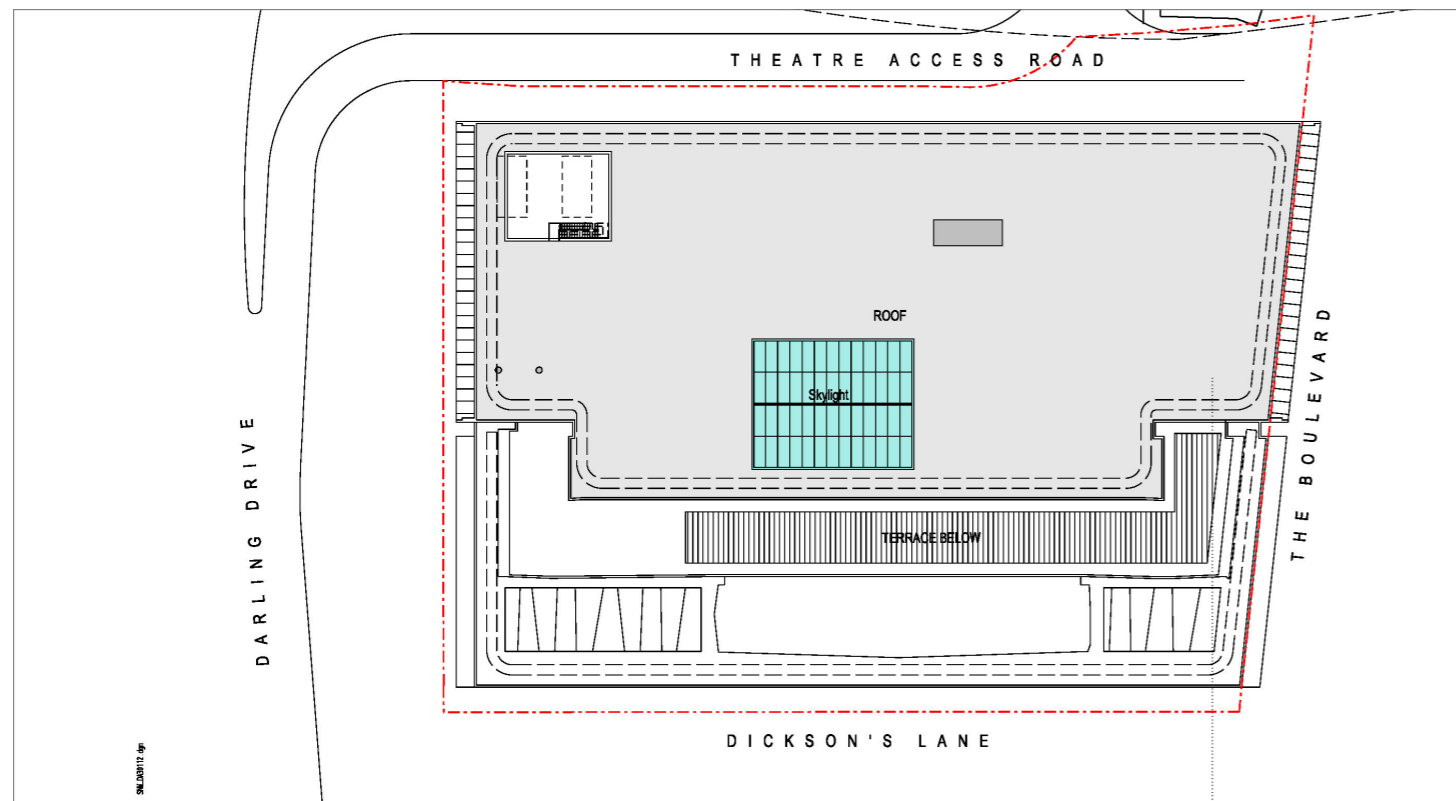


TYPICAL FLOOR PLAN



ROOF PLAN



BENCHMARK PROJECT - MYER, MELBOURNE



BENCHMARK PROJECT - ERICSSON HOUSE, MELBOURNE



BENCHMARK PROJECT - NAB, MELBOURNE

## 4.0 NORTH WEST PLOT DETAILED DESIGN RESPONSE

### 4.2 Design Excellence Strategy

The Design Excellence Strategy established for the project can be identified in five main categories;

1. Considerations and response to the overall SICEEP Precinct Plan
2. Site Specific considerations and responses to The Haymarket – Concept Proposal
3. Address the unique mixed-use nature of the development - given the predominately residential uses within The Haymarket.
4. Demonstrate clear and robust planning, efficiency and sustainability principles.
5. Derive and announce an Architecture which delivers design excellence and innovation

These five categories provide a strong underlying strategy for the planning and design of the project and are articulated in greater detail in item 3.5 Urban Design and Public Realm Guidelines: Response.



NW PLOT PERSPECTIVE - APPROACHED FROM THE BOULEVARD

Detailed design development of the Darling Harbour Live Masterplan will be achieved through;

- Retaining an internationally and Australian renowned design team which is recognised for design innovation and excellence throughout the delivery of the project;
- Continuing regular and collaborative meetings with the DRP in the ongoing design and refinement of future DAs for which planning approval will be sought.
- Utilising a variety of architects in delivering the detailed design for future buildings within the Concept Proposal;

Utilising the Darling Harbour Live consortium's skills and proven track record to deliver world class convention, exhibition and entertainment facilities, a high quality, expanded and re-invigorated public domain, and a new neighbourhood with a vibrant and exciting mix of commercial, residential, and retail uses

The proposed planning and design for the NW Plot acknowledges and responds to the design excellence objectives established for the Darling Harbour Live Master Plan. The Lend Lease Design architectural and engineering team have developed the building design with highly proven and recognised design capabilities. The design team have delivered numerous mixed-use, integrated multi-storey and office function projects, which have set Australian benchmarks in urban/contextual and architectural outcomes. The team bring their established technical experience and intimate knowledge of the precinct planning and design requirements to the project, to create a highly responsive and appropriate design solution to this key site within The Haymarket.



NW PLOT PERSPECTIVE - APPROACHED ELEVATED PIER STREET

## 4.0 NORTH WEST PLOT DETAILED DESIGN RESPONSE

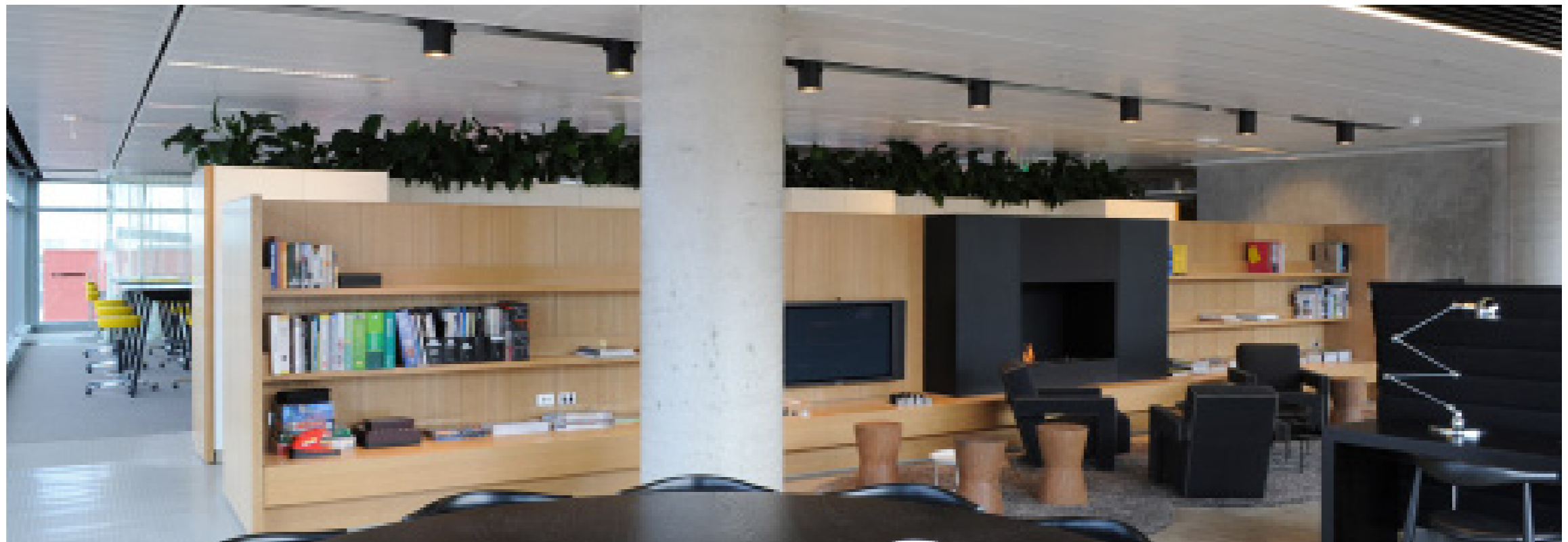
### 4.3 Office Amenity

The commercial office proposed delivers high efficiency outcomes and generates highly flexible office space suitable to market demand and anticipated future requirements. The large floor plate has been conceived as notionally “two side-core floor plates”, merged at a centralised core with the ability for tenant input/demand to determine floor to floor penetrations and voids where desired between structural bays. The planning of the office floor plates also provides for a core configuration which can accommodate a central atrium void through all floors, should this be desired by a future tenant or property market demands. This floor plate planning approach offers potential maximum efficiencies related to, services and amenity distribution and optimum work space flexibility for prospective tenants both in the current and future market.

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.



FLEXIBLE OFFICE SPACE - THE GAUGE, MELBOURNE



FLEXIBLE OFFICE SPACE - THE GAUGE, MELBOURNE