

Proposed Commercial Office Building Renders



Ground level interior atrium.

The functional value that commercial office buildings provide organisations is evolving as technologies and ways of work change.

At the heart of the proposed design is the concept of 'third places', distinct from home (first place) and workplace (second place) these places are intended to anchor building community life and facilitate positive

social interactions which will support collaborative engagement.

These building elements are intended to bridge the communication gap that can often exist within internal teams and in top-down corporate hierarchies.

The proposed design incorporated these places into the ground, upper ground and atrium areas of the building..



Interior Atrium View To Cafe & Meeting Facility

Inter-floor connectivity is provided physically and visibly by the atrium, which contains dynamic design elements including sculptural stairs, protruding meeting spaces and glass fronted lifts.

Terraced Seating within the atrium increases the venues informal meeting functionality, whilst also to dealing with the challenging topography by removing the visual

and physical barrier between the upper and lower ground levels.

Third places located within the central core of the building support social interaction and modern work practices including co-working and conferencing. These spaces interface directly with the public atrium, landscaped courtyards and cafe.



**10
Brisbane
Avenue**

Works Approval Application.

Brisbane Avenue elevation

The design intent for 10 Brisbane Avenue is to present a building which has an enduring timeless aesthetic whose function will positively contribute to the National Capital Parliamentary Precinct and reinforce the significance of Brisbane Avenue as a key approach to Parliament House.

The redevelopment of 10 Brisbane Ave presents a

significant opportunity to express the evolution of the Brisbane Avenue precinct through the provision of a premium quality and environmentally sustainable commercial office building.

The building expresses an enduring and timeless aesthetic and is comprised of a natural material palette cohesive with the Parliamentary Precinct.



Brisbane Avenue street view toward Lake Burley Griffin

Barton is identified as a prestigious office location and is characterised by a series of large office buildings in a generous landscape setting. It has traditionally been the home of a number of Australian Government agencies and private sector offices consulting to Government.

The proposed building sits comfortably within the

character of the area, with its height conforming with the NCP controls, suitably sitting below the Parliament House parapet walls.

Generous boundary setbacks have been incorporated, maintaining the existing streetscape building lines and preserving sight lines from adjacent buildings.

The building will offer a malleable office plate which will suit both current and future office users needs.



Pedestrian View Of Atrium Planar Glass Facade

The public atrium located in the heart of the building is naturally lit by a full height planar glass wall, which is supported by a sculptural truss and incorporates integrated exterior sun-shading.

Pedestrians on the western boundary pathway and internal occupants have a direct visual link to this multi use dynamic space.

Sculptural access stairs connect each level of the building, crossing the central atrium and linking meeting pods, which seemingly float within the space.

The northern and southern floor plates are interconnected by aerial bridges which pass directly in-front of the atrium planar glazing.



Brisbane Avenue street view looking northwards

The buildings glazing line is setback 10 metres from the Brisbane Avenue boundary providing a generous zone for landscape and in which building access can be functionally managed.

Deep planting has been incorporated into the corners of the site providing the opportunity for significant trees to be grown in these locations.

Service entries to the building are discretely located midway on the eastern boundary where they are visibly shielded from the main building entry and from approaching traffic travelling along Brisbane Avenue.



Brisbane Avenue Street Level Main Entry

The primary pedestrian and vehicle drop off entry for both visitors and occupants is located on Brisbane Avenue along the sites western boundary.

Persons entering the building will do so under sculptural awning which is suspended from the buildings third level.

After passing through the planar glass shopfront via the

revolving door they will be visually presented with the atrium and its functional terraced design.

Their view will be drawn upward by the hugely expanding volume of the space and it will be captured by the visual interest of the sculptural stairs which connect with the floating meeting pods.



Existing pedestrian pathway interface

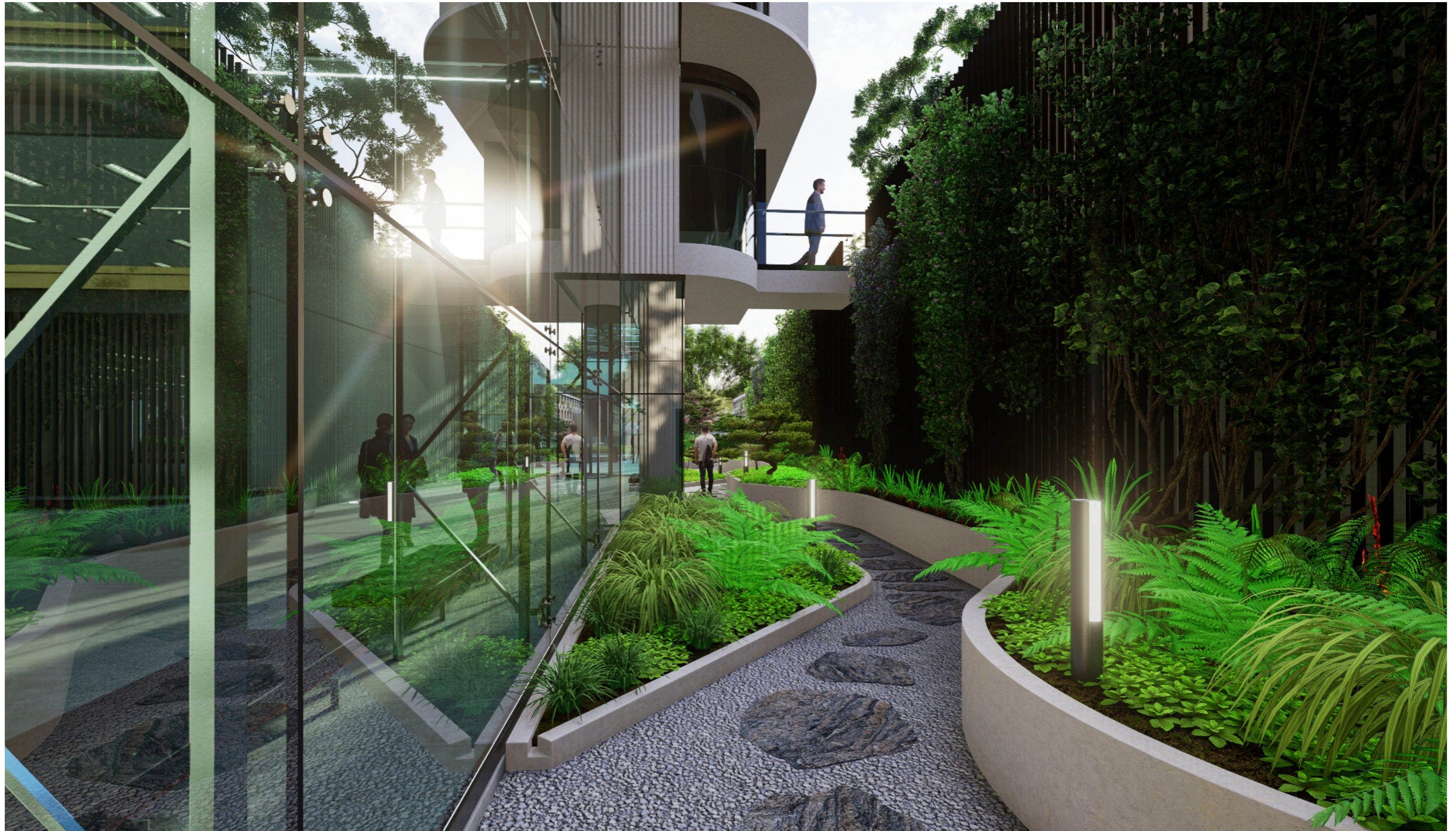
Pedestrian access from the key pedestrian footpath which connects Kingston to Barton central is available along the entire western boundary of the site.

Whilst this access way is widely trafficked it currently offers poor amenity, with its true value to the public realm not being realised.

A steep stairway transition to the Brisbane Avenue

verge level and poor quality overgrown landscape are key issues which are resolved by the proposed development.

The proposed design capitalises on the valuable opportunity to create public linkages into the building and activate the buildings edge, providing direct access from the footpath into the buildings cafe and upper level access stairs.



Western Atrium Sunken Ornamental Garden

The topography of the site exhibits a substantial cross fall of 8.6 metres between the north-west and south-eastern boundary, with the lowest point being on Brisbane Avenue.

Sunken courtyards have been incorporated into the design to manage the challenging topography and avoid the creation of low value subterranean areas

within the building.

These intimate spaces will contain fine grained ornamental landscape offering substantial visual interest and amenity.



Northern Sunken Courtyard

Cafe and meeting room facilities located on level 2 open up onto northern and eastern landscaped courtyards.

Ornamental in their planting and functional in their landscape these facilities are design to encourage a connection between the atrium, meeting facilities, cafe and the outdoors.

They will provide publicly accessible intimate areas for breakout and communication which will activate the building edge.

Sunken and with shielding provided by landscape they will not adversely impact the privacy of the elevated adjacent residential apartments.



Brisbane Avenue Verge East

The proposed development maintains the existing dual verge crossings modifying their location and profile to meet current design requirements.

The eastern driveway entry is dual direction and provides primary access to the basement parking and loading dock facility.

Services facilities, end of trip access and basement

security points are located midway along the eastern boundary where they are visually shielded from Brisbane Avenue.

In this location ample queuing capacity is provided avoiding any potential for congestion at the verge entry point during times of peak traffic movements.



Brisbane Avenue Verge West

The western Brisbane Avenue driveway is one way configuration and accordingly is narrower in its profile having a lesser impact on the green verge area.

Intended for set-down drop off and pick up only, this area will be assigned as a shared pedestrian/vehicle zone nature.

The proposed design thoughtfully connects the main

building entry point with the Brisbane Avenue pedestrian crossing, western access pathway, vehicle set-down bays, ride share waiting zone and visitor bike parking.



Blackall Street Verge View

Generously offset by 10 metres from Brisbane Avenue and the northern rear boundary the building is set down into the steeply falling block, with a parapet height of RL 591. Following the topography of the site the facade presenting as 8 levels to Brisbane Avenue transitioning to 5½ levels at Blackall Street.

New Landscape and the removal of the existing

structured carpark provide the opportunity to substantially improve the amenity of the interface between the residential building and the site.

The 10 metre northern boundary offset above ground provides open sight-lines from the residential apartments and the opportunity for deep planting to soften the interface. Terraced gardens and sunken courtyards will provide visual interest and improve the overall amenity of the building edges..



National Farmers Federation Carpark View