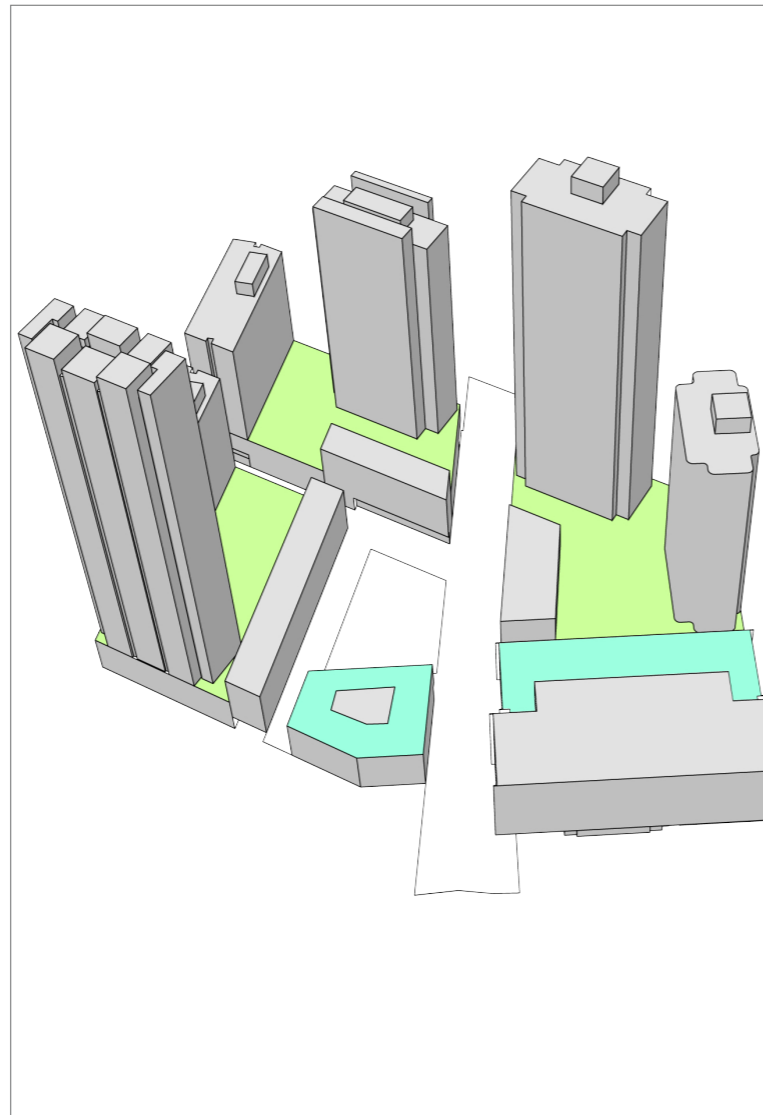


MAIN ENTRY PERSPECTIVE - APPROACH FROM THE BOULEVARD

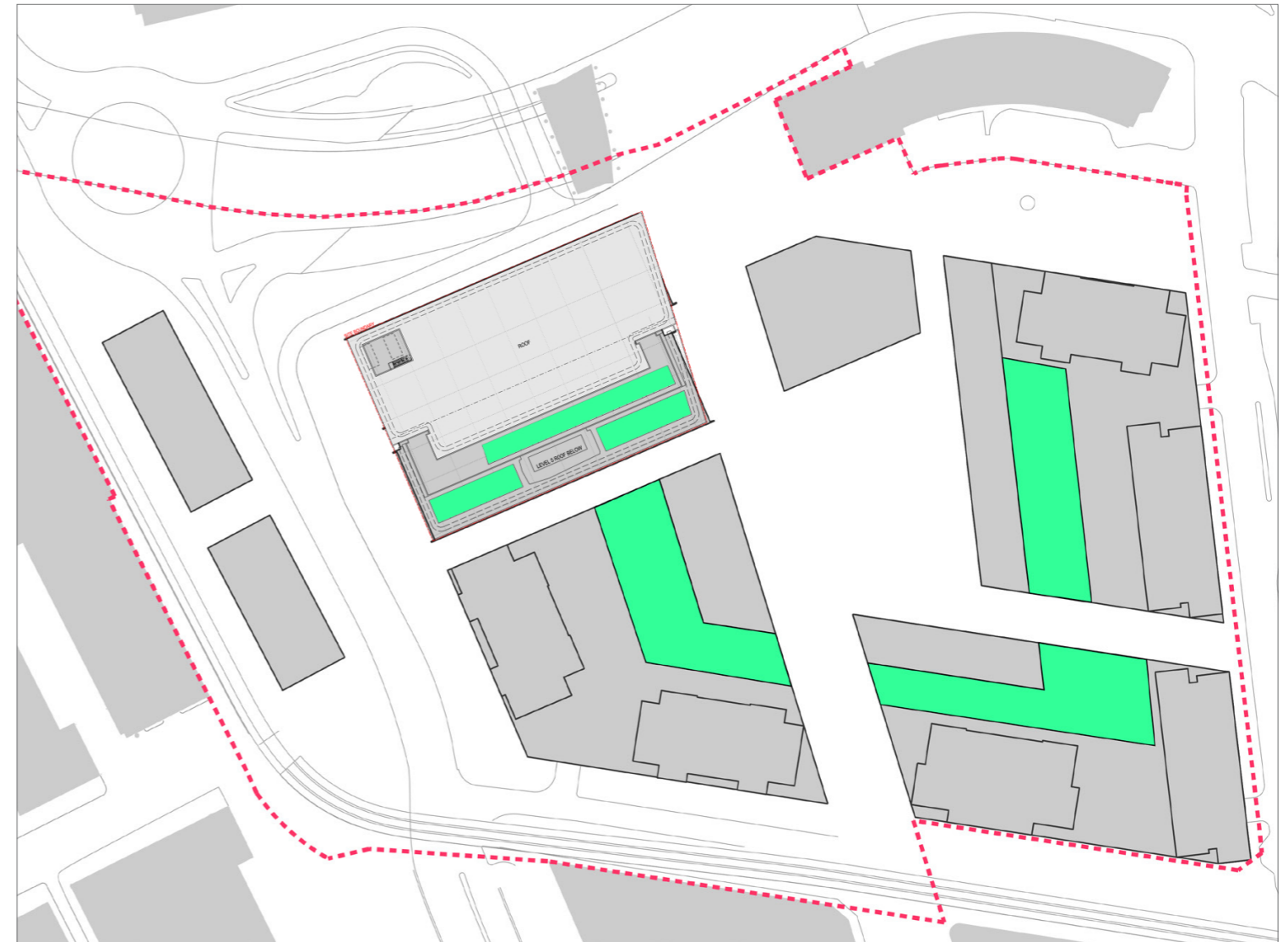
4.0 NORTH WEST PLOT DETAILED DESIGN RESPONSES

4.10 Roof Treatments

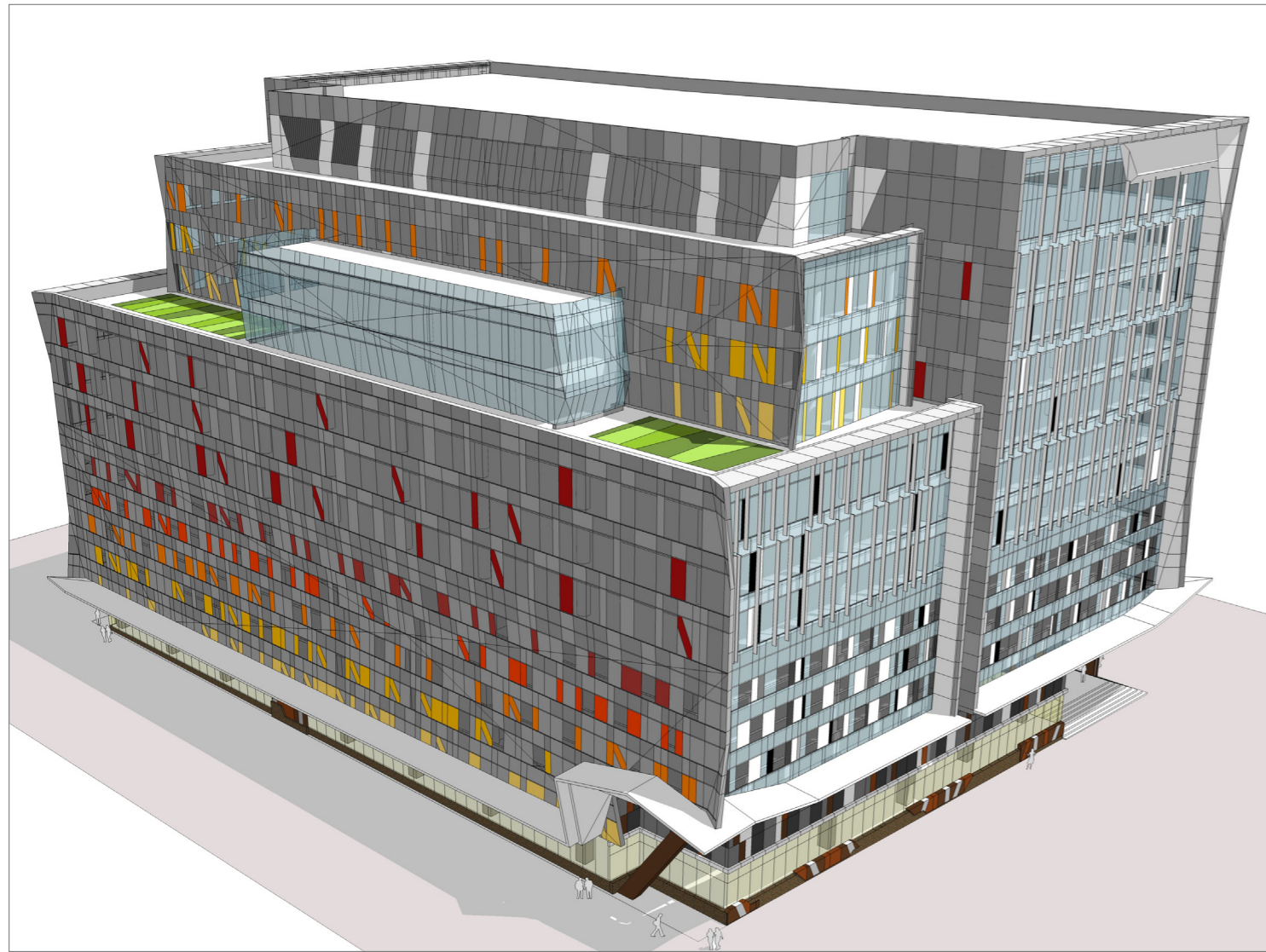
A series of roof terraces / landscape roofscapes are designated for the (setback) upper levels of the building, which are located predominately to the south portion of the overall building massing. These roof treatments are planned to create outdoor areas which are potentially functional to the office areas within/adjacent as well as create a visually attractive roofscape when viewed from the residential levels adjacent and above. The planning of these roof top areas also allow for the required perimeter BMU operation and safety precautions necessary for rooftop usage.



PERSPECTIVE DIAGRAM INDICATING LANDSCAPED ZONES OF 'THE HAYMARKET' PRECINCT



ILLUSTRATIVE PODIUM AND ROOF DIAGRAM INDICATING LANDSCAPED ZONES



PERSPECTIVE MODEL ILLUSTRATING LANDSCAPED ZONES



EXEMPLAR IMAGES OF LANDSCAPE ROOF TREATMENTS



4.0 NORTH WEST PLOT DETAILED DESIGN RESPONSES

4.11 Sustainability

A GBCA 5 star v3 - green star commercial office rating has been identified for the project, which will set and guide some of the environmental excellence outcomes aspired for the development. ESD principles to maximise controlled natural daylight penetration, passive solar control, IEQ as well as energy, water and waste management have been embedded in the planning and design approach.

Lend Lease has undertaken an integrated approach to sustainability across the total SICEEP site. In addition to the building based initiatives, a number of whole of precinct initiatives will be delivered to benefit the community including:

Enhanced connections and public transport links

The master plan design for the precinct lays out a connected and enhanced navigation through the site; enticing the local community as well as visitors through improved walkability and innovative interactive way finding, making public transport the easy and obvious choice for people providing affordable, green and safe travel options;

Car Share Network

CarShare networks reduce the cost of car ownership and minimise embodied carbon. Electric vehicles reduce carbon emissions and local air pollution. Lend Lease is partnering with GoGet to establish Australia's first Electric Car Share Network for use by the community within the precinct and beyond;

Passive Signage

Simple material that indicates the sustainability attributes of key items. This could include:

- Labelling of key materials that indicate what it is, where it is from, how much embodied carbon it contains and how it may be recycled – “This bench is made from plantation spotted gum from North Queensland and has absorbed 100kgs of carbon dioxide from

the atmosphere”;

- Design attributes that support sustainable outcomes – “this landscaped area treats stormwater runoff to reduce pollution into the harbour”;
- Directional information such as links to public transport;
- Heritage and Indigenous references to the precinct's past;

Dynamic Informatics Systems and Technology

- Online and mobile phone applications that provide more detailed information about the sustainability credentials of the precinct that can be automatically activated by proximity or scanning QR codes with a smartphone;
- Digital pods in the public domain that offer Wi-Fi hotspots;
- Interactive signage and lighting, in combination with augmented visuals on smart devices, to highlight physical building elements; and

BUILDING DESIGN

Overall Development Description

The proposed development of the NW Plot within The Haymarket will consist of a six level commercial office development above a four level multi-level public car park facility, with ground level mixed and retail uses. The planning has been guided by prescribed site development guidelines, required building efficiencies and commercial market drivers. The design aligns, in the first instance, with a form follows function approach which is then interpreted in the greater context of the Precinct Plan. The intent is to generate a contemporary and innovative architecture, setting the built form in dialogue with the new SICEEP Theatre north of the site and creating the notion of “an object / form” set within the urban grain of the city and the redevelopment of the area.

Floor Plate Concept

The building comprises of a single wide floor plate of approximately 55 metres wide, separated by a centralized core with the ability for tenant input/demand to determine floor to floor penetrations/voids/atriums where desired between structural bays. This design will result in a flexible working environment that encourages a high level of interaction. The floor plates have been designed to accommodate a central atrium with the inclusion of a skylight at the roof, should a tenant elect the option of incorporating an Atrium within their tenancy.

Building Envelope

The unencumbered commercial floor plates are glazed on all sides emphasising the openness of the floor plate, and maximising the natural light, transparency and outlook from the working environment. To ensure that good indoor environmental quality and energy efficiency is achieved a system consisting of a high performance glazing and appropriate shading elements is proposed.

Key design features include vision glass area which is maximised at each level combined with performance glazing technology and fixed external solar shading devices specific

to façade orientation. A typical vision glass height of 2600mm is proposed with a nominal sill height (below 250 mm) combined with a “raised” ceiling profile to encourage and maximise natural light penetration deep within the floor plate.