

SECTION THREE

PART B

Sky Address.

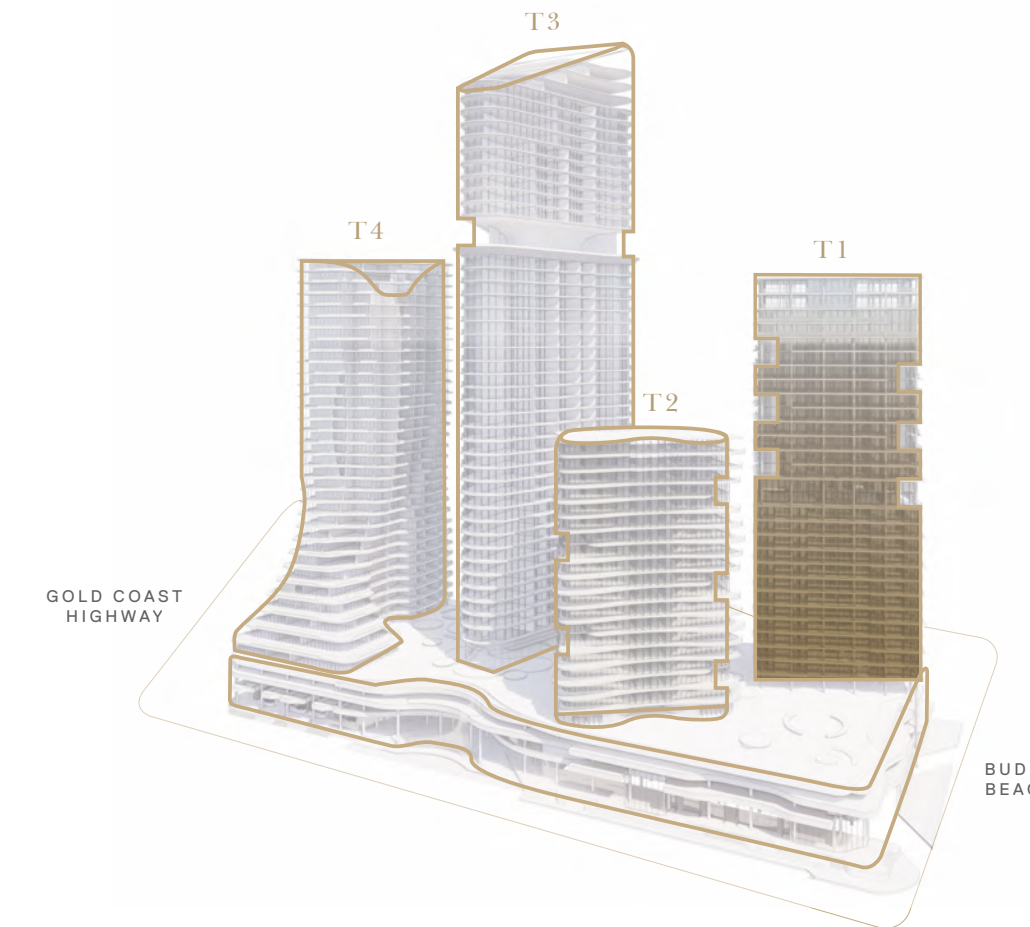
TOWER 1

Residential



3.07 \ T1 Design Response

Design Summary



Tower 1 (Residential)

The design innovation is to express the horizontal nature of the floor plate edge. To do this we have extruded sections of the floor plate at varying heights up the tower. Contrast to this, we have shifted the glass line left and right up the building to break down the symmetry, leaving the tower shimmering in the sky





3.08 \ T1 Design Response

Axonometric Tower Stack

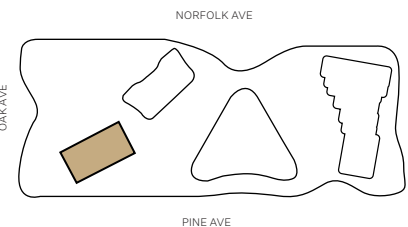


Plate I Penthouse
High Rise Residential

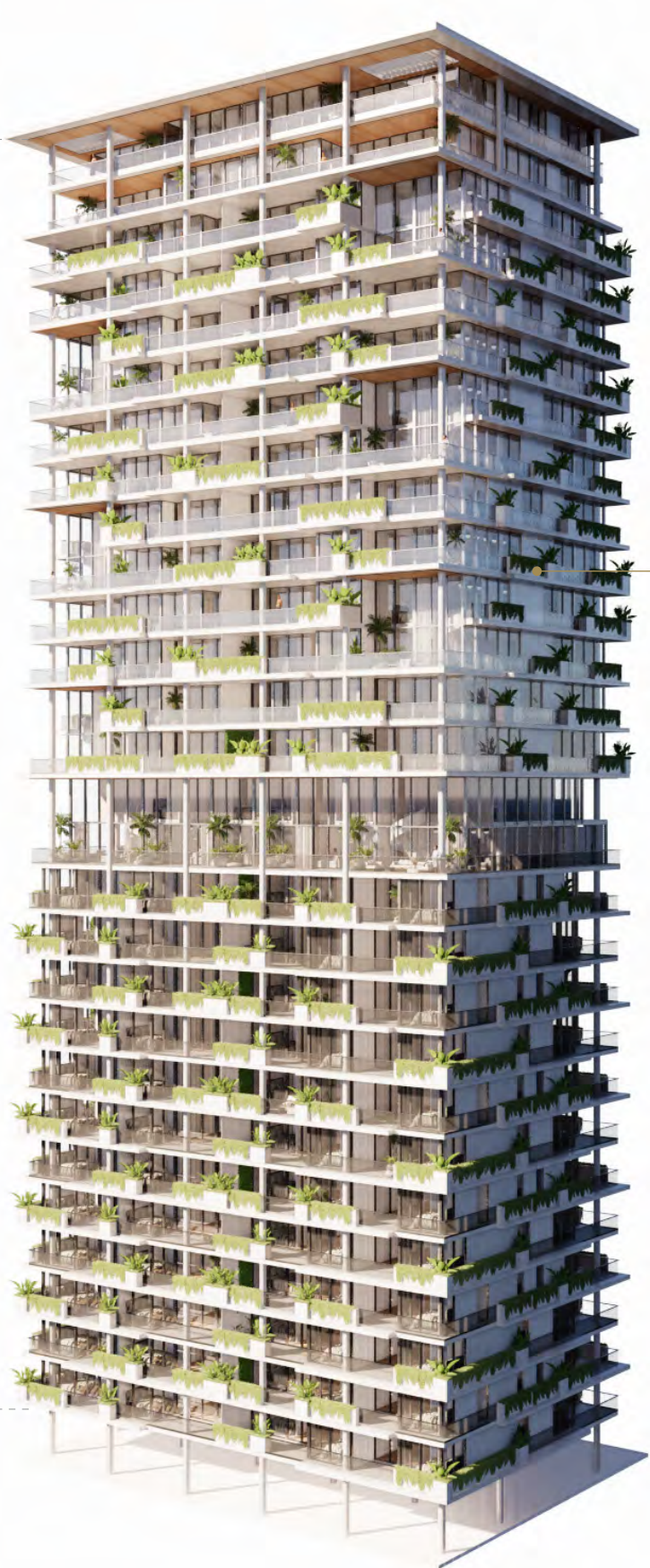
Plate D
High Rise Residential

Plate C Villas
Mid Rise Residential

Plate A
Low Rise Residential

▽ LVL 36

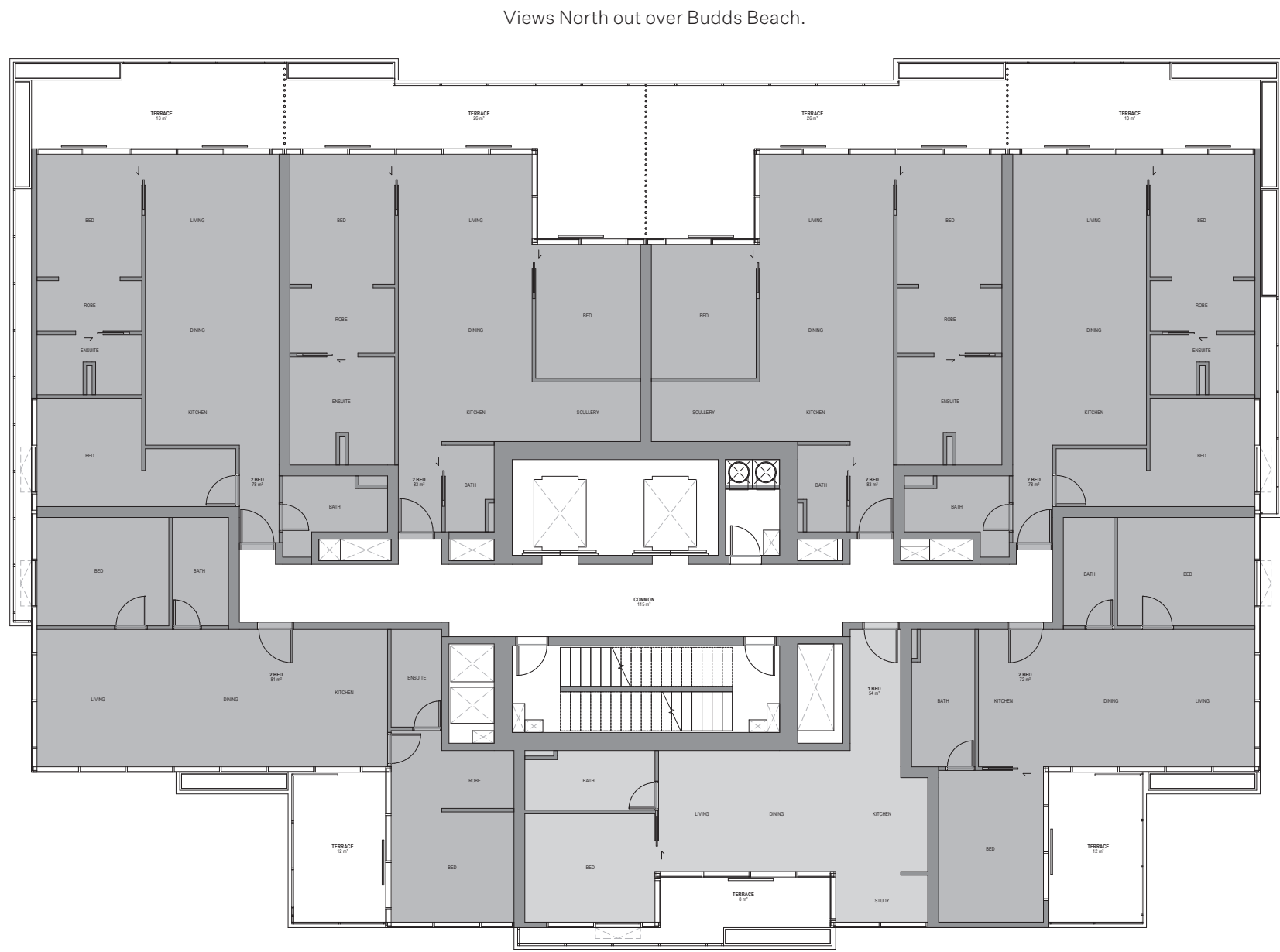
▽ LVL 04



Sub-tropical Planting
Integrated planter boxes

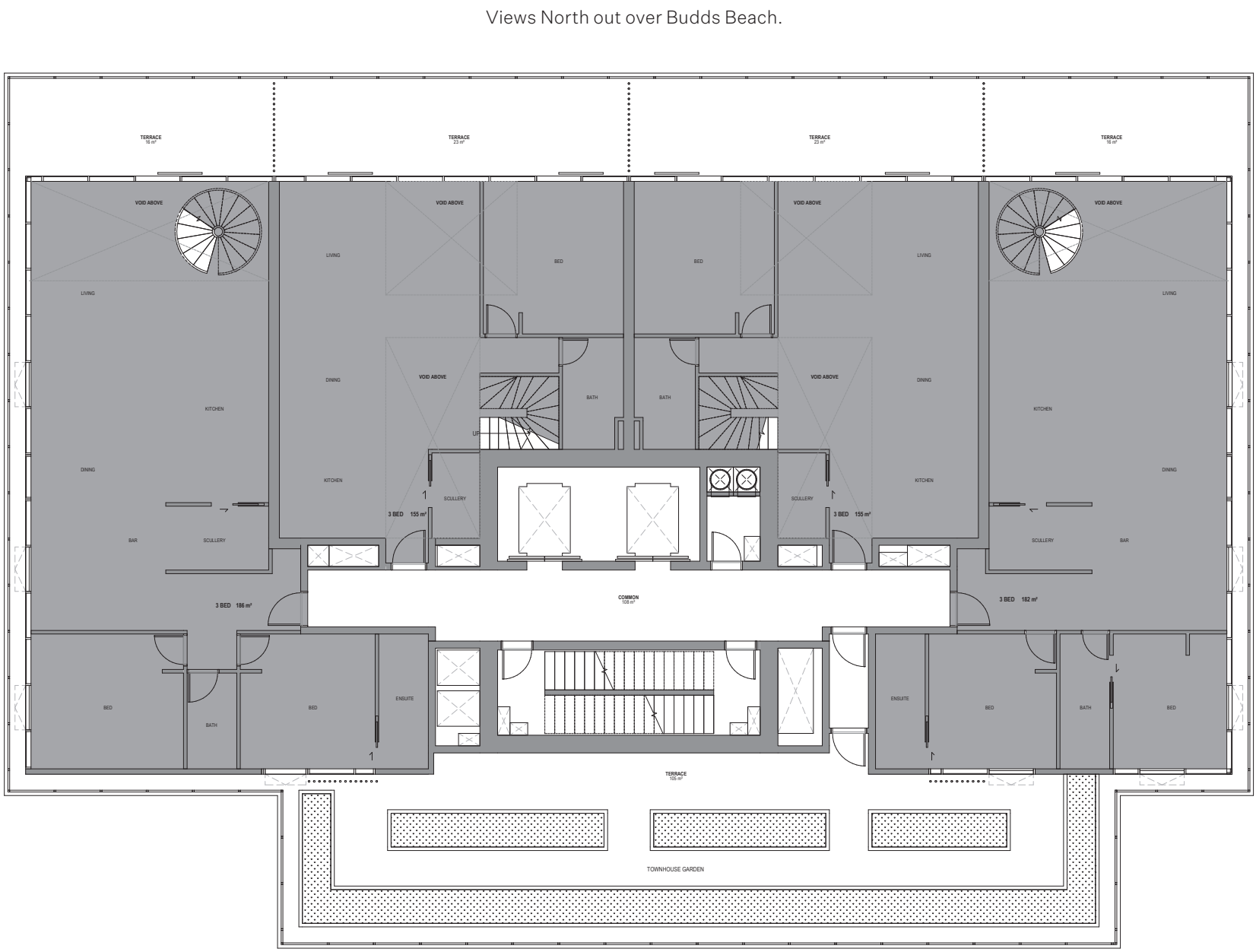
3.09 \ T1 Design Response
Floor Plans

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HIGH-RISE	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
VILLAS	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
LOW-RISE	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
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PODIUM LEVELS	PODIUM
	PODIUM



3.09 \ T1 Design Response
Floor Plans

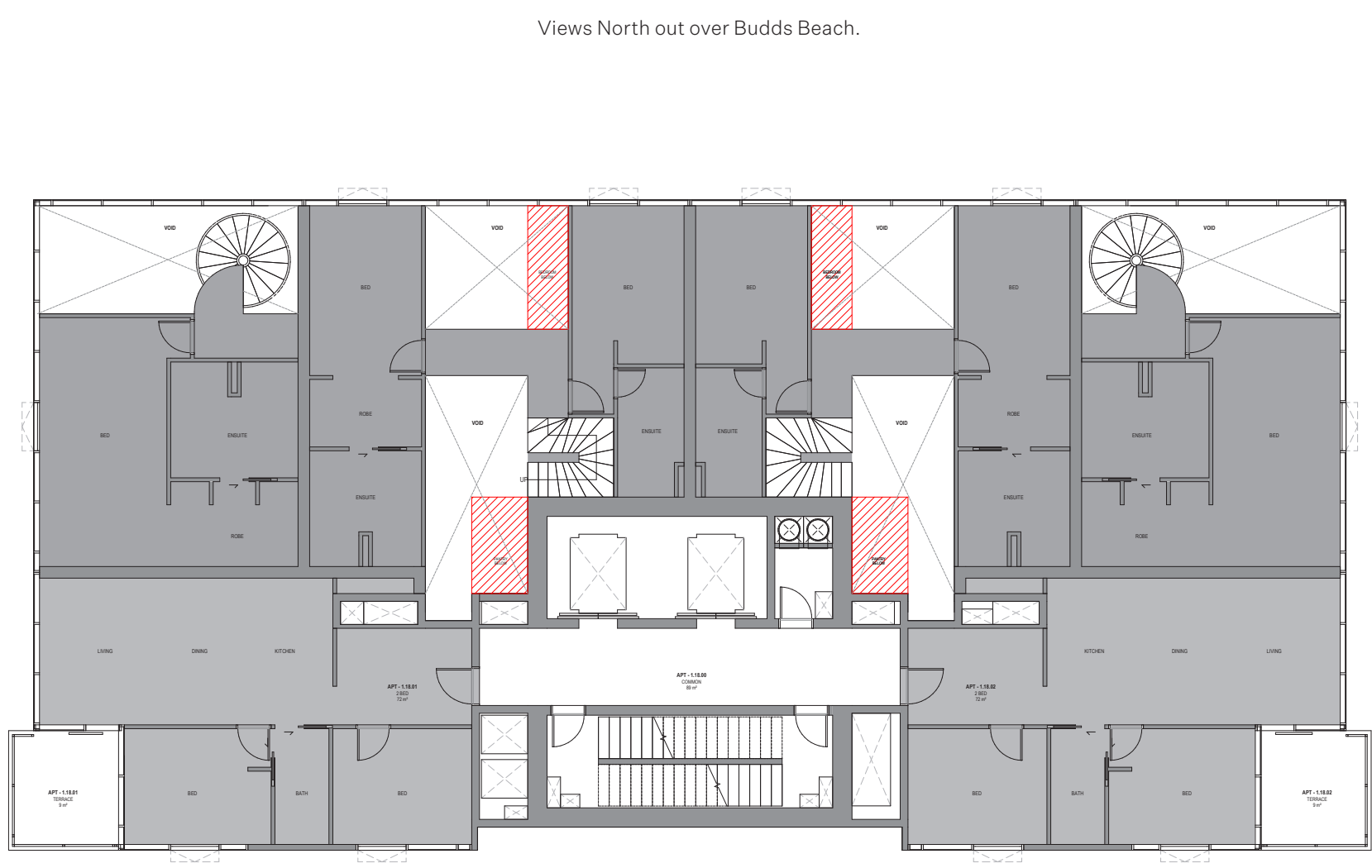
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	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
VILLAS	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
LOW-RISE	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
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	RESIDENTIAL
	RESIDENTIAL
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PODIUM LEVELS	PODIUM
	PODIUM



3.09 \ T1 Design Response

Floor Plans

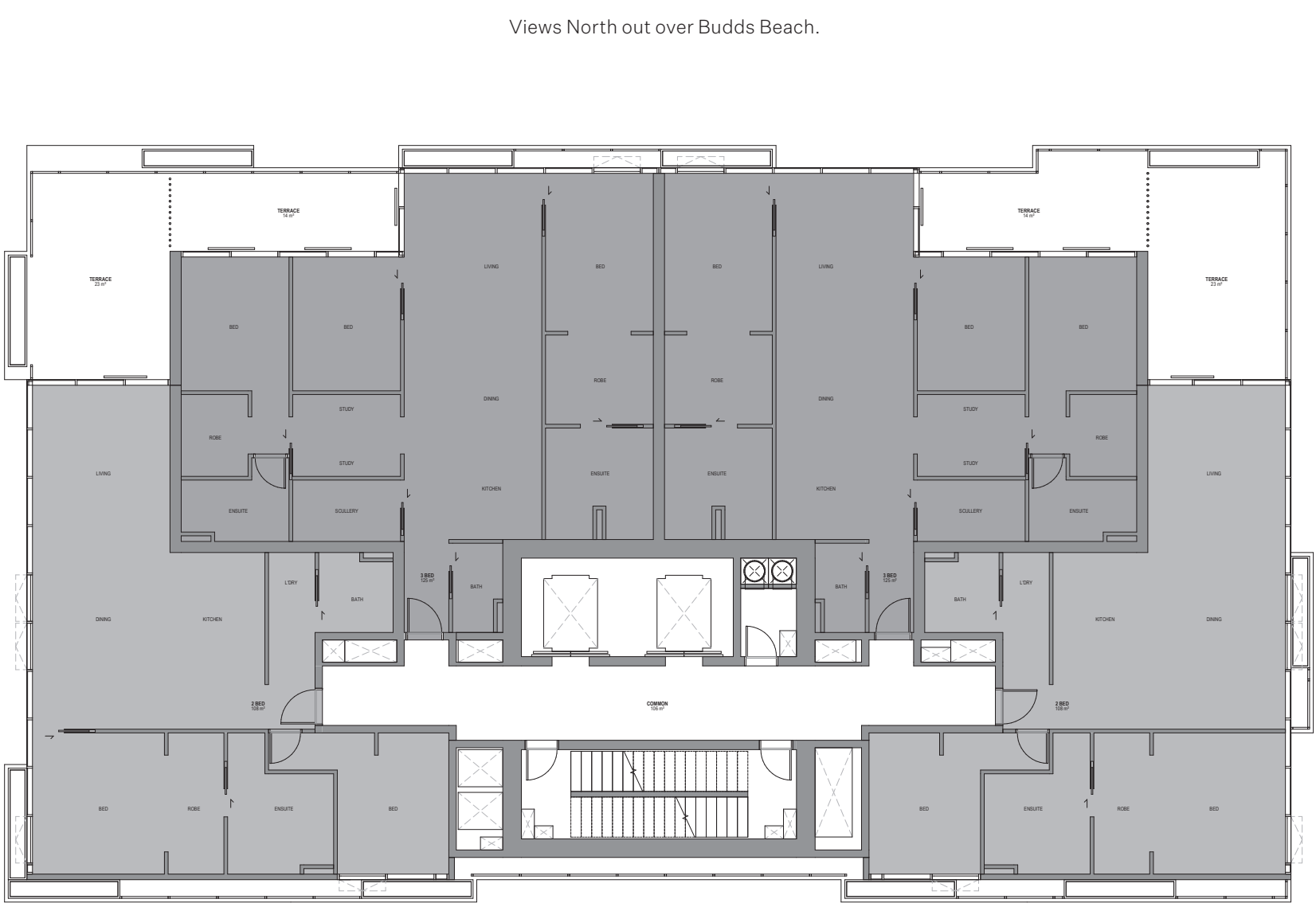
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	RESIDENTIAL
	RESIDENTIAL
VILLAS	RESIDENTIAL
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	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
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	RESIDENTIAL
LOW-RISE	RESIDENTIAL
	RESIDENTIAL
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	RESIDENTIAL
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PODIUM LEVELS	PODIUM
	PODIUM



3.09 \ T1 Design Response

Floor Plans

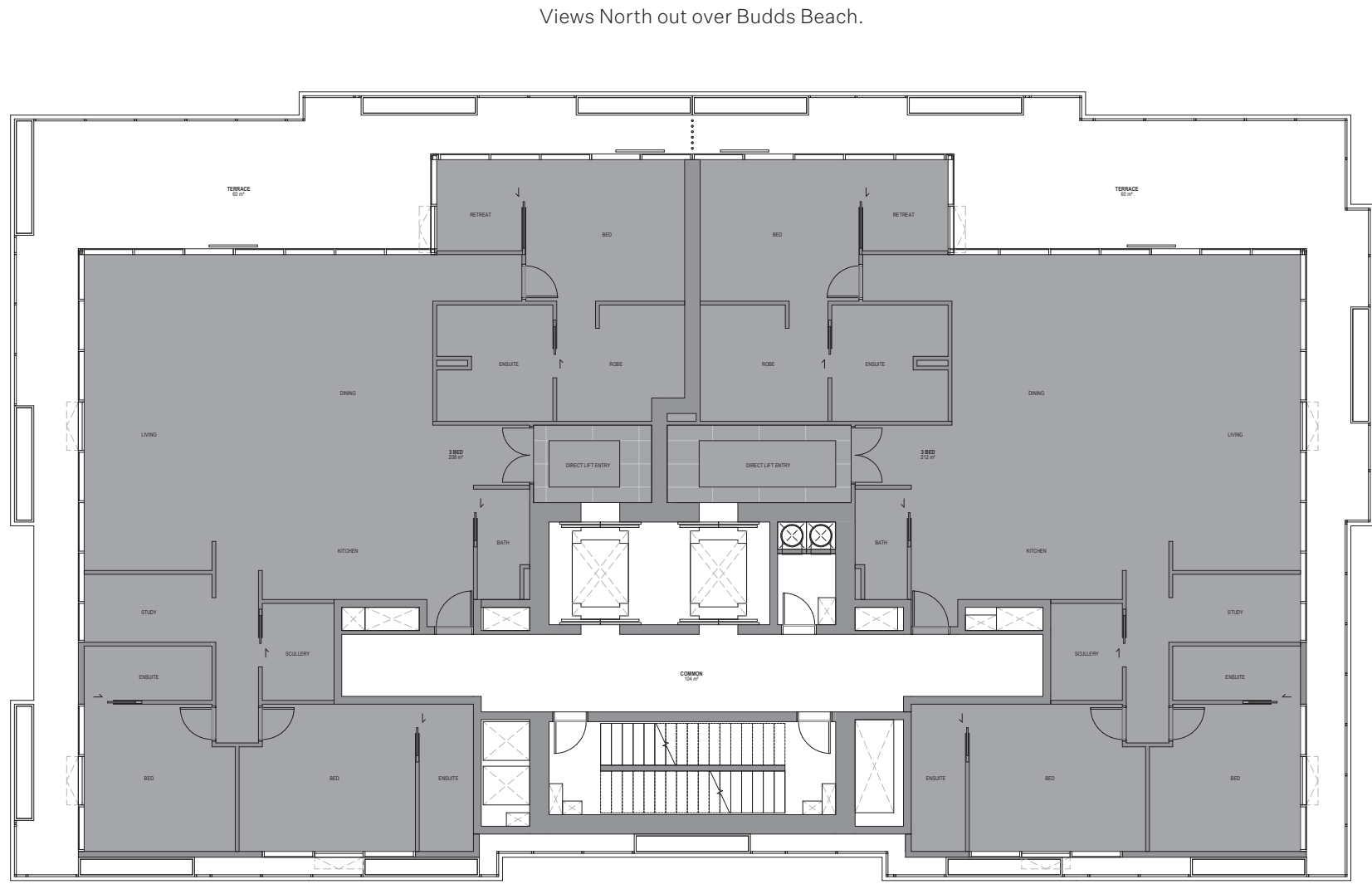
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	RESIDENTIAL
	RESIDENTIAL
VILLAS	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
LOW-RISE	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
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PODIUM LEVELS	PODIUM
	PODIUM



3.09 \ T1 Design Response

Floor Plans

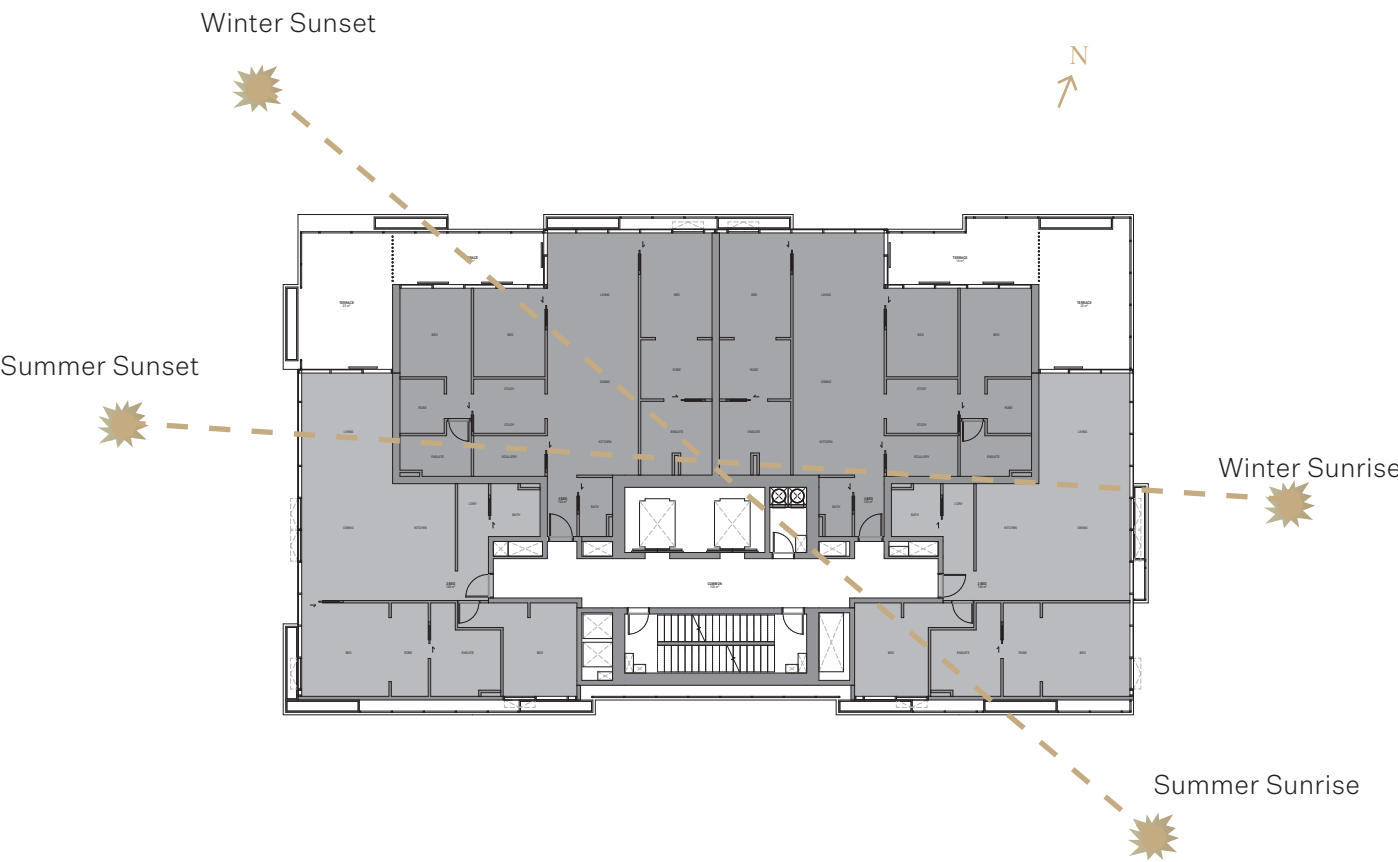
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HIGH-RISE	RESIDENTIAL
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	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
VILLAS	RESIDENTIAL
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	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
LOW-RISE	RESIDENTIAL
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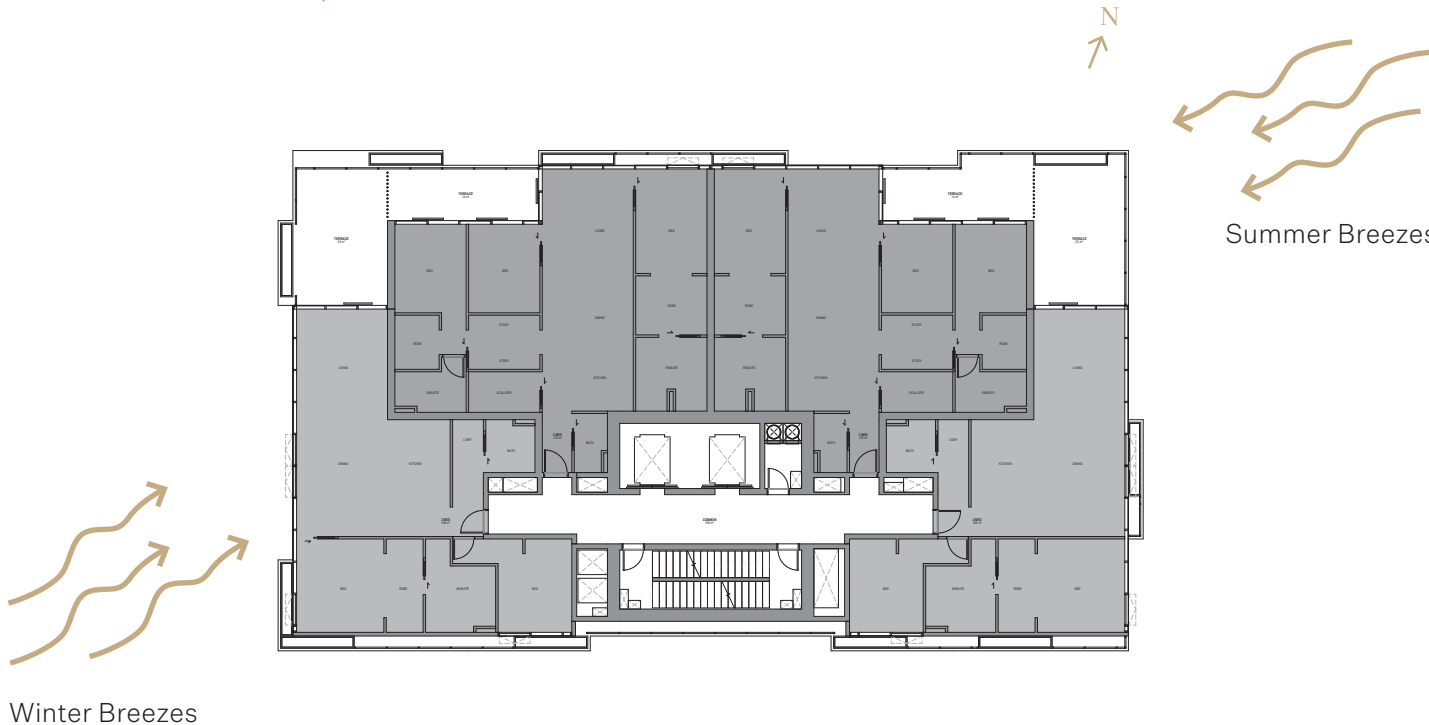
3.10 \ T1 Design Response

ESD Principles

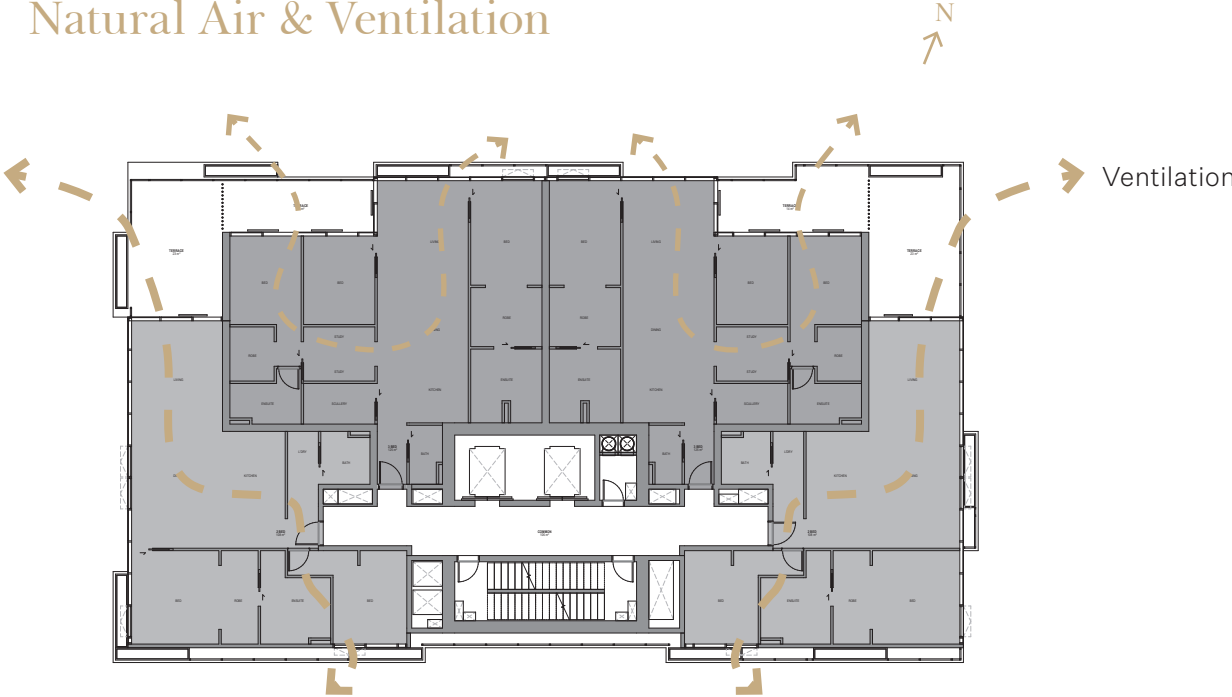
Shade & Illuminate



Privacy & Wind Protection



Natural Air & Ventilation





SECTION THREE

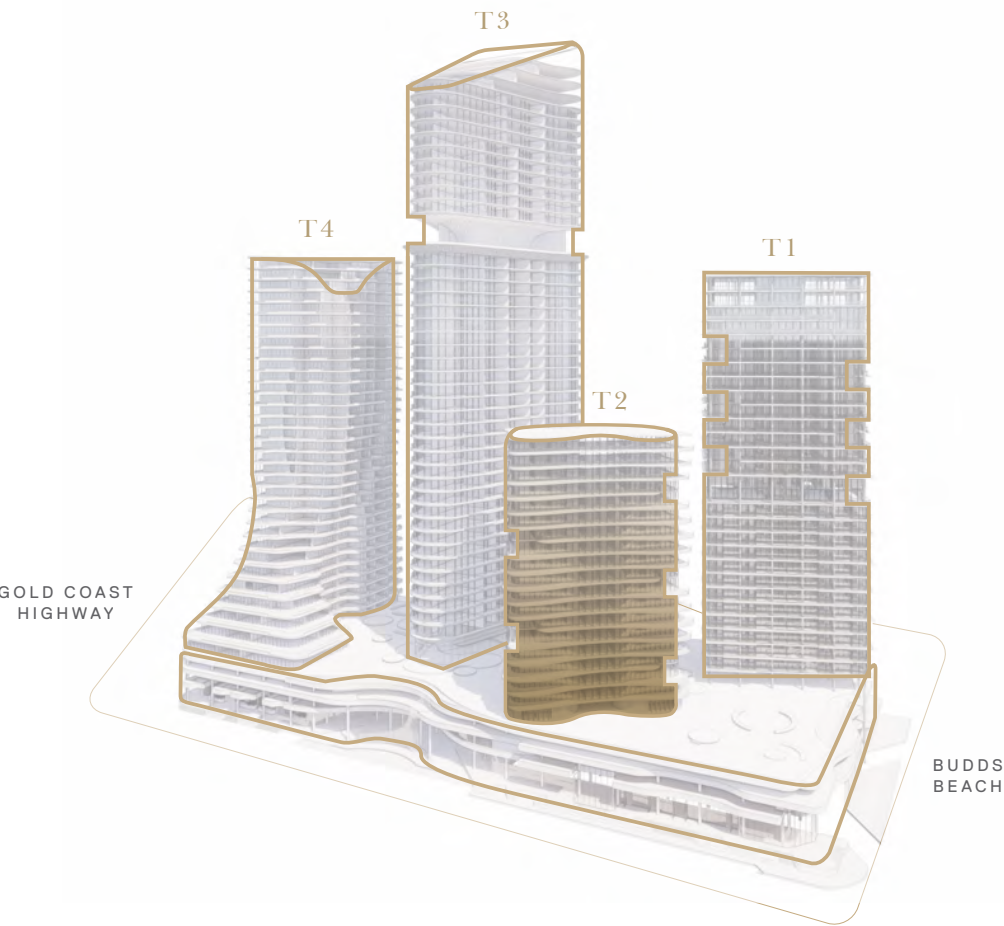
PART B
Sky Address.

TOWER 2
Residential



3.11 \ T2 Design Response

Design Summary

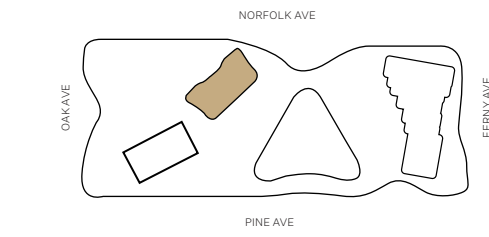


Tower 2 (Residential)

The design strategy for T2 is to play on organic and fluid forms. Wobbling plates give movement up the building and weave and wobble to create double height voids. These double height spaces are home to the high end loft style apartments that are scattered up the building. Single aspect apartments are the typical with this tower, taking in the Northwest view out over Budds Beach.

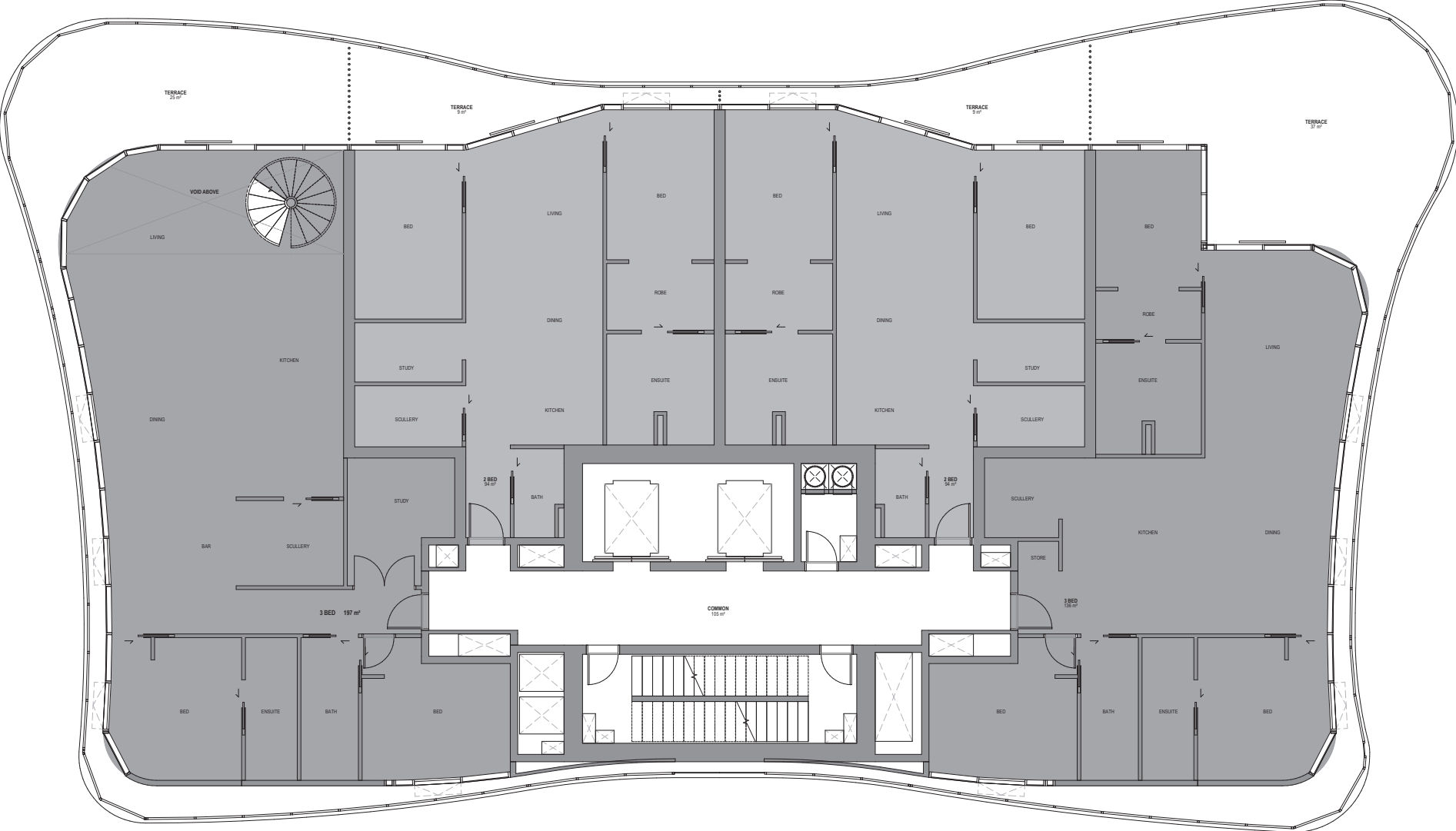


3.12 \ T2 Design Response
Axonometric Tower Stack

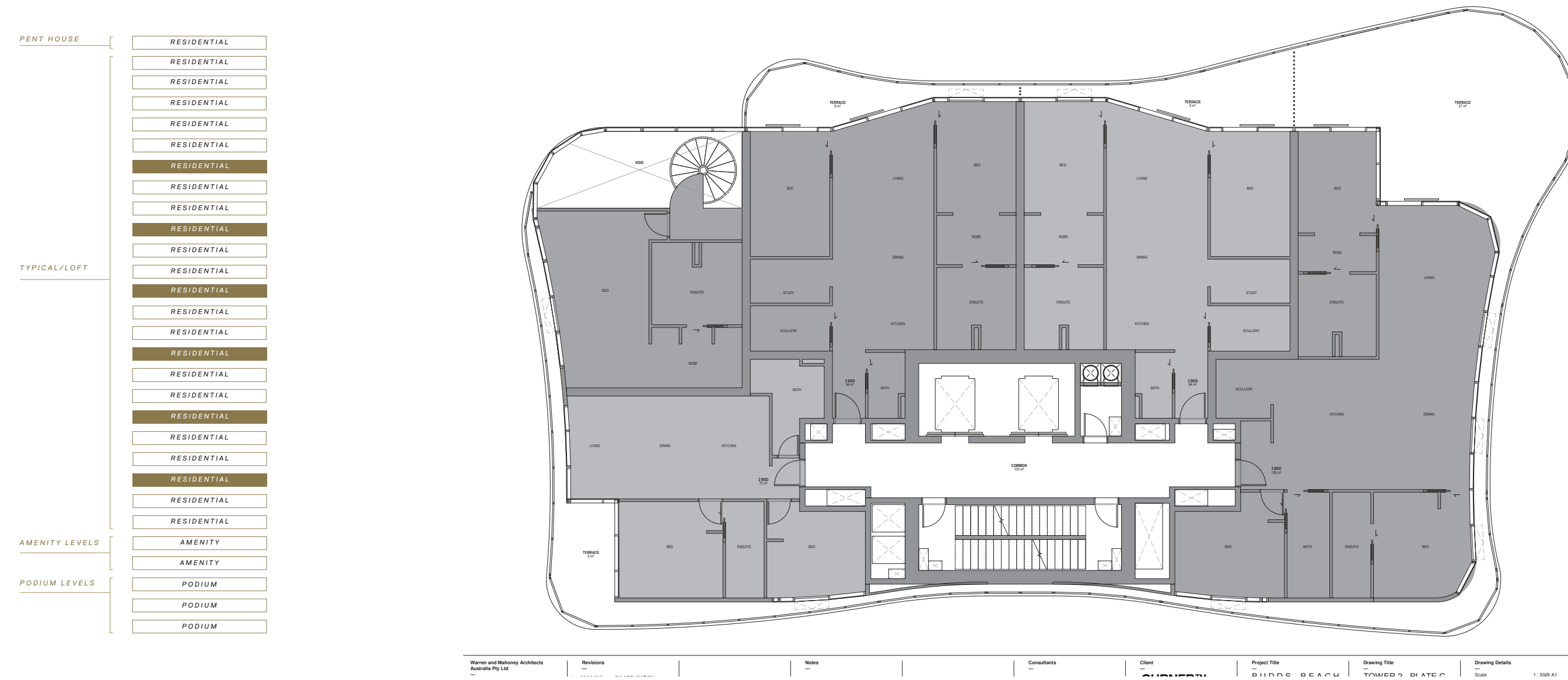


3.13 \ T2 Design Response
Floor Plans (Lower Loft)

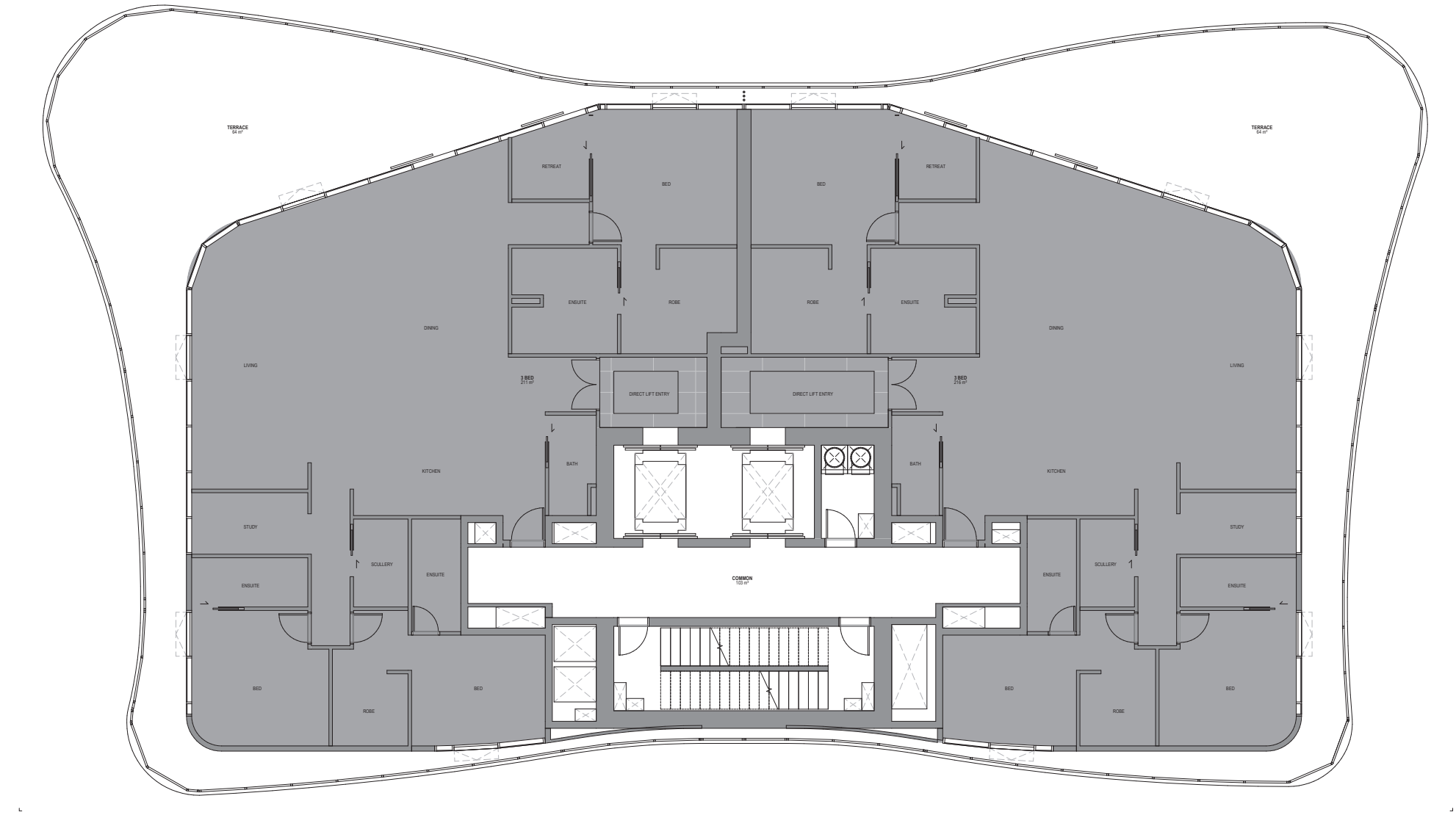
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	RESIDENTIAL
TYPICAL / LOFT	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
AMENITY LEVELS	AMENITY
	AMENITY
	AMENITY
PODIUM LEVELS	PODIUM
	PODIUM
	PODIUM



Floor Plans (Typical)



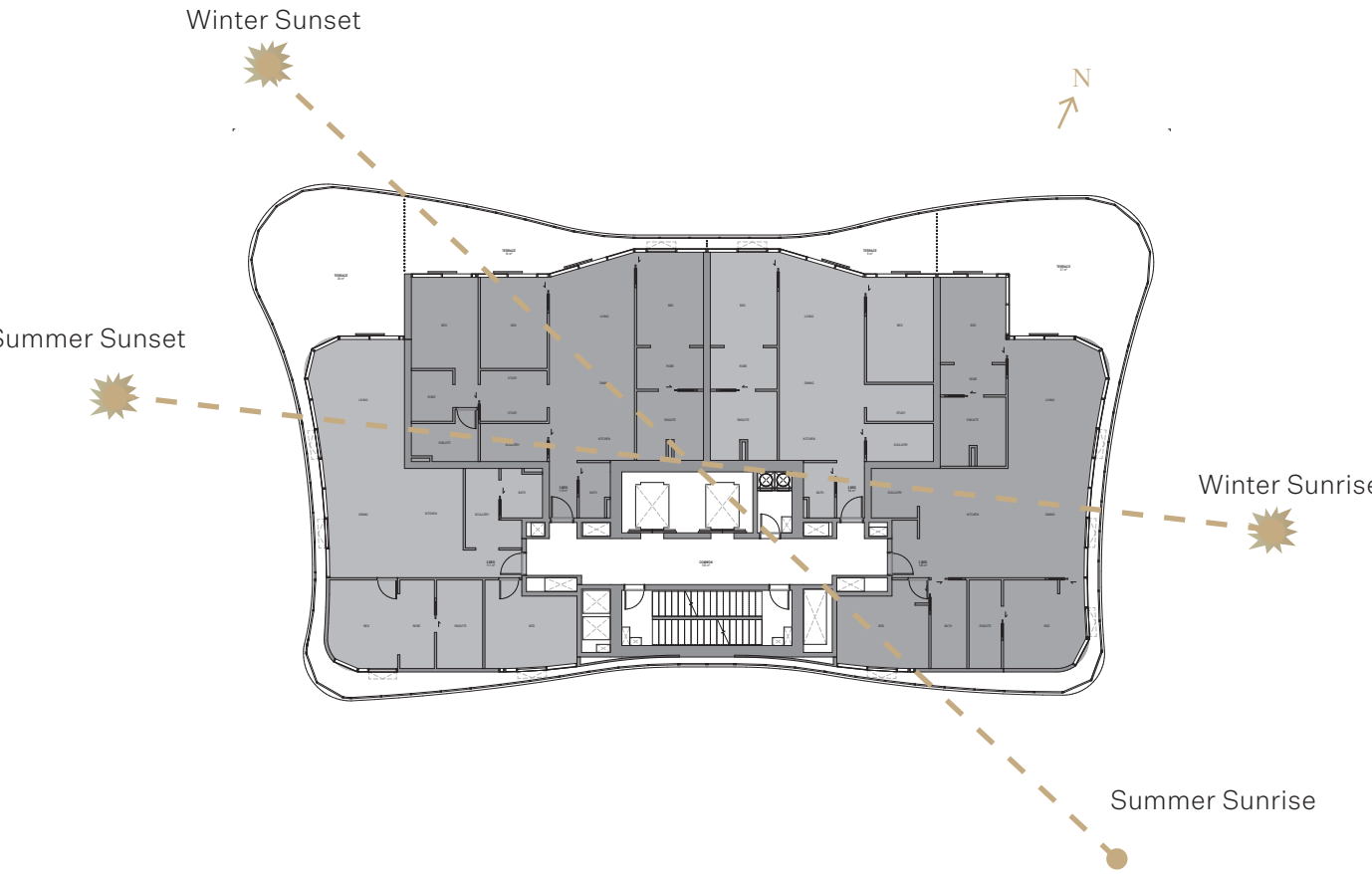
Floor Plans



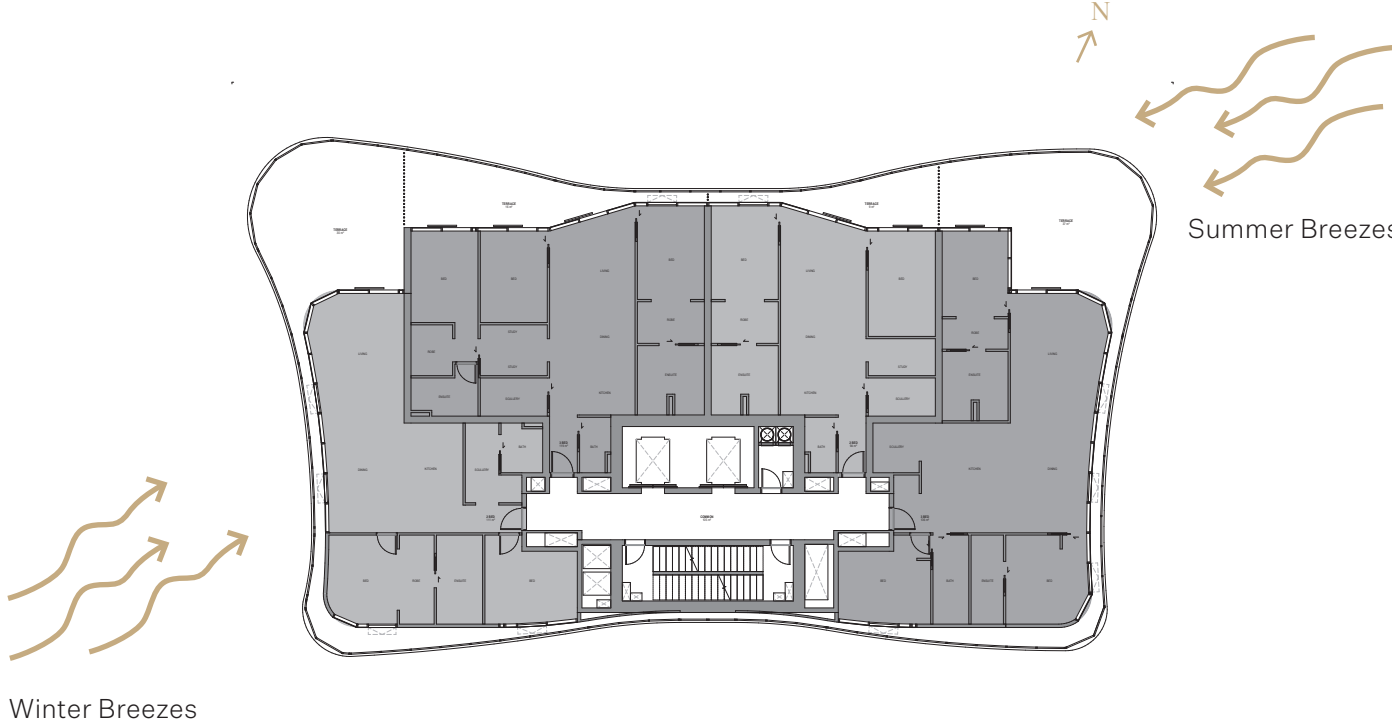
3.14 \ T2 Design Response

ESD Principles

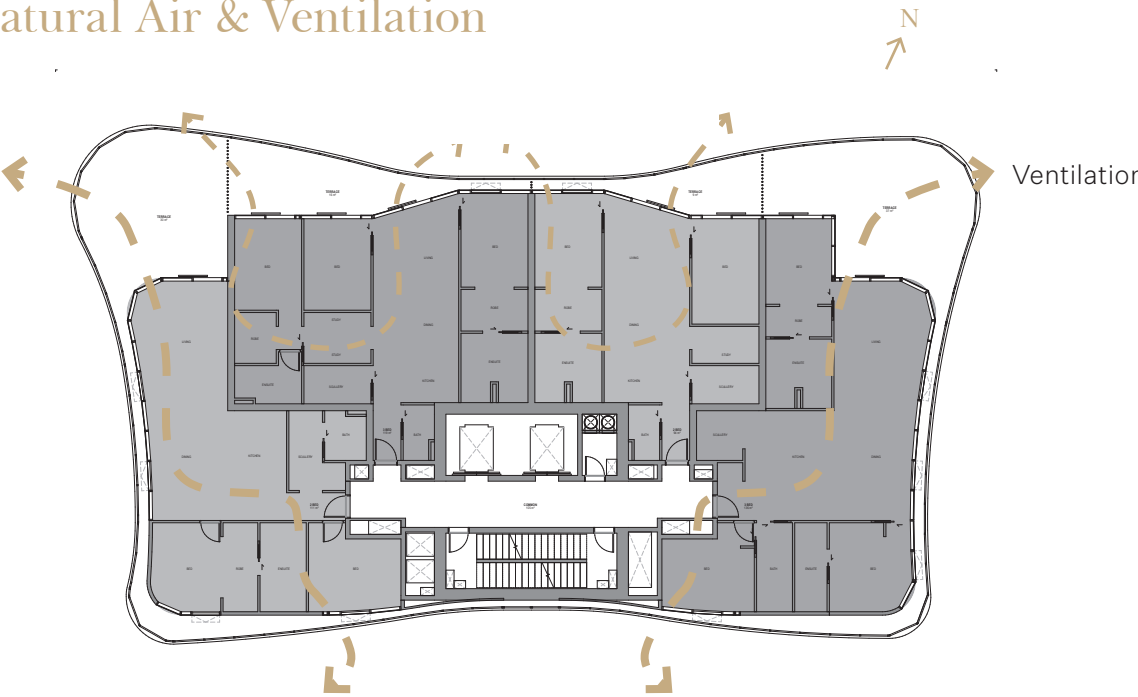
Shade & Illuminate



Privacy & Wind Protection



Natural Air & Ventilation



SECTION THREE

PART B

Sky Address.

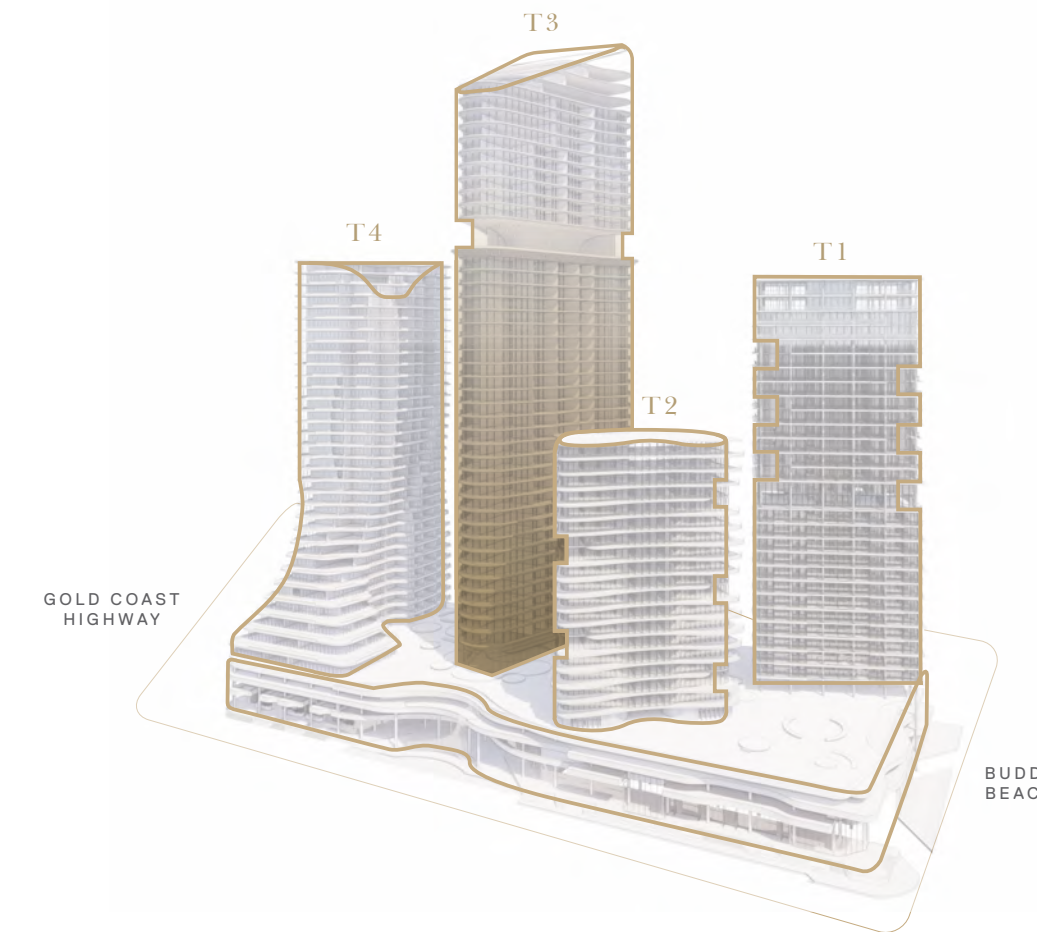
TOWER 3

Short Term Accommodation



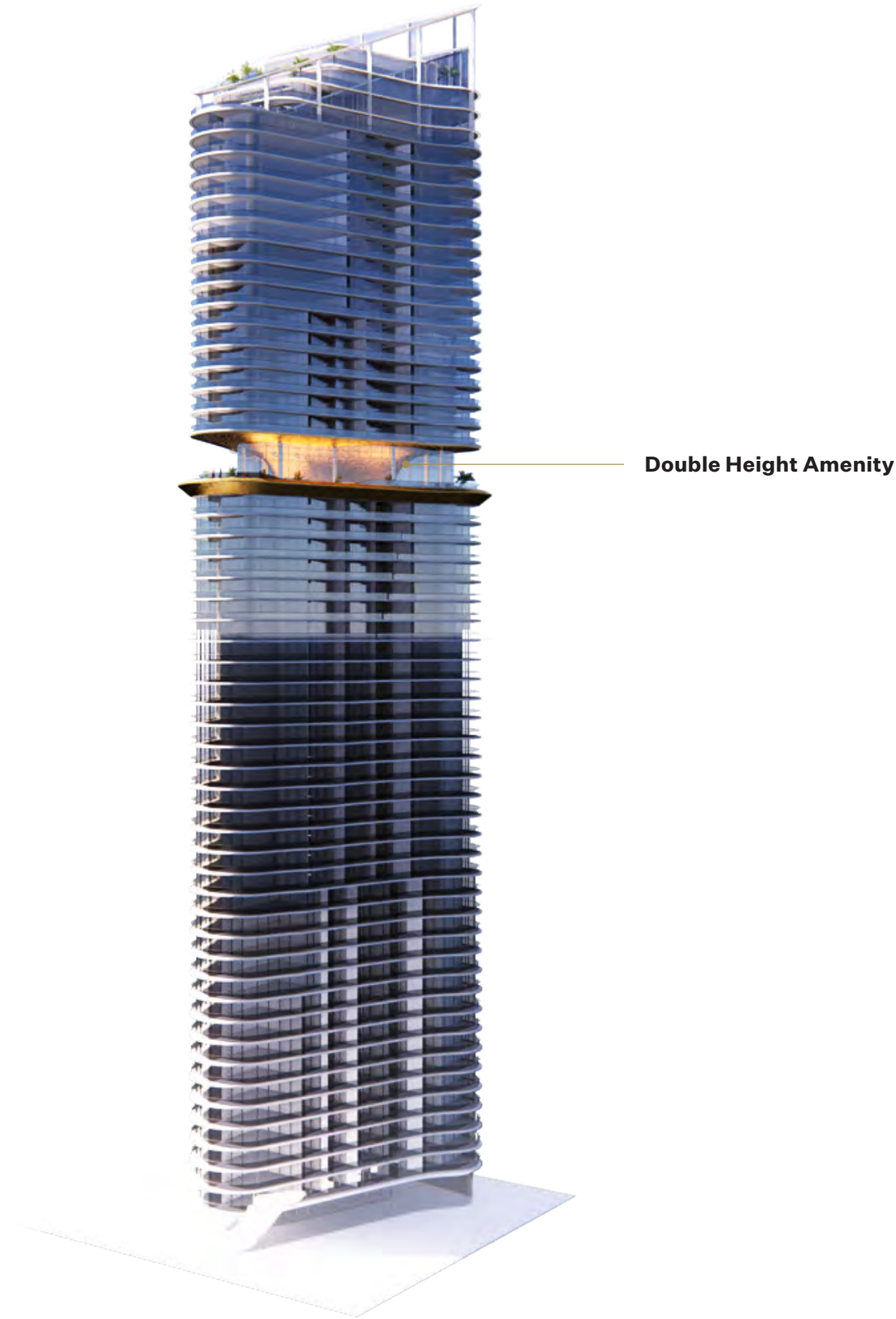
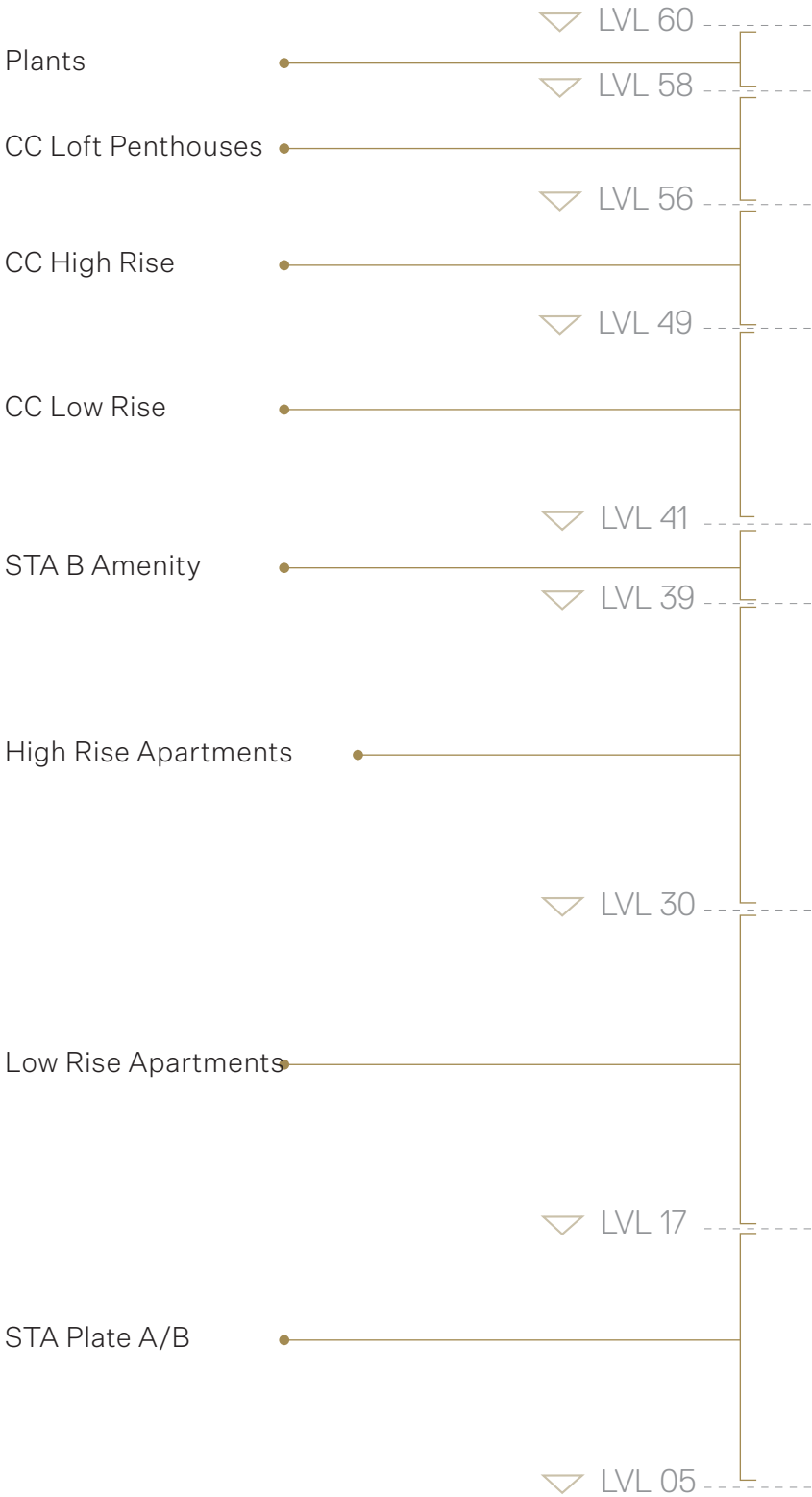
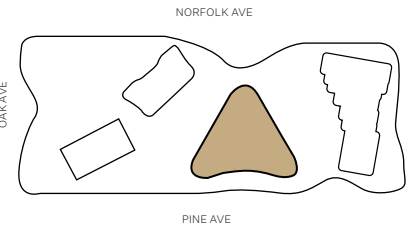
3.15 \ T3 Design Response

Design Summary



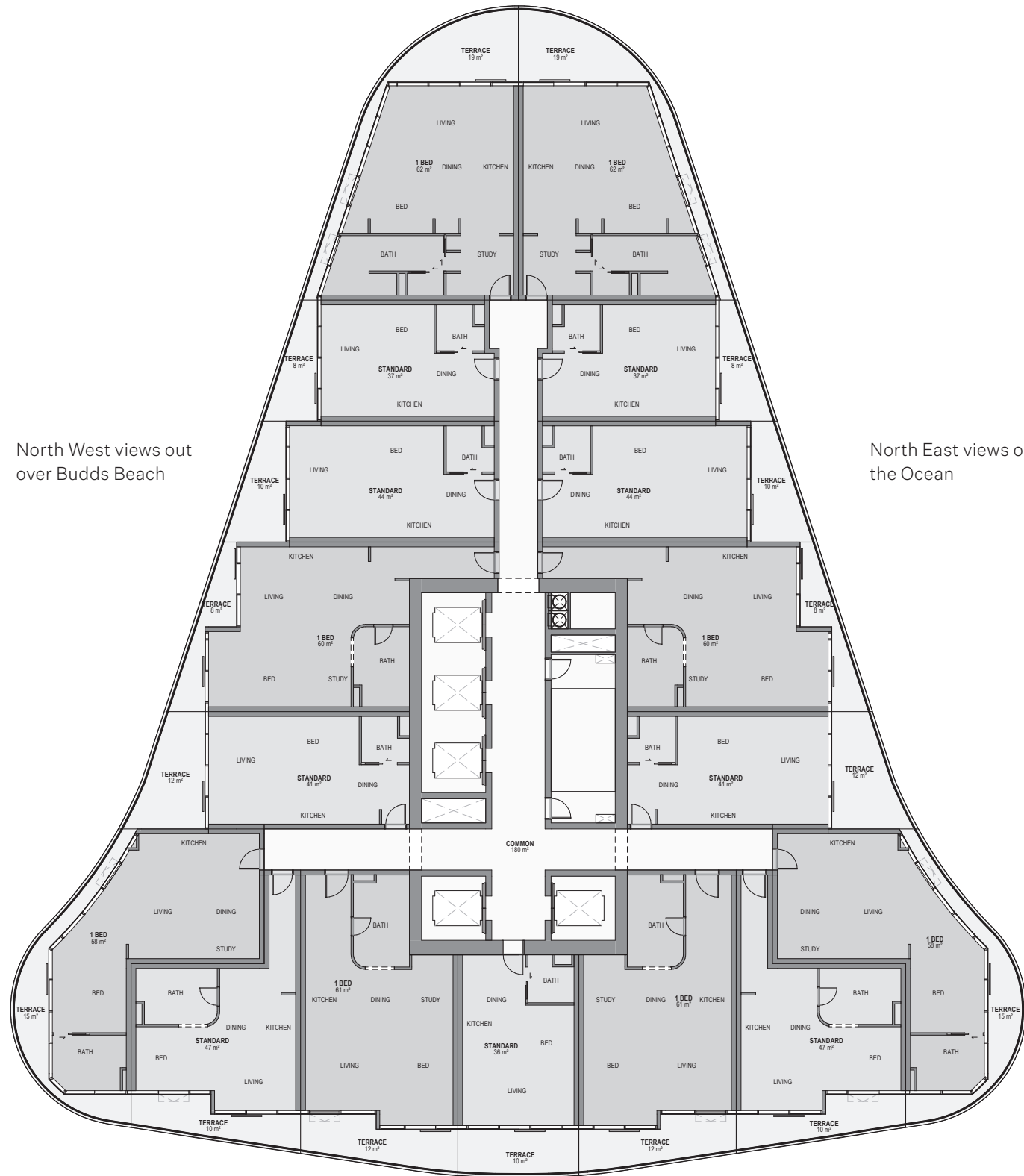


3.16 \ T3 Design Response
Axonometric Tower Stack



3.17 \ T3 Design Response
Floor Plans

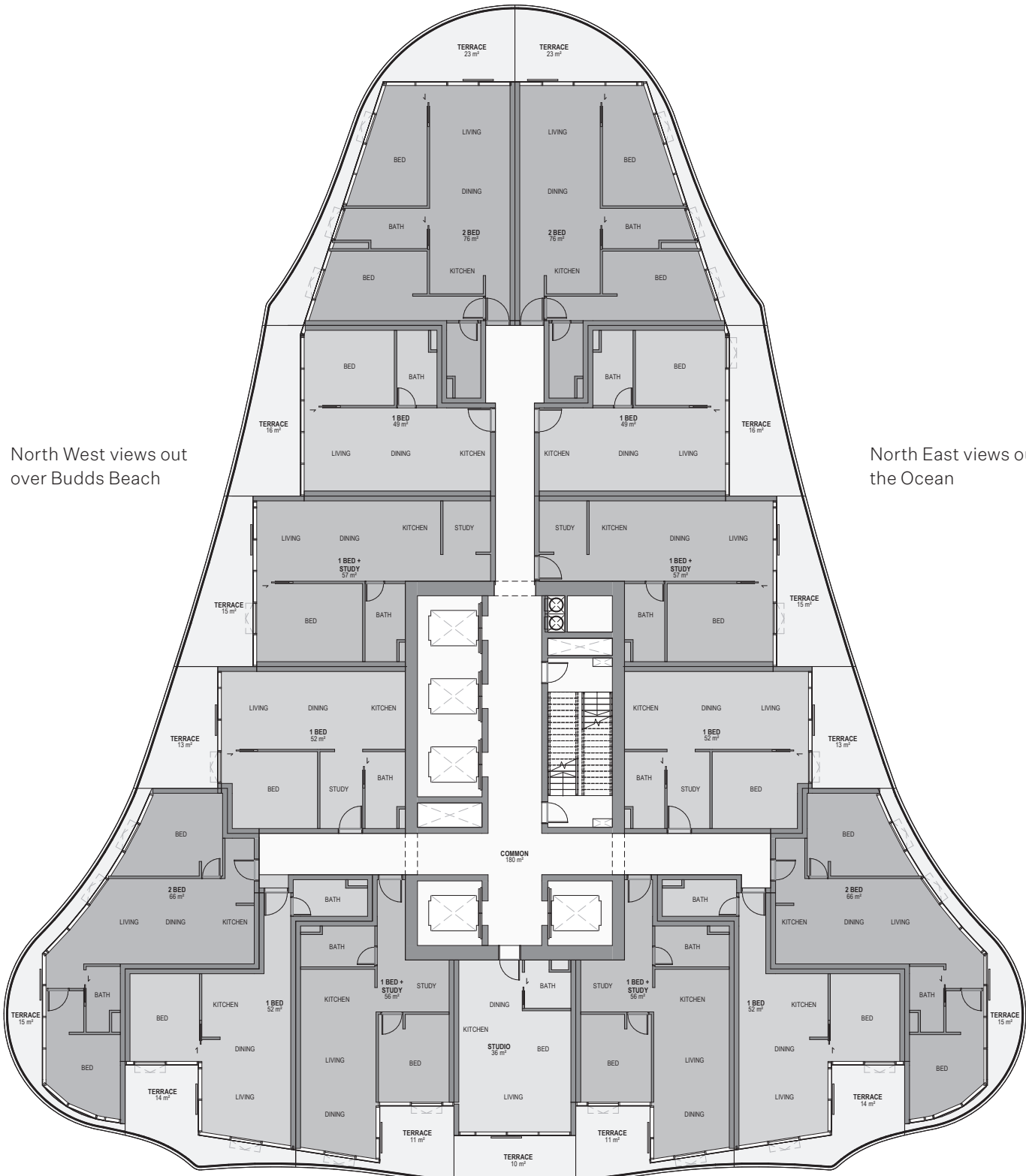
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STA AMENITY	AMENITY
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APARTMENTS	RESIDENTIAL
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	RESIDENTIAL
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APARTMENTS	RESIDENTIAL
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	RESIDENTIAL
STA PLATE B	STA
	STA
	STA
	STA
STA PLATE A	STA
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	STA
	STA
	STA
AMENITY LEVELS	AMENITY
	AMENITY
PODIUM LEVELS	PODIUM
	PODIUM
	PODIUM



South viwes down the coast

3.17 \ T3 Design Response
Floor Plans

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CC LOFT PENTHOUSES	RESIDENTIAL
	RESIDENTIAL
CC HIGH RISE	RESIDENTIAL
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	RESIDENTIAL
CC LOW RISE	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
	RESIDENTIAL
STA AMENITY	AMENITY
	AMENITY
APARTMENTS	RESIDENTIAL
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STA PLATE A	STA
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PODIUM LEVELS	PODIUM
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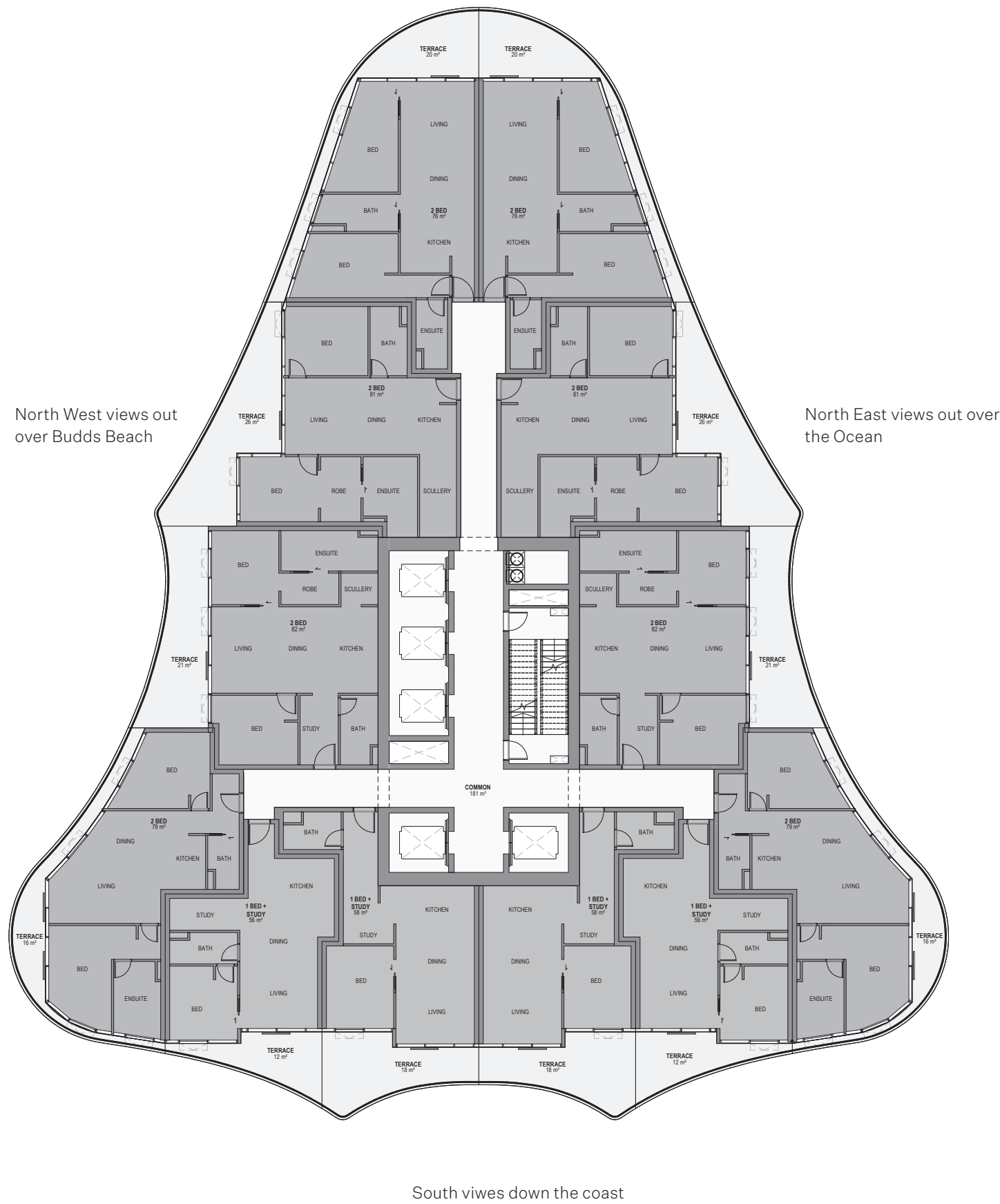


South viwes down the coast

3.17 \ T3 Design Response

Floor Plans

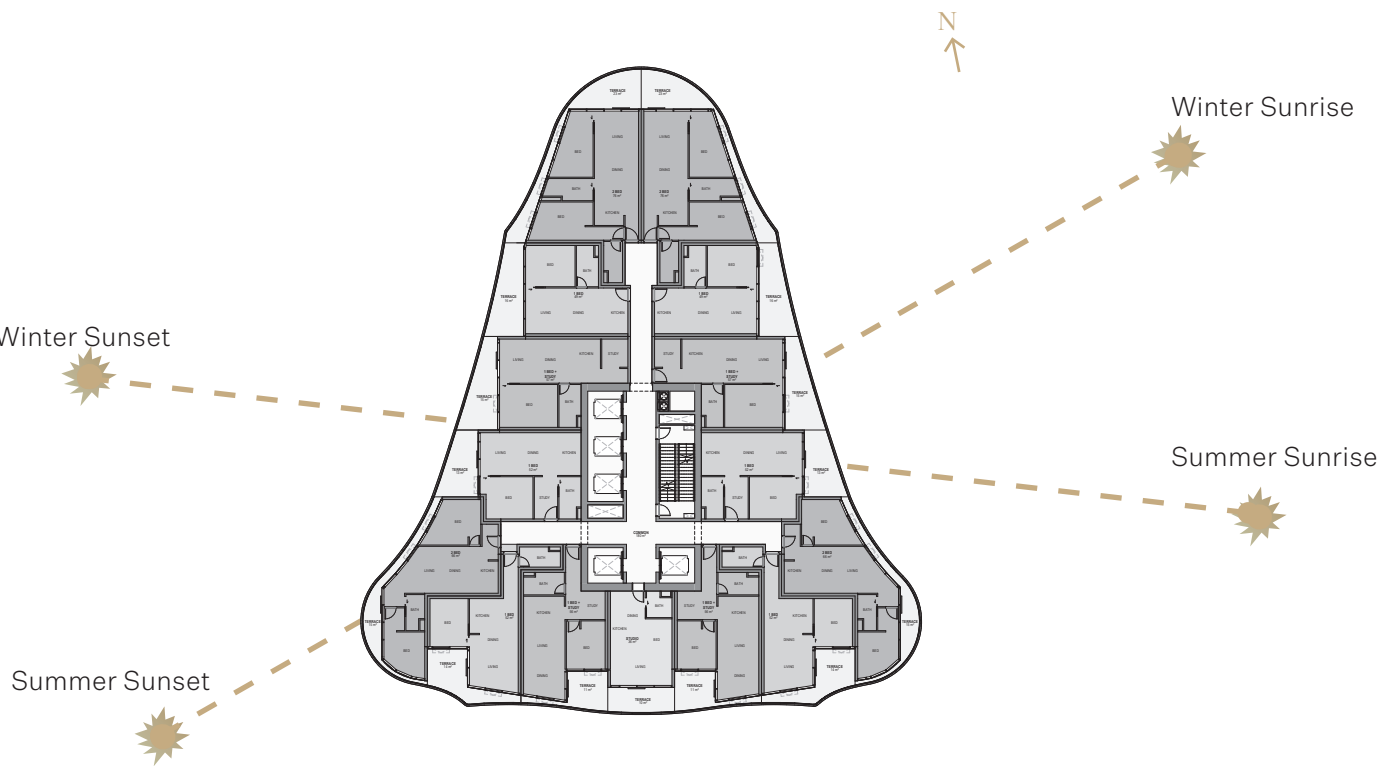
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STA AMENITY	AMENITY
	AMENITY
APARTMENTS	RESIDENTIAL
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APARTMENTS	RESIDENTIAL
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	RESIDENTIAL
STA PLATE B	STA
	STA
	STA
	STA
STA PLATE A	STA
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PODIUM LEVELS	PODIUM
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	PODIUM



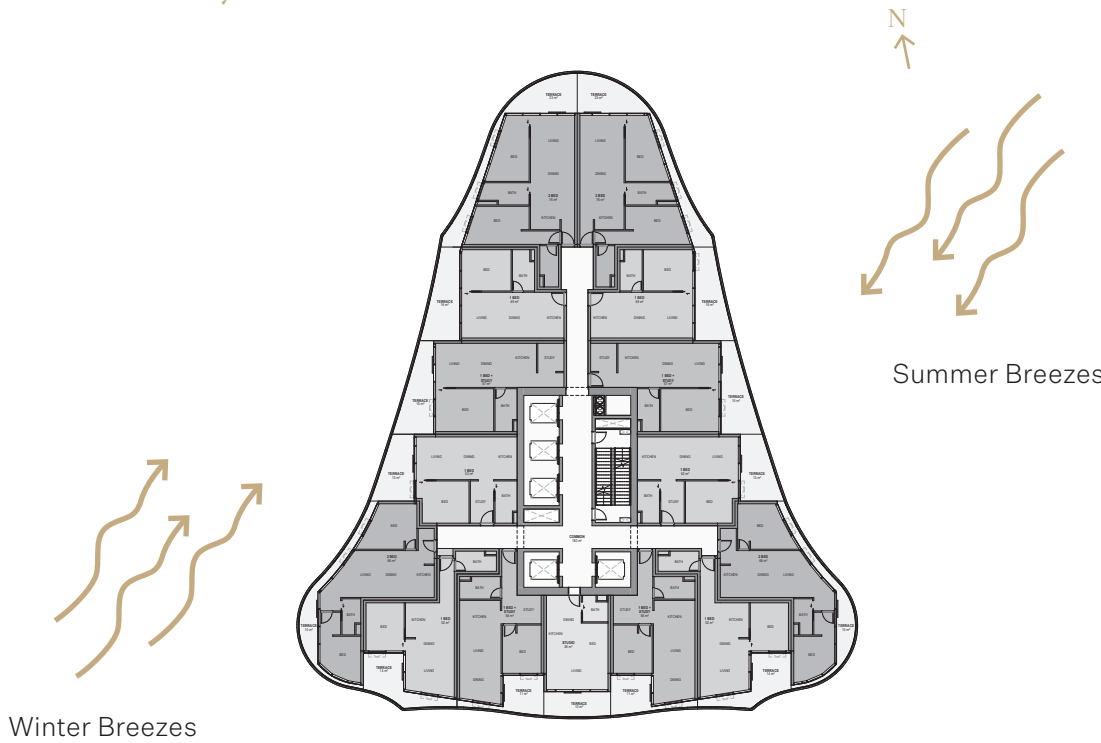
3.18 \ T3 Design Response

ESD Principles

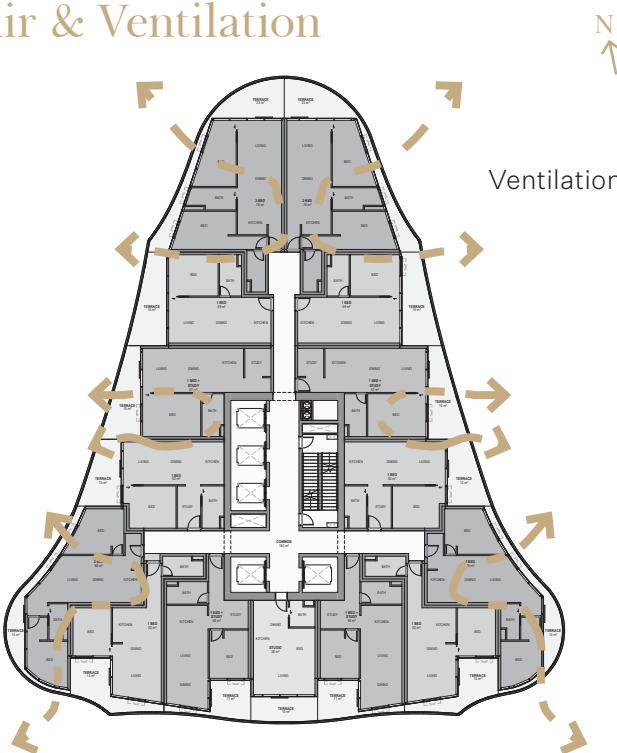
Shade & Illuminate



Privacy & Wind Protection



Natural Air & Ventilation





SECTION THREE

PART B

Sky Address.

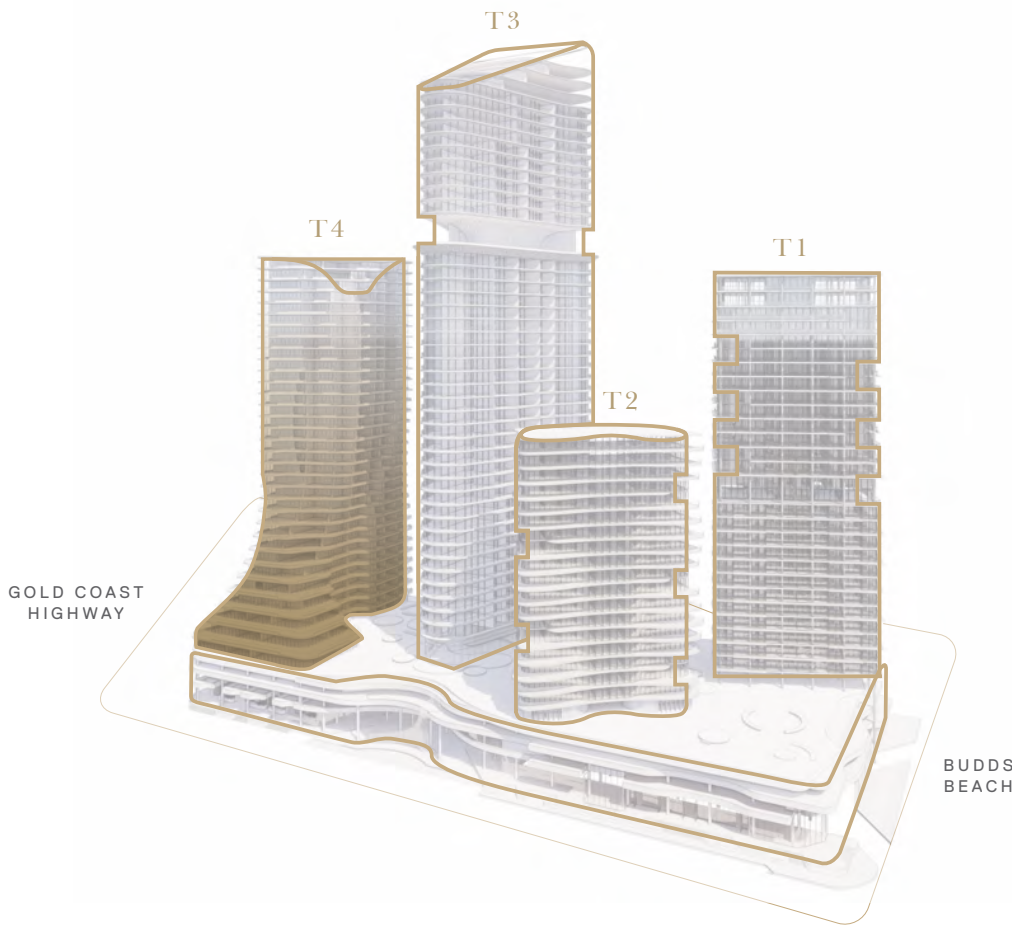
TOWER 4

Residential



3.19 \ T4 Design Response

Design Summary



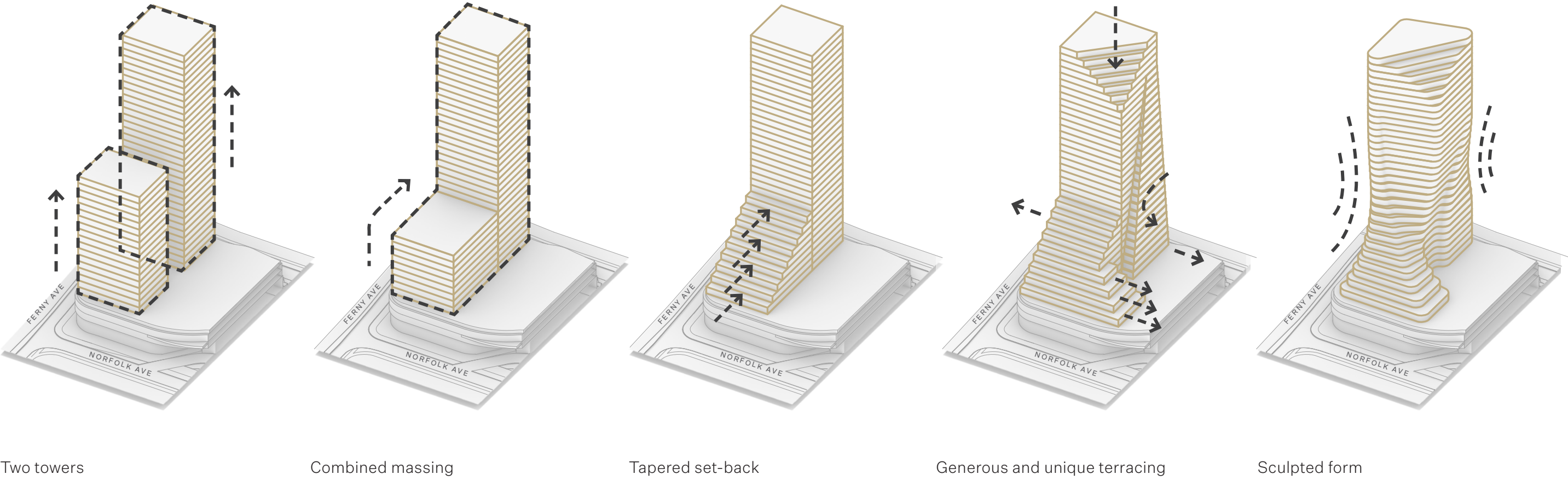
3.20 \ T4 Design Response

Axonometric Tower Stack



3.21 \ T4 Design Response

Floor Plans



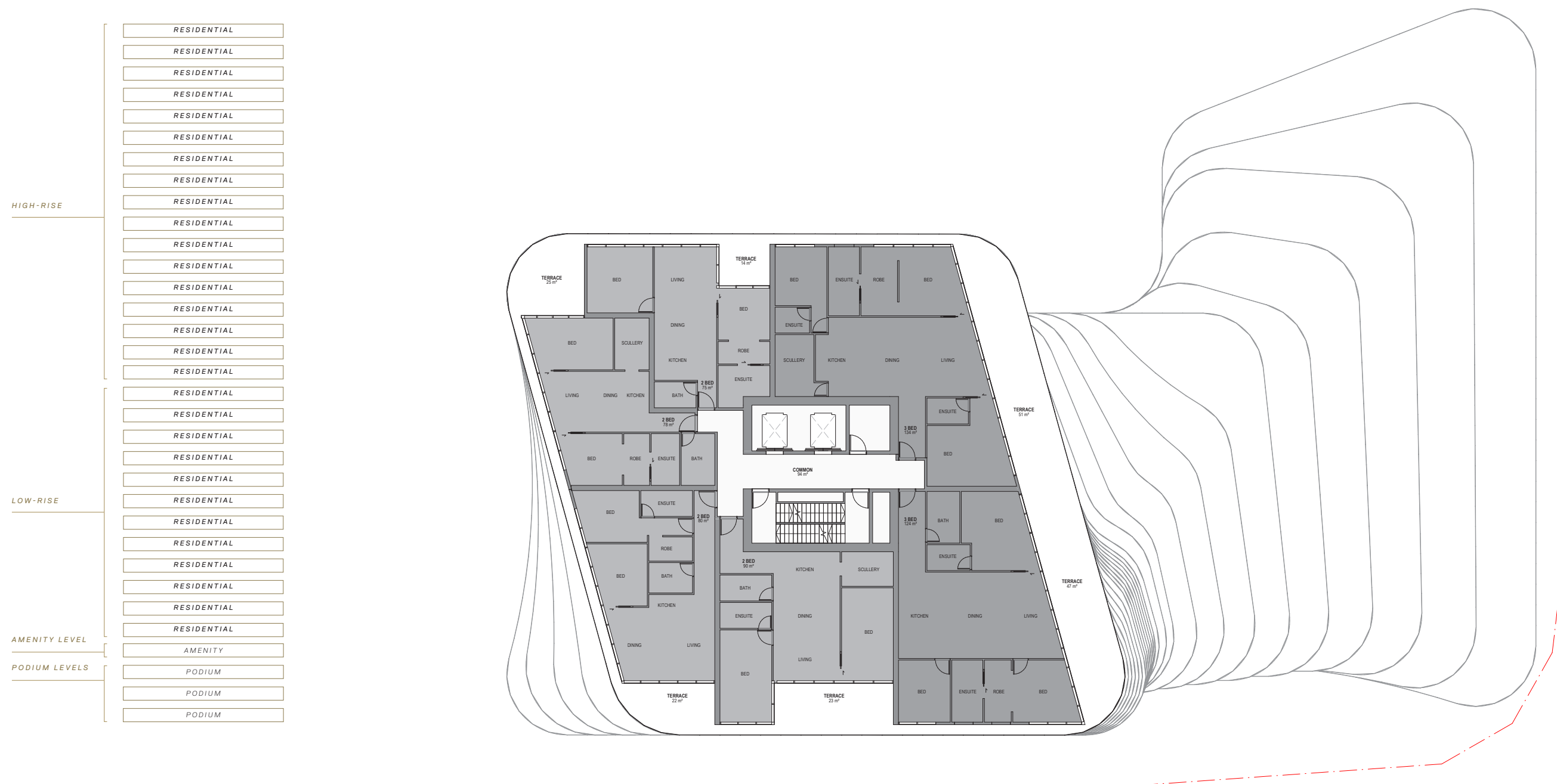
3.22 \ T4 Design Response

Floor Plans



3.23 \ T4 Design Response

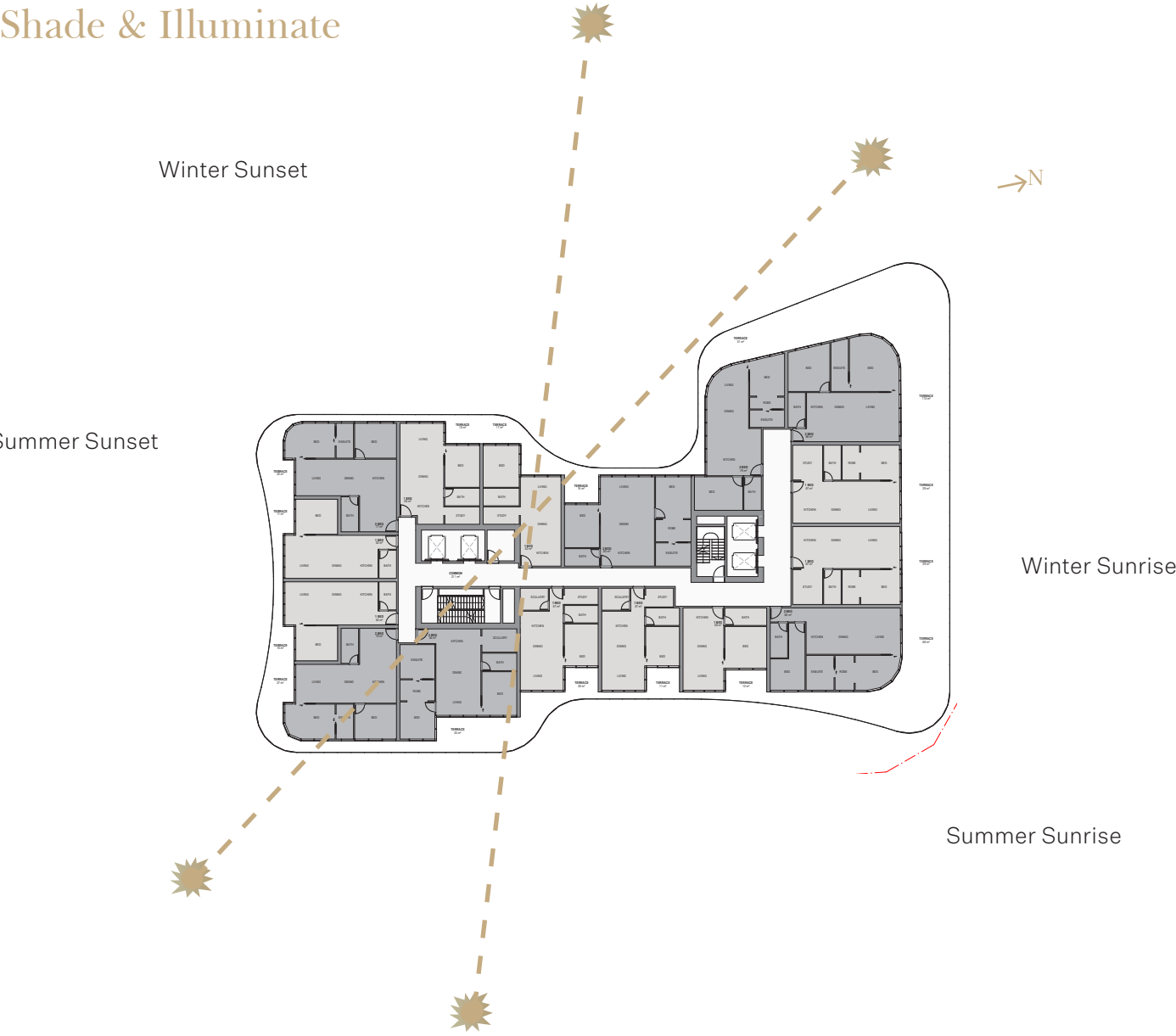
Floor Plans



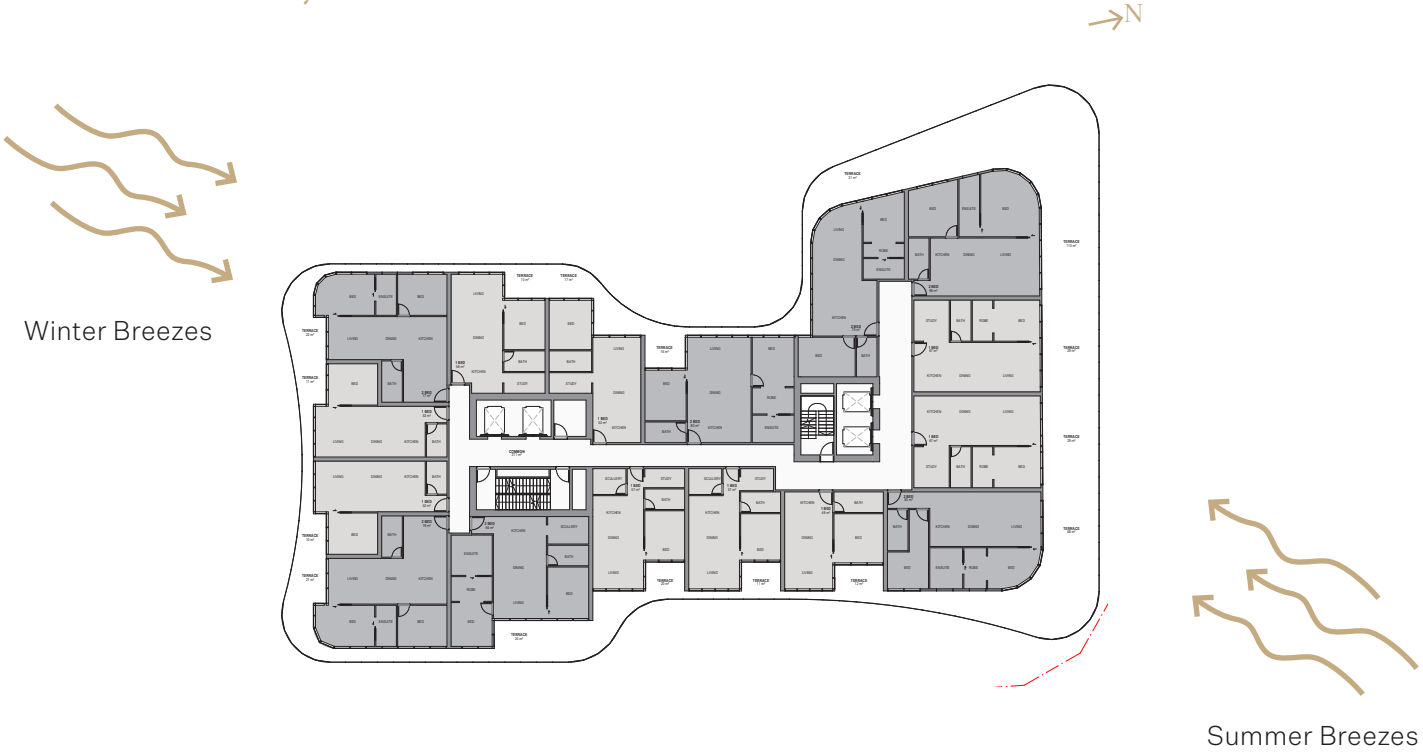
3.24 \ T4 Design Response

ESD Principles

Shade & Illuminate



Privacy & Wind Protection



Natural Air & Ventilation



SECTION FOUR

4

Context Imagery.