FLOORS

HOUSING

OFFICES
OFFICES
+9 FLOORS

HOTEL
HOTEL
+7 FLOORS

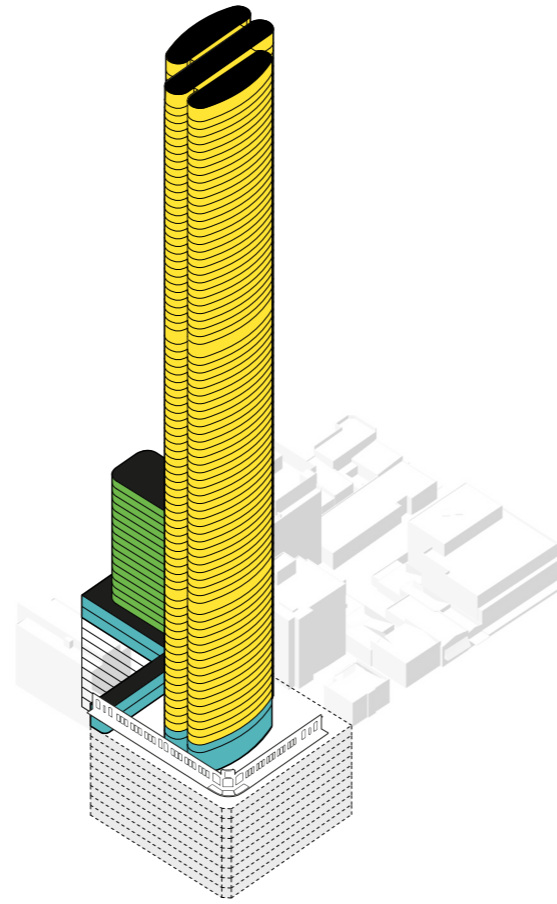
RETAIL RETAIL RETAIL RETAIL RETAIL +2 FLOORS
PARKING PARKING PARKING PARKING -4 FLOORS

74.258m² GFA
8.179m² 6.636m² 775m² 58.668m²

582 RESIDENTIAL UNITS

381 PARKING SPACES

B NEW PROPOSAL
OFFICES IN MARSDEN STREET



+80 FLOORS

HOUSING

OFFICES
OFFICES
OFFICES
OFFICES
+19 FLOORS

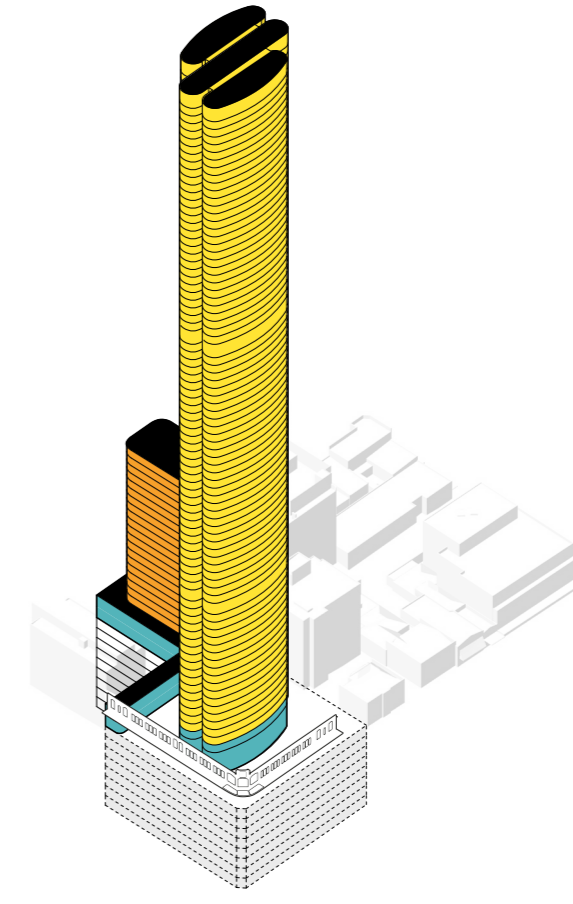
RETAIL RETAIL RETAIL RETAIL RETAIL +3 FLOORS
PARKING PARKING PARKING PARKING -9 FLOORS

74.274m² GFA
10.399m² 3.575 60.300m²

646 RESIDENTIAL UNITS

891 PARKING SPACES

B2 NEW PROPOSAL
SERVICED APARTMENTS IN MARSDEN STREET



+80 FLOORS

HOUSING

SERVICE
APARTMENTS
SERVICE
APARTMENTS
SERVICE
APARTMENTS
SERVICE
APARTMENTS
+23 FLOORS

RETAIL RETAIL RETAIL RETAIL RETAIL +3 FLOORS
PARKING PARKING PARKING PARKING -8 FLOORS

74.300m² GFA
10.425m² 3.575m² 60.300m²

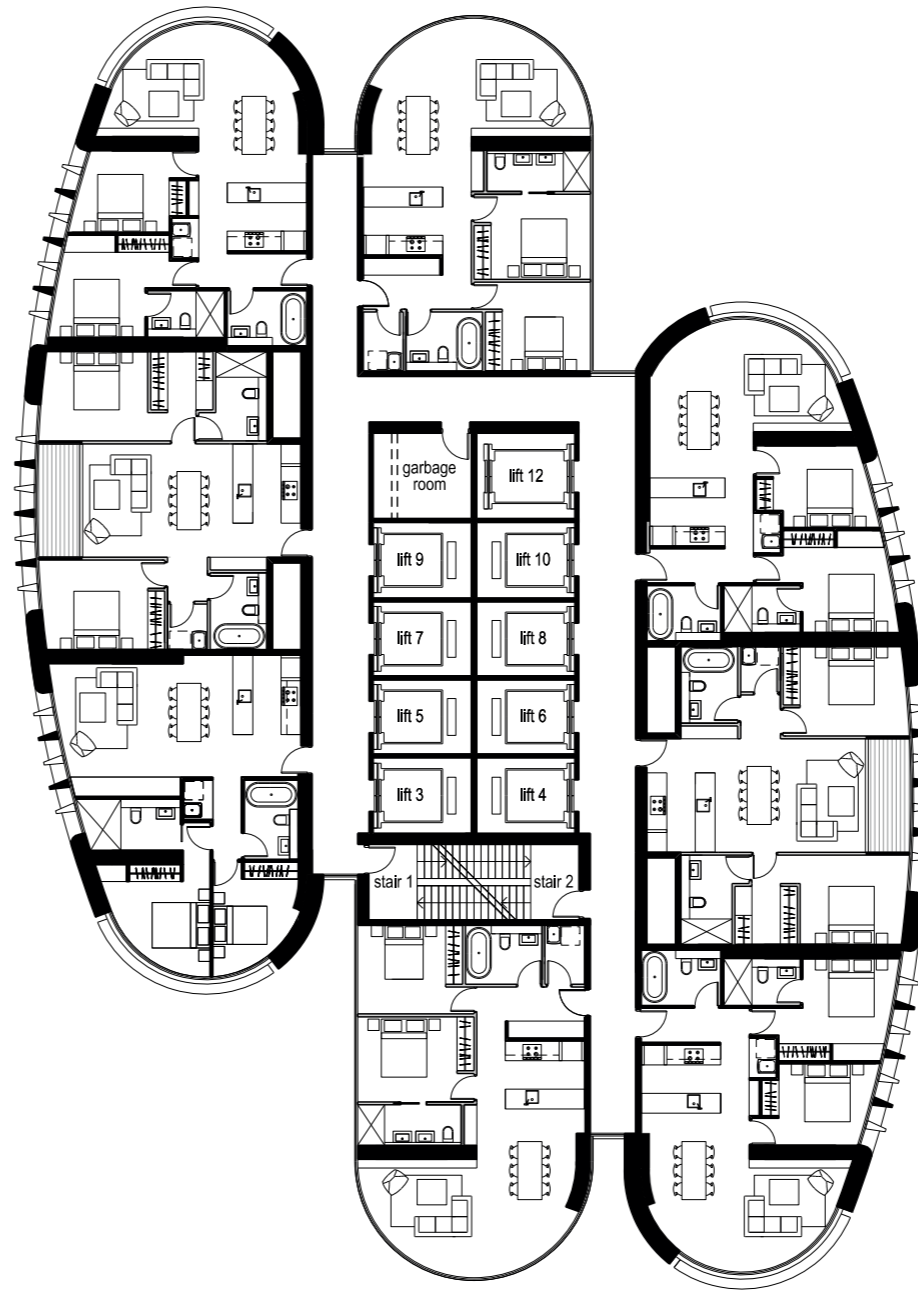
646 RESIDENTIAL UNITS

794 PARKING SPACES

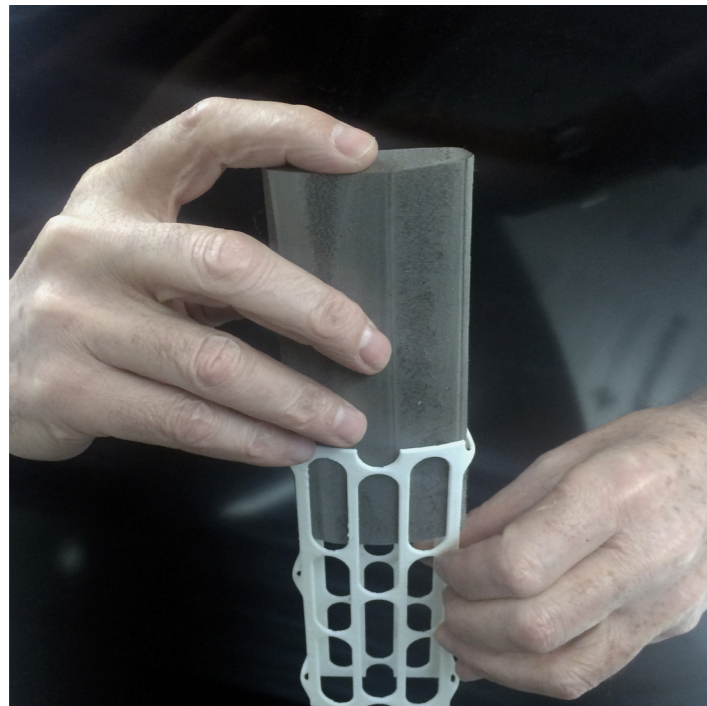
FLEXIBILITY FLOORPLANS

Church Street Residential Tower efficiency has been improved by:

- increasing floorplan efficiency by incorporation of balconies
- providing new arrangement for the lifts
- increasing number of residential floors
- providing retail amenities and communal areas for residential building on Levels Ground, First and Second
- Net saleable area for the apartments has been increased by moving the structural columns to the perimeter walls



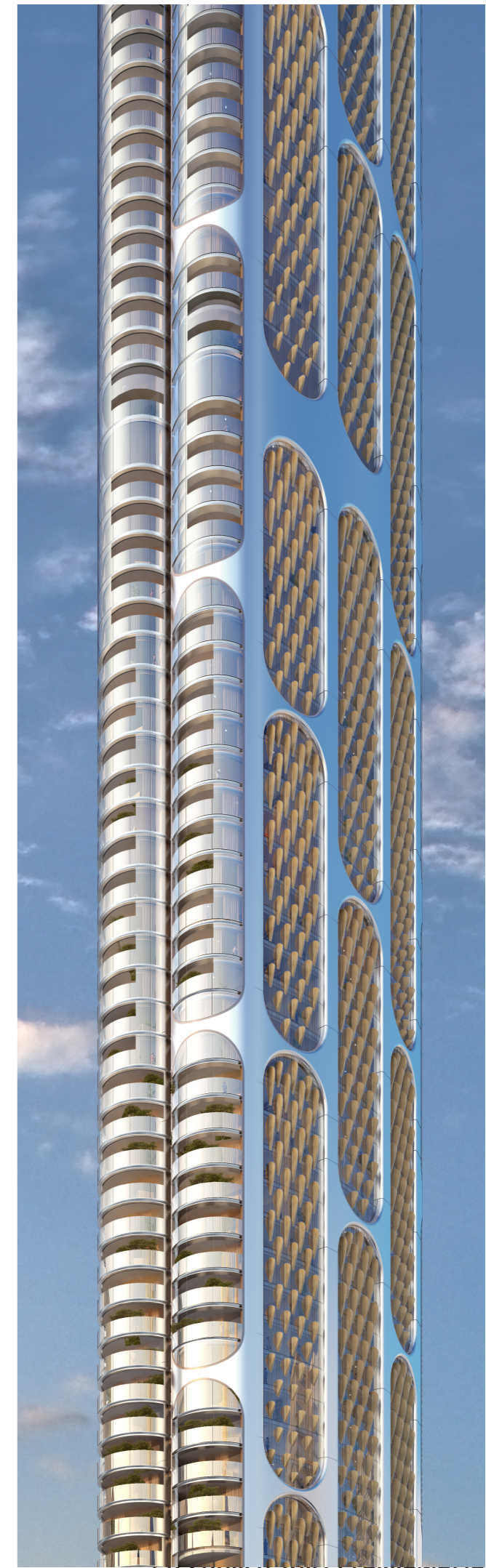
DIFFERENT PROGRAM

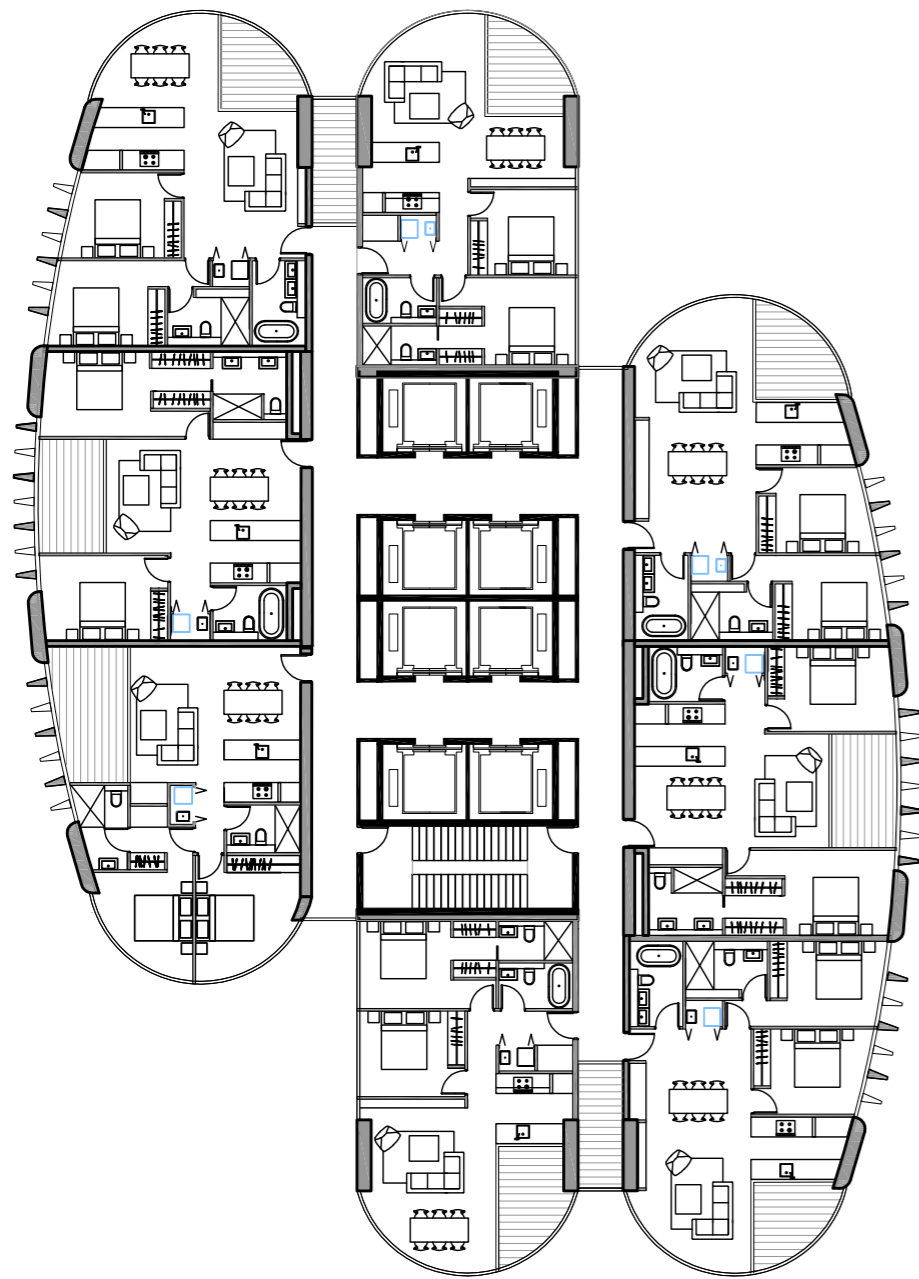


SAME TOWER

ORIGINAL PROPOSAL

CHURCH STREET VIEW
BALCONIES WITH CURVED GLASS



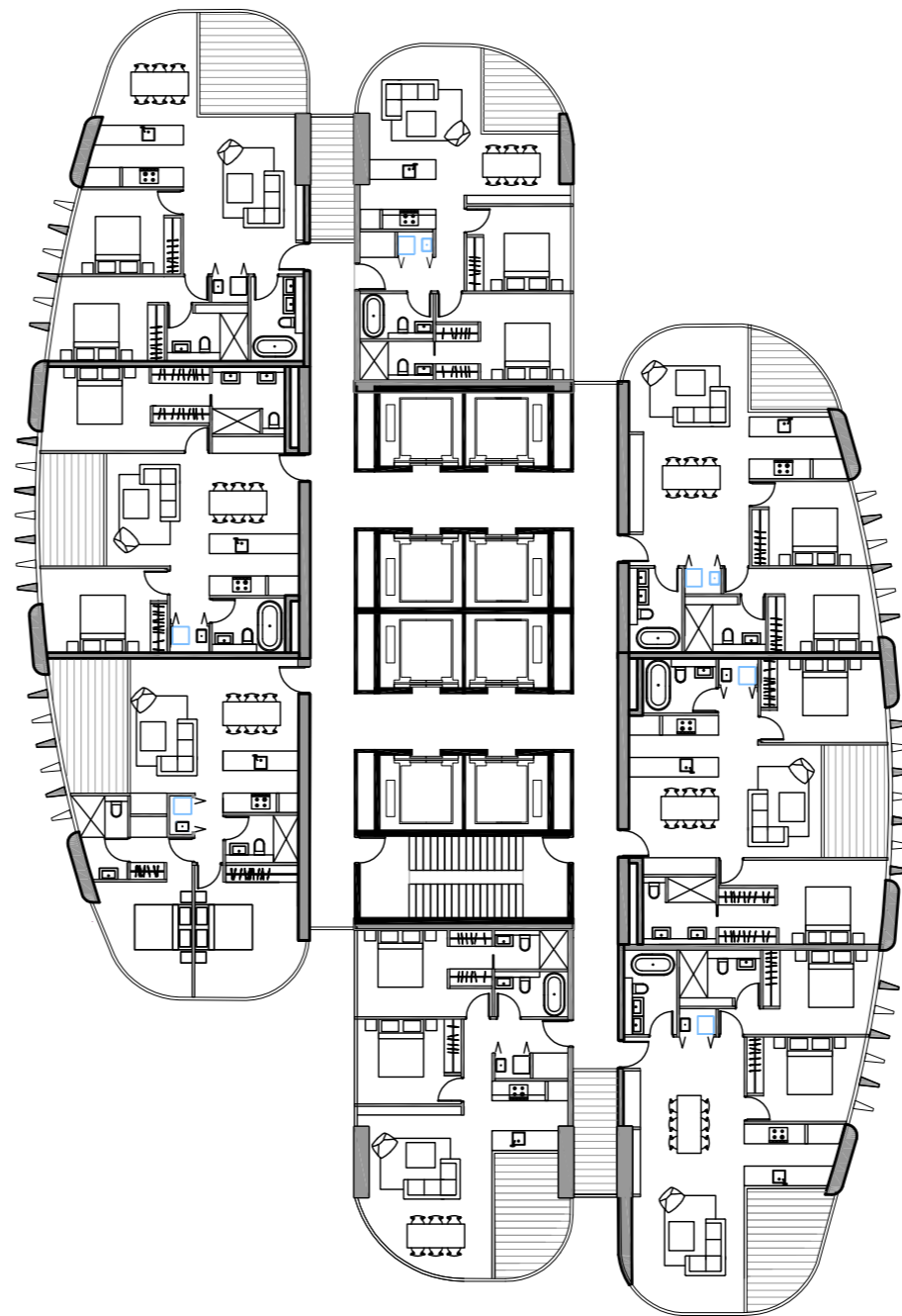


NEW PROPOSAL

-LIFTS 

-STRUCTURE 

+BALCONIES 



REVISED PROPOSAL

STRAIGHT GLASS
+ EFFICIENT LAYOUT 

-LIFTS 

-STRUCTURE 

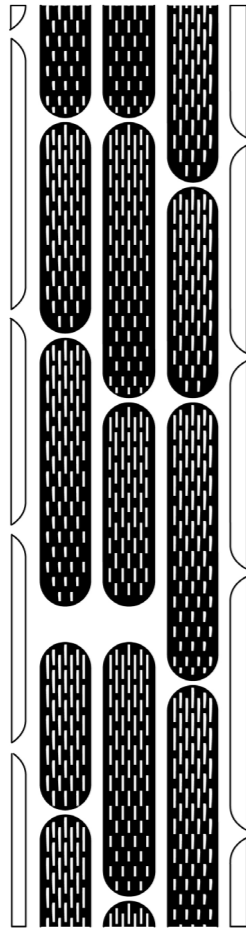
+BALCONIES 



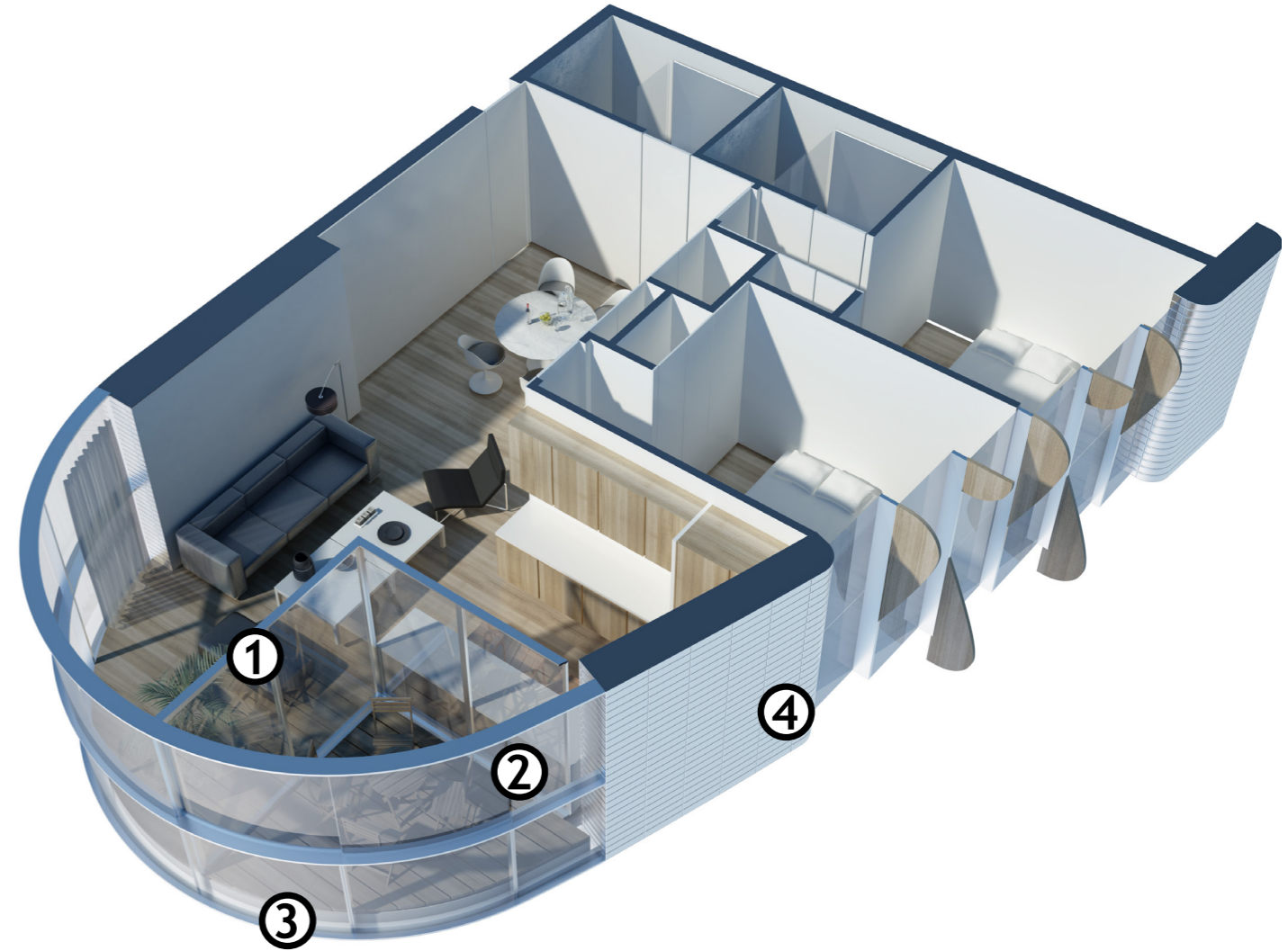
CHURCH STREET VIEW
BALCONIES WITH FLAKED GLASS

CONSTRUCTABILITY CURVED GLASS

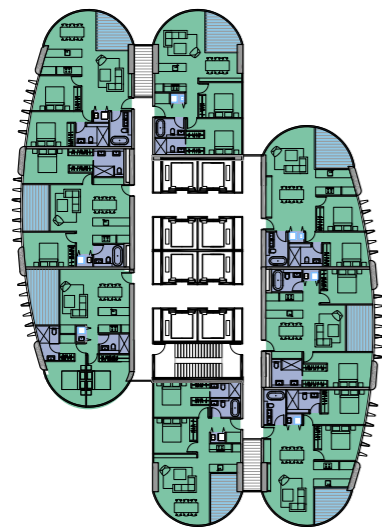
FACADE



FLOORPLAN

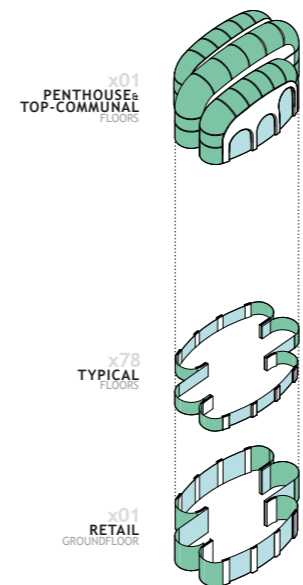


- ① SLIDING DOOR
SINGLE GLASS
- ② WIND SHIELD WINDOW
FOLDABLE CURVED GLASS
- ③ FIXED WINDOW
CURVED GLASS
- ④ FACADE STRUCTURE
ALUMINIUM CLADDING PANELS



● NATURAL VENTILATION ● MECHANICAL VENTILATION ● OPEN SPACE

NATURAL VENTILATION PROPOSAL



17% STRAIGHT GLASS
83% CURVED GLASS

51% STRAIGHT GLASS
49% CURVED GLASS

51% STRAIGHT GLASS
49% CURVED GLASS

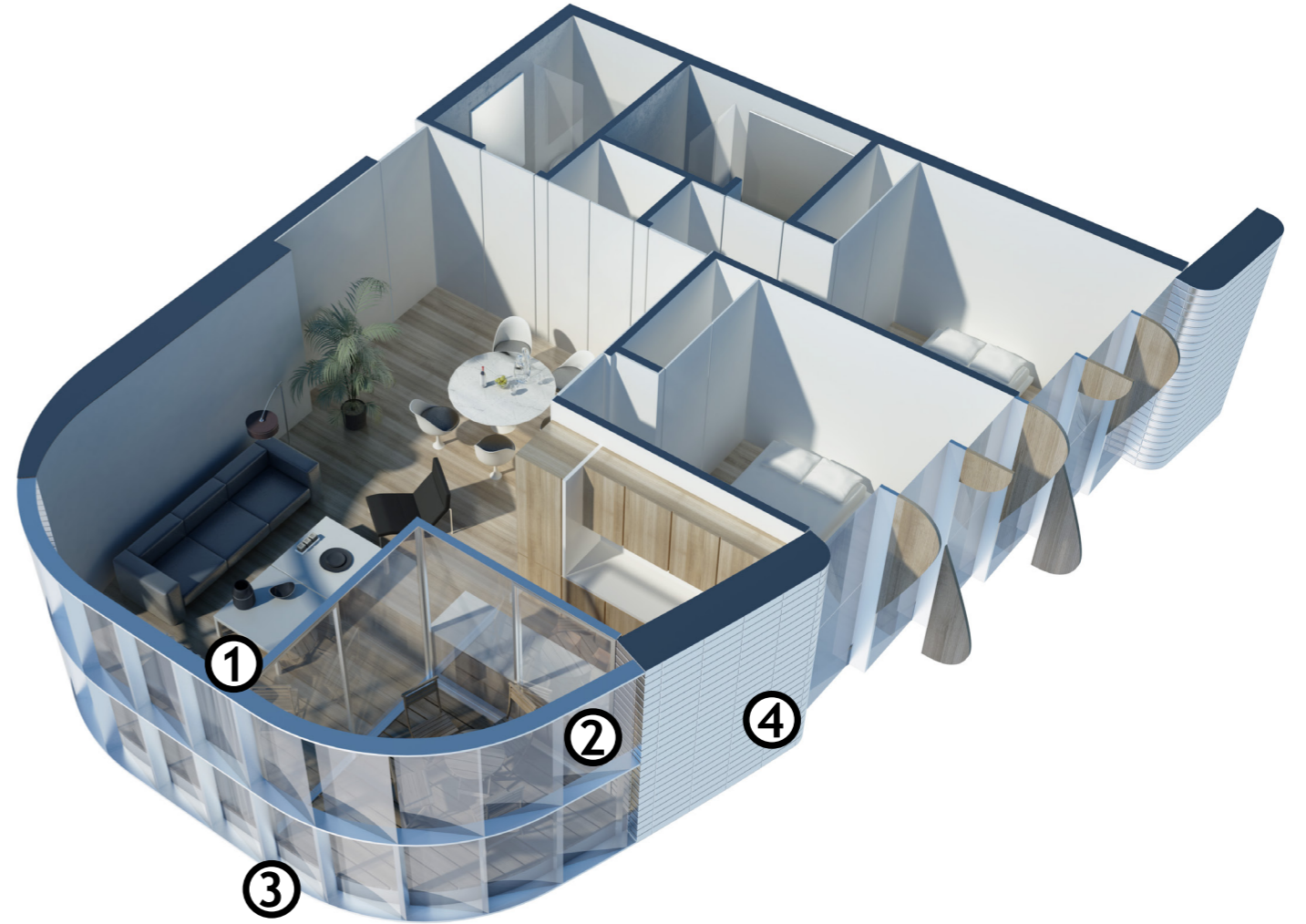
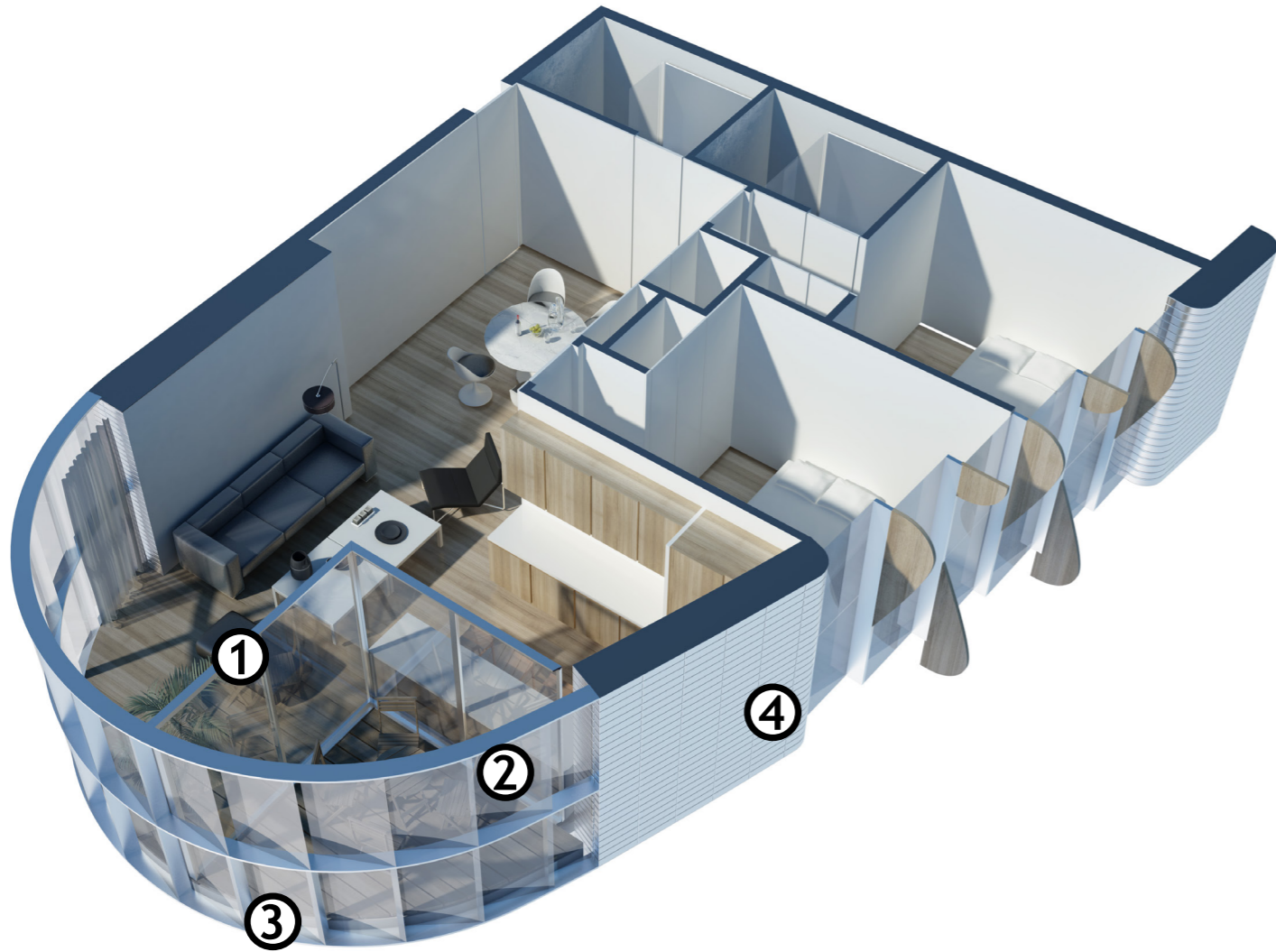
TOWER TOTALS

51% STRAIGHT GLASS

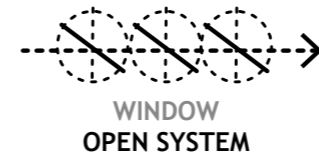
49% CURVED GLASS

CURVED GLASS PROPOSAL

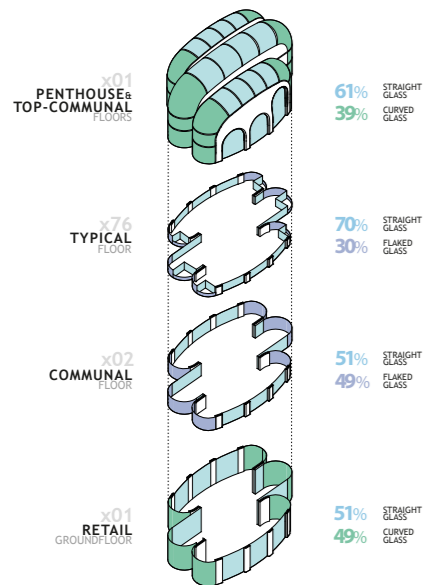




- ① SLIDING DOOR SINGLE GLASS
- ② WIND SHIELD WINDOW FOLDABLE STRAIGHT GLASS
- ③ FIXED WINDOW STRAIGHT CLASS
- ④ FACADE STRUCTURE ALUMINIUM CLADDING PANELS



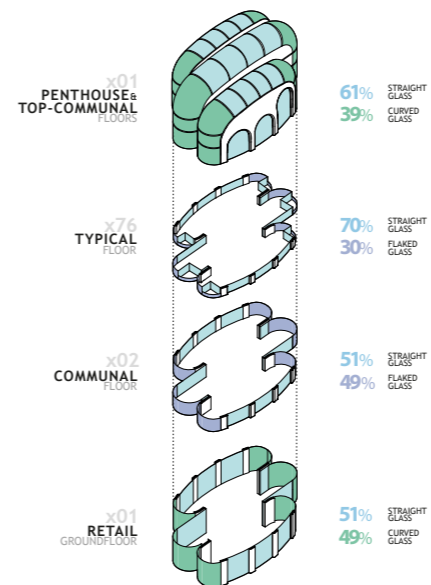
- ① SLIDING DOOR SINGLE GLASS
- ② WIND SHIELD WINDOW FOLDABLE STRAIGHT GLASS
- ③ FIXED WINDOW STRAIGHT CLASS
- ④ FACADE STRUCTURE ALUMINIUM CLADDING PANELS



TOWER TOTALS
98% STRAIGHT GLASS + FLAKED GLASS
2% CURVED GLASS

STRAIGHT FLAKED GLASS PROPOSAL

-COST 💰
+BALCONIES ☀️

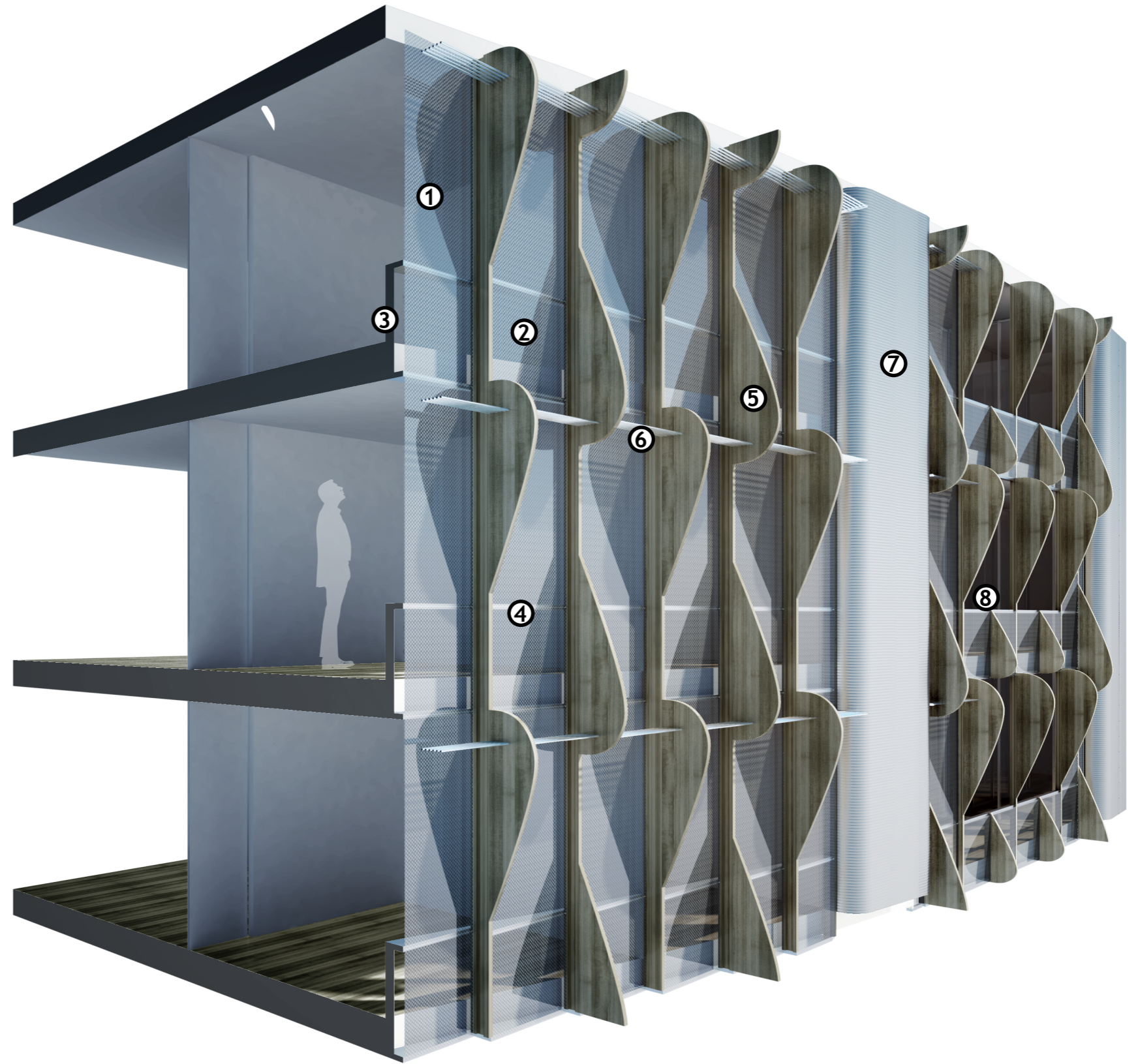
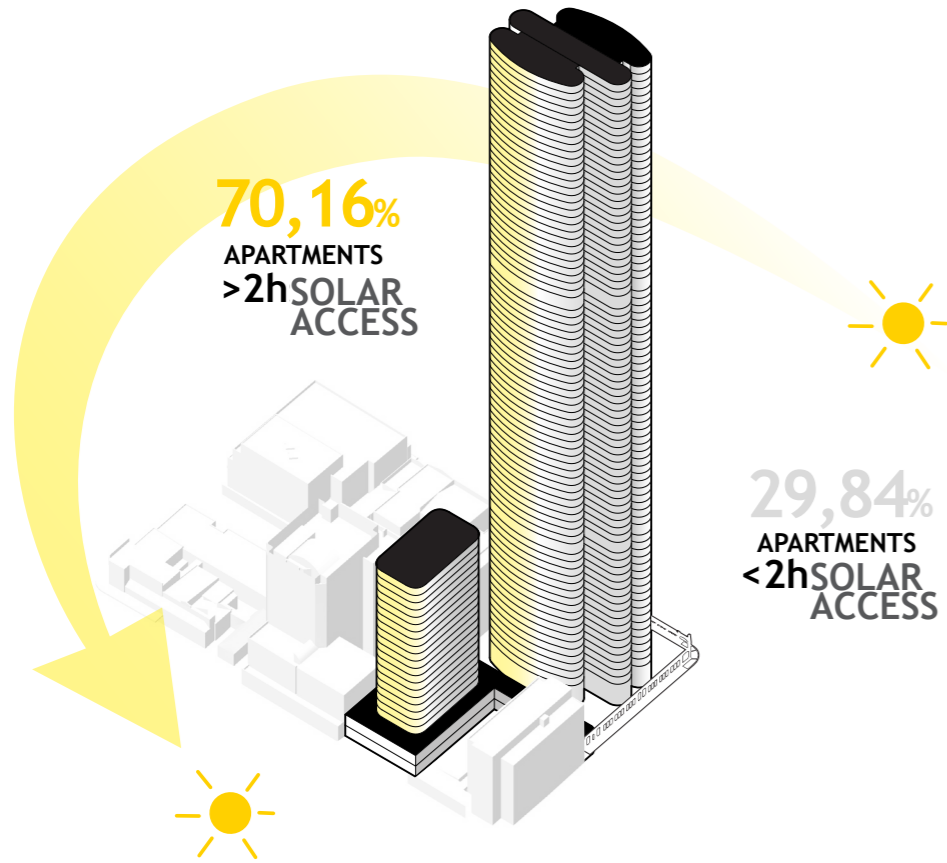


TOWER TOTALS
98% STRAIGHT GLASS + FLAKED GLASS
2% CURVED GLASS

STRAIGHT GLASS & SQUARED SHAPE PROPOSAL

+EFFICIENT LAYOUT 📈
-COST 💰
+BALCONIES ☀️

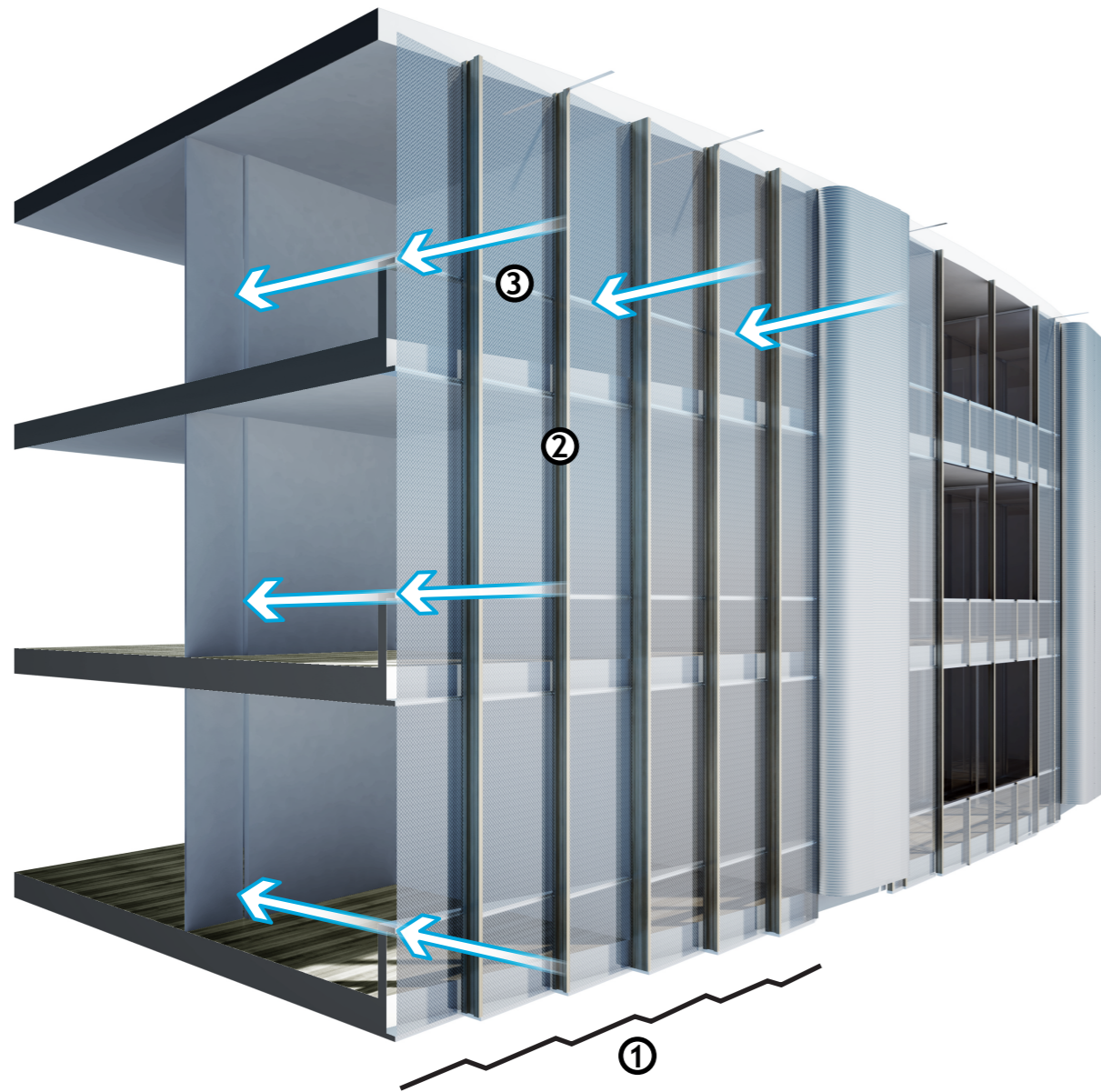
SUSTAINABILITY SOLAR ACCESS AND FINS PERFORMANCE



- ① CURTAIN WALL HIGH PERFORMANCE GLASS
- ② CURTAIN WALL HIGH PERFORMANCE FRITTED GLASS
- ③ PARAPET
- ④ AIR VENT ALUMINIUM HORIZONTAL MULLION

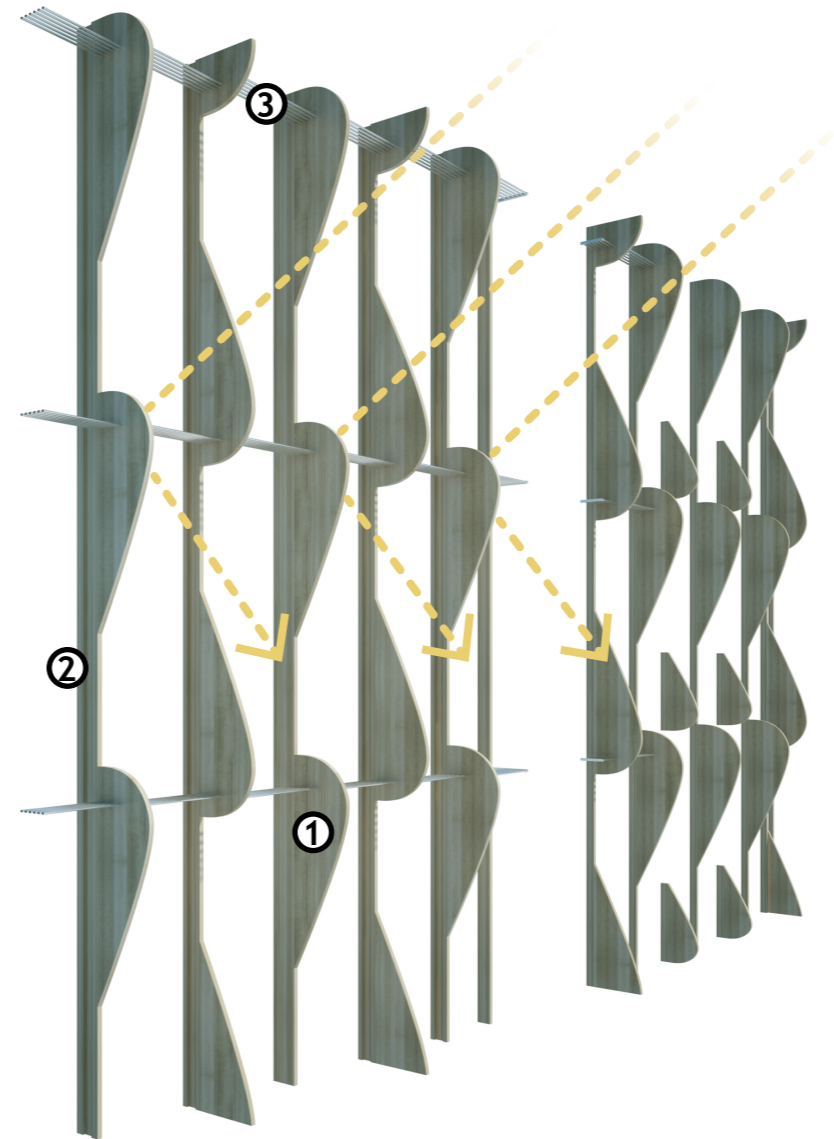
- ⑤ SOLAR FINS ALUMINIUM OR WOOD FINISHING
- ⑥ TUBULAR LOUVRES FOR SHADING & LATERAL BRACING
- ⑦ STRUCTURE COVERED WITH ALUMINIUM CLADDING PANELS
- ⑧ EAST/WEST BALCONIES

AIR VENTS

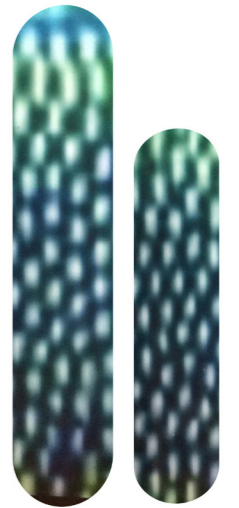


- ① FLAKED FACADE HIGH PERFORMANCE GLASS
- ② FACADE STRUCTURE VERTICAL ALUMINIUM MULLION
- ③ AIR VENT HORIZONTAL ALUMINIUM MULLION

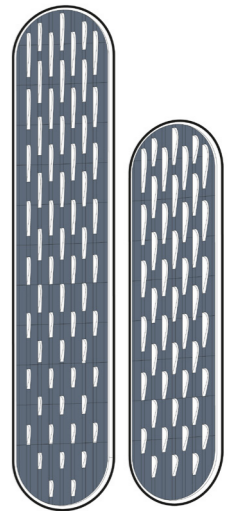
SUNSHADE FINS



- ① SOLAR FINS ALUMINIUM OR WOOD FINISHING
- ② FACADE STRUCTURE VERTICAL ALUMINIUM MULLION
- ③ TUBULAR LOUVRES FOR SHADING & LATERAL BRACING

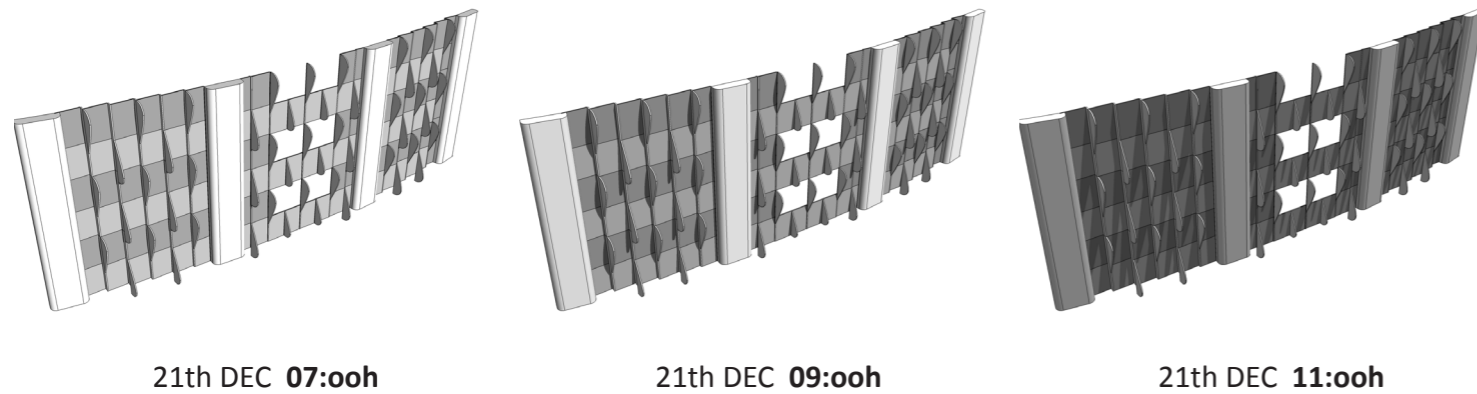


EUCALYPTUS BARK
MICROSCOPE VIEW



FACADE DETAIL
FRONT VIEW

EAST WING SHADOW ANALYSIS

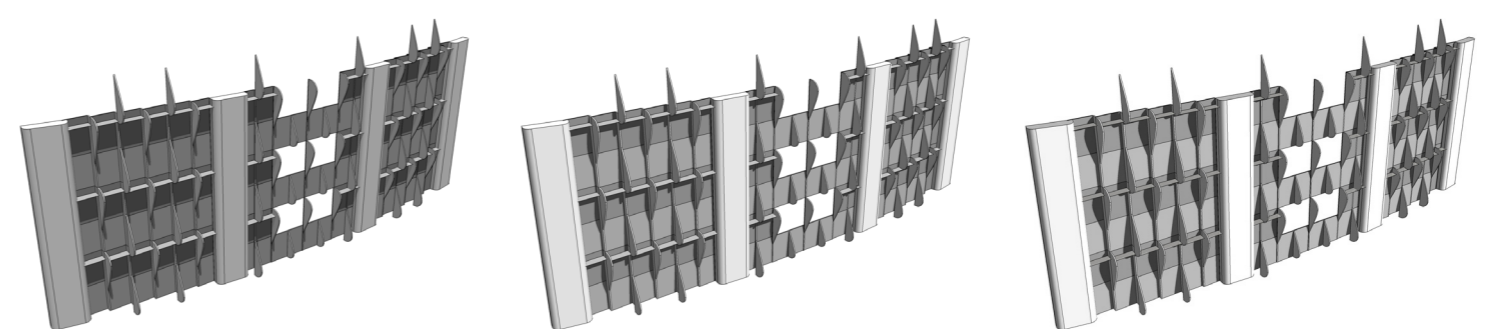


21th DEC 07:00h

21th DEC 09:00h

21th DEC 11:00h

WEST WING SHADOW ANALYSIS

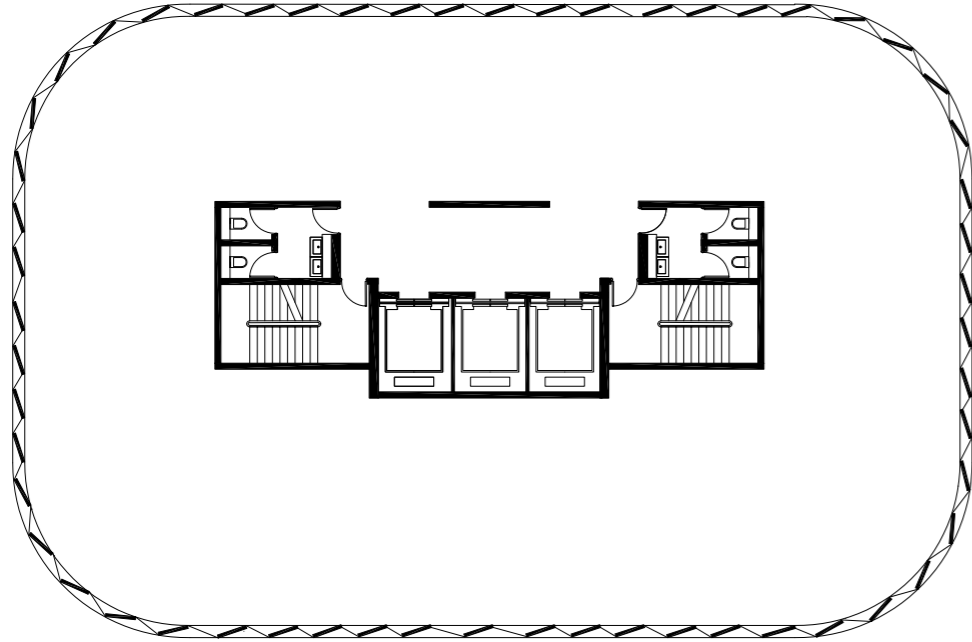


21th DEC 13:00h

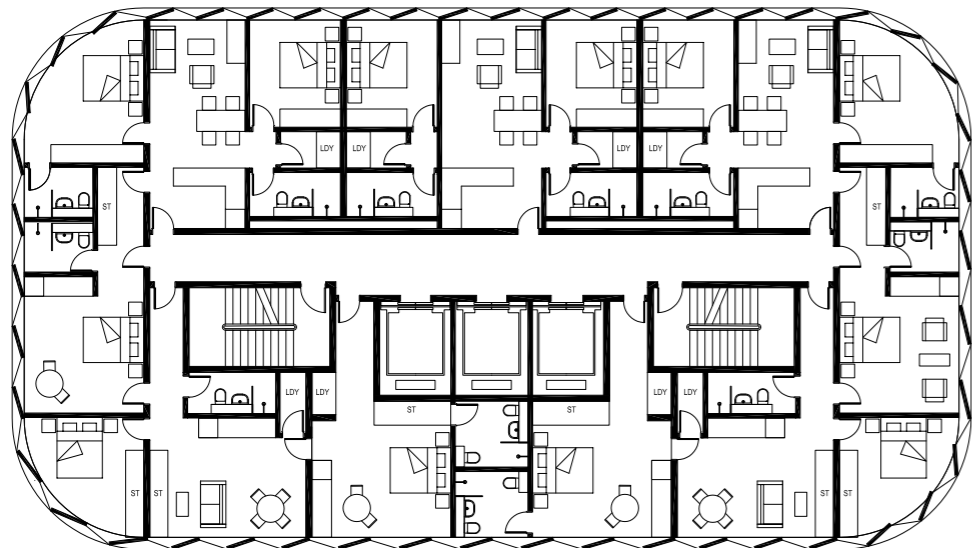
21th DEC 15:00h

21th DEC 17:00h

FEASIBILITY COMMERCIAL TOWER



OFFICES OPTION



SERVICED APARTMENTS OPTION

MARSDEN STREET CORNER

