



London
Central

60 London Circuit & Basement

Works Approval Submission

Urban Design and Architectural Design Report

30 June 2025


CAPITAL
PROPERTY GROUP

JPW

Acknowledgement of Country

Document Control

We acknowledge the traditional custodians of Country throughout Australia and recognise their continuing connection to land, waters, skies and culture.

We pay our respects to Elders past and present.

Purpose

This Design Report has been prepared by JPW on behalf of Capital Property Group as part of a Works Approval submission for the London Central development in Canberra City.

This document describes the urban design and architectural proposals for the Basement and 60 London Circuit in the context of the broader masterplan for the site.

Queries

Any queries regarding this document should, in the first instance, be directed to Capital Property Group

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Project Team

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1 Vision

Our vision is to create a vibrant new destination that capitalises on this site's landmark location at the heart of Canberra's city centre.

The realisation of this comprehensive precinct masterplan will enrich the urban fabric and vitality of civic life within this great city.

London Central will combine diverse uses, generous public spaces and distinctive contemporary architecture, setting a new benchmark for quality in the nation's capital.

2 Place & Context

Country

The design for 60 London Circuit has been informed by the site’s unique characteristics, setting and location.

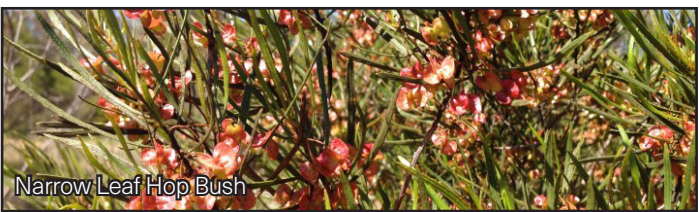
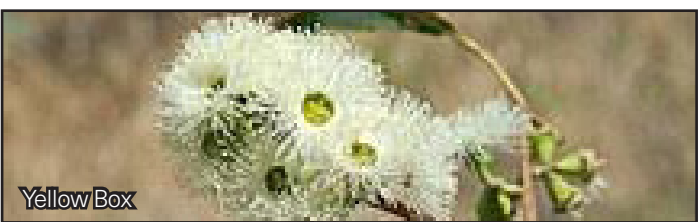
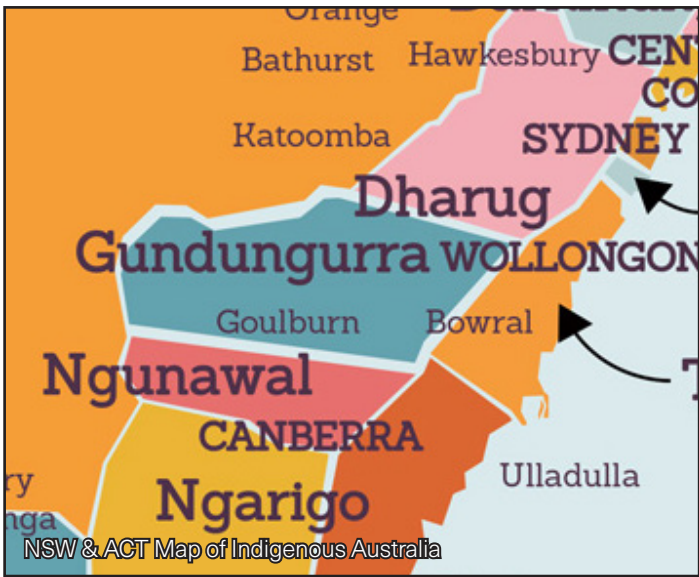
The site’s elevated position offers sight lines across the valleys and to the adjacent waterway of the Molonglo River, framed by the prominent landforms of Black Mountain and Mount Ainslie, whilst its unique geology intersects several distinct sub-subterranean conditions, including volcanic rock, sandstone, and limestone.

The native vegetation, prior to European Settlement, is likely to have been grassy open woodland, including plant species such as Silver Wattle (Nummerak), She Oak (Dulwa) and Yellowbox (Bargan).

These intrinsic characteristics of Country have informed many aspects of the design thinking for the project.

JPW’s work with Capital Property Group within the City Hill Precinct has also afforded opportunities for preliminary consultation with local knowledge holders, which has helped further the design team’s understanding of the site, and opportunities to connect to and design with Country.

This learning will continue through ongoing consultation with local communities and stakeholders throughout the life of the project.



2 Place & Context

Historic Context

In 1912, Walter Burley and Marion Mahony Griffin won an International Design Competition for the design of Australia’s capital city. Their vision for a Garden City, uniquely tuned to Canberra’s landscape and topography, was a highly innovative design which gives Canberra its unique character today.

The Griffin's Unique Vision

The Griffin's plan of Canberra is organised around a series of intersecting axes that visually link to key landscape features.

60 London Circuit is located directly adjacent to City Hill, one of the key landscape features that defines the northern termination of the Municipal Axis, which links what is now known as Civic to Russell along Constitution Avenue.

Two diagonal axes, from City Hill along Kings Avenue, and from Russell along Commonwealth Avenue, terminate at Capital Hill to form a triangular plan.

City Hill is a landscaped space ringed by a large roundabout, Vernon Circle, with a second hexagonal circuit, London Circuit, defining a series of city blocks around City Hill.

The site sits between Vernon Circle and London Circuit, with the eastern side defined by Northbourne Avenue, which is an extension of the Federal Highway, the national road linking the centre of Canberra to the north.

The site plays an important role in reinforcing the Griffin’s urban structure of Canberra, and in activating the precinct as the city extends southward towards Lake Burley Griffin.

As a landmark site, it is vital that the site planning strategy and built form response delivers architectural, landscape and urban design excellence.



- City Geometry**
- 1 Marion Mahony Griffin's competition plan of the Federal Capital, 1912.
 - 2 Detailed Plan of Canberra Showing Federal Capital Commission Subdivisions Overlayed on Griffin Plan with Working Notes and References to Supporting Plans, 1927. Note fine-grained subdivision of Melbourne Building, and outline of future Vernon Circle.
 - 3 Plan drafted in 1925 of recorded flood lines in relation to future edges of lake as per Griffin design including formal basins, adjacent streets and esplanades. This plan indicates to topography of City Hill, with the site to the northern side of this geographic landmark.
 - 4 1953 Image of City Hill Precinct from the south
 - 5 2023 image of City Hill Precinct from the north

2 Place & Context

Urban Context

The site is adjacent several historic and important neighbours, reinforcing the civic stature of this part of the city.

The buildings to the north, south and west of the site are distinguished examples of their time, presenting visually strong forms that are articulated through fine detailing and careful selection of materials.

Melbourne Building

The Melbourne Building, directly across London Circuit to the north, is heritage-listed and one of Canberra’s most distinctive buildings.

Paired with the Sydney Building on the eastern side of Northbourne Avenue, they reinforce the geometry and urban importance of this important road and geometric intersection within Canberra’s urban structure.

Both buildings were based on design principles set by the prominent architect, J S Sulman and the design work was finalised by J H Kirkpatrick.

The geometric order, dimensions and rhythm of the Melbourne Building’s colonnades was originally inspired by Brunelleschi’s *Hospital of the Innocents* in Florence, Italy.



- 1 Aerial view of the Melbourne and Sydney Buildings in 1958. The general form of London Circuit is defined, but Vernon Circle is yet to enclose City Hill as a park landscape.
- 2 View through the colonnade of the Sydney Building across Northbourne Avenue towards the Melbourne Building and the subject site from 1928.
- 3 View of the site from the intersection of Northbourne Avenue and London Circuit (looking southwest).
- 4 View of the site from the intersection of West Row and London Circuit (looking southeast towards Northbourne Avenue).

Reserve Bank of Australia

The Reserve Bank of Australia Building is a heritage-listed building at 20-22 London Circuit, to the southwest of the site across Knowles Place.

The building was designed by Howlett and Bailey in 1962 and built from 1963 to 1965 by Civil & Civic.

A modernist 3 level form with a rectangular footprint of 45 x 30m, the building presents a tightly controlled expression to the streetscape with regular modules of elegant marble-clad columns and recessed windows and cladding.

ACT Law Courts

The law courts complex, which now extends around Vernon Circle but retains all principle entrances along Knowles Place, comprises several phases of development.

The Magistrates Court building fronting the Knowles Place Extension directly to the south of the site was designed by local architects, Graham Humphries, Rodney Moss and Colin Stewart, and completed in 1996.

The 4 storey building contains a number of courts, office spaces and chambers. A basement car park and loading area are located along the eastern side, and accessed via an external ramp with secure access.

More recent building projects have linked this building to the original Supreme Court building which is located further south along Knowles Place.

2 Place & Context

Urban Context

The existing identity of the precinct will be complemented by evolving functions and urban intensity, including the Canberra Theatre Expansion, and West Basin Development, as well as expanded public transport infrastructure.



Other Future Urban Relationships

Canberra Theatre Expansion

In 2022 the ACT Government ran an international design competition to extend the Canberra Theatre, and a consortium of Australian and international architects was subsequently selected to develop a concept which will include a 2000 seat auditorium.

While this project will not directly impact the site, it will have some influence on pedestrian and traffic movement around the precinct, and will make a significant contribution to the activation of Civic, particularly in the evenings.

West Basin

Plans to increase development in the zone between Vernon Circle and West Basin, evident in the NCA's plans and recent land sale releases by the CRA, will significantly increase the density and activation of the City Hill precinct and the immediate surrounds, and connectivity of the site to Lake Burley Griffin.



- 1 View of Reserve Bank Building on London Circuit from the southwest.
- 2 View of the ACT Magistrates Court from Knowles Place.
- 3 View along Knowles Place; Reserve Bank on right and ACT Magistrates Court centre. London Central site to the left of image.
- 4 View along the Knowles Place extension. ACT Magistrates Court to the left, London Central site to the right and Reserve Bank Building beyond.
- 5 Proposal for Canberra Theatre Expansion.
- 6 Indicative Masterplan Proposal for the West Basin Precinct.

2 Place & Context

Urban Context

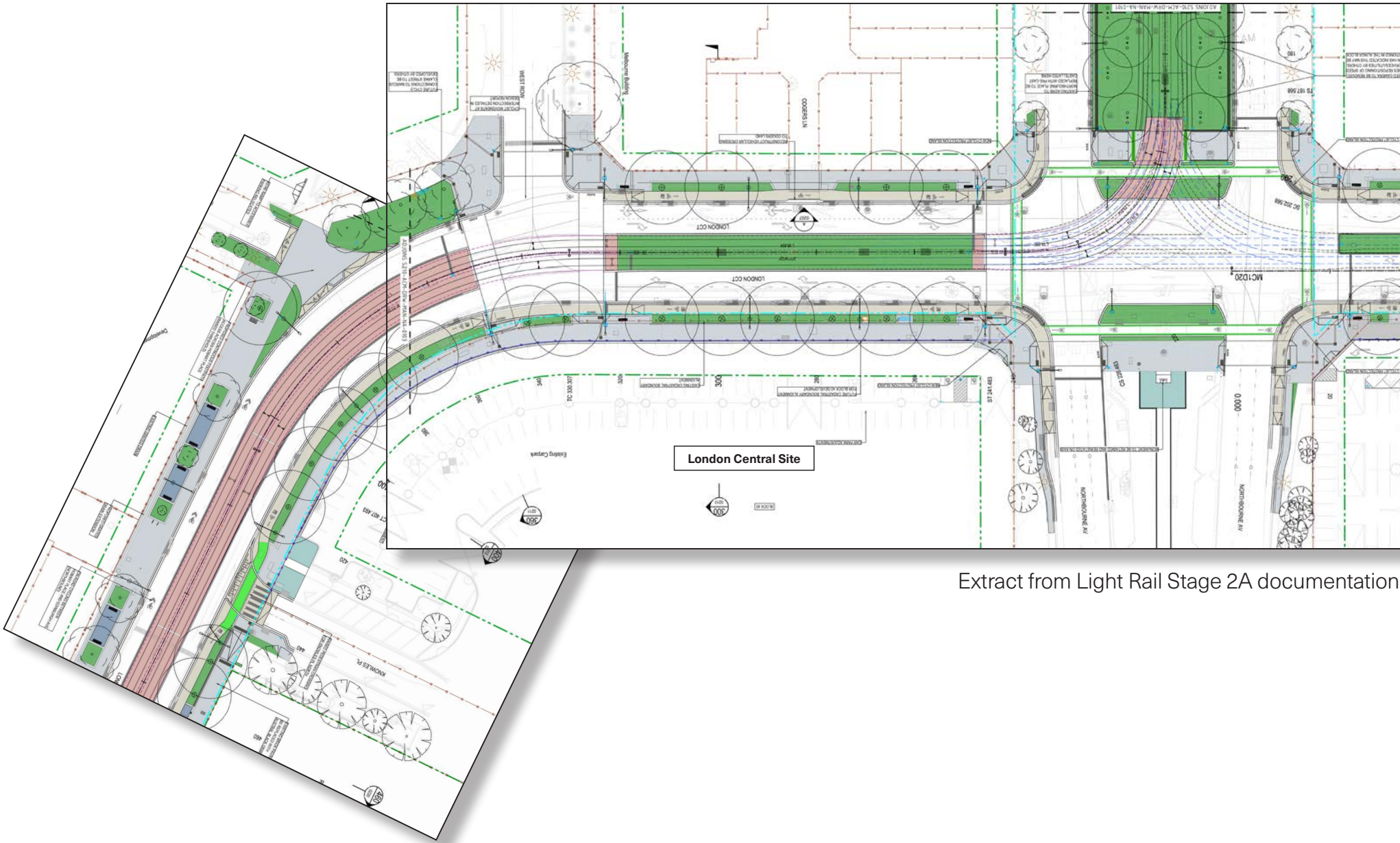
Light Rail Stage 2A

The expansion of Canberra's existing Light Rail network along London Circuit will greatly enhance the connectivity and urban character of this important street, and support increased activity in this part of the city centre.

London Central will integrate this piece of urban infrastructure, through coordination of setbacks, street trees, cycleways and pedestrian street crossings, materials and other elements.



Image from ACT Government website



Extract from Light Rail Stage 2A documentation

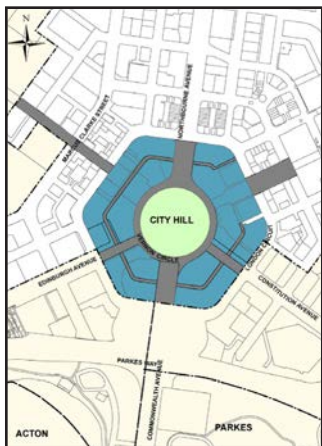
2 Place & Context

Planning Controls

National Capital Plan

The National Capital Plan (NCP) is the strategic plan for Canberra and the ACT. 60 London Circuit is subject to the City Hill Precinct Code of the NCP.

The following are key diagrams from the National Capital Plan that govern and inform development proposals for the site.



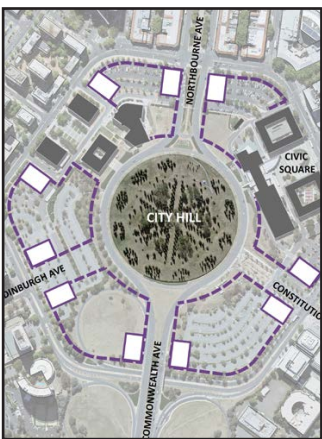
Land Use



Indicative Development



Avenue Connection and Vistas



Landmark Towers

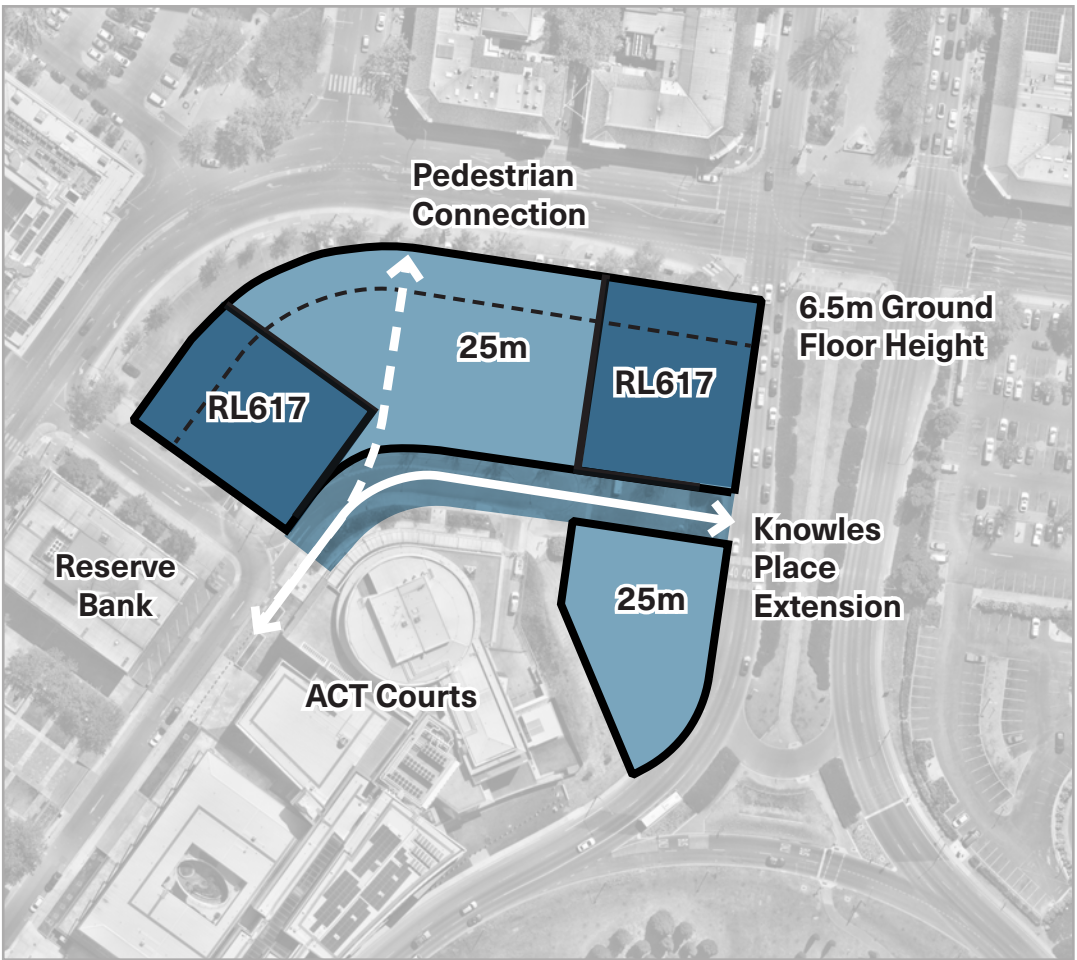


Laneways



Pedestrian Links

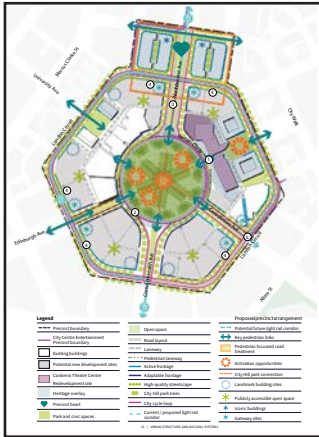
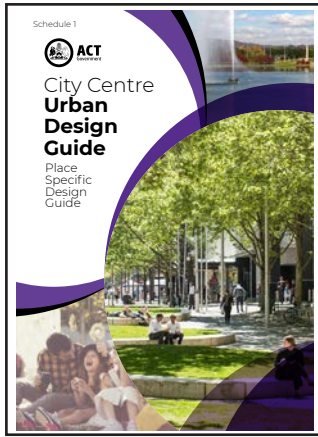
The diagram below overlays key NCP controls governing the site, including height, assignment of landmark buildings, land use (e.g. roads), through site connections and ground floor heights.



These controls form the basis of the site strategy for the 60 London Circuit Precinct Masterplan.

ACT City Centre Urban Design Guide

The ACT City Centre Urban Design Guide communicates the ACT Government's intent to deliver high quality best-practice design outcomes for the City Centre.



Pages 24-25 of the Guide relate specifically to the City Hill Precinct, identifying key moves such as reducing vehicle speed along Vernon Circle to 40km/h, improving public space along Northbourne Avenue, and providing active uses along London Circuit to address its role as the primary active street spine through the City Hill precinct, and improving connectivity between precincts.

The proposal for 60 London Circuit directly addresses key moves identified in the ACT City Centre Urban Design Guide.

2 Place & Context

Urban Analysis

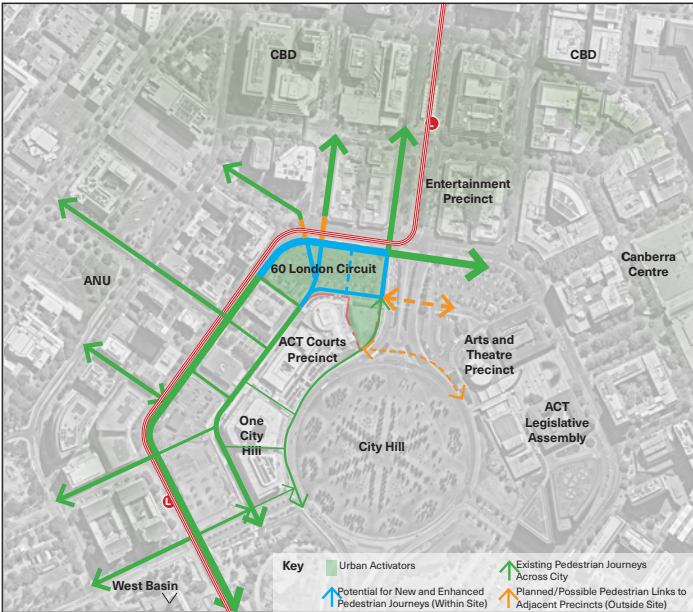
Land Use



The site is surrounded by a diverse mix of land uses.

60 London Circuit will enhance this diversity through its own functions and contribute to the vitality of the city throughout the day and evening.

Pedestrian Movement



The site will perform as an Urban Connector by establishing a new civic destination within the CBD, enhancing existing pedestrian desire lines through the city, and establishing new vital links between adjacent precincts.

Environmental Context



The site slopes down gently to the north with excellent solar access throughout the year. Key urban parklands are located immediately adjacent the site.

Prevailing summer winds are mostly from the northeast and east to southeast direction. In winter, winds are predominantly from the northwest with secondary winds from the southeast to south direction.

Heritage Context

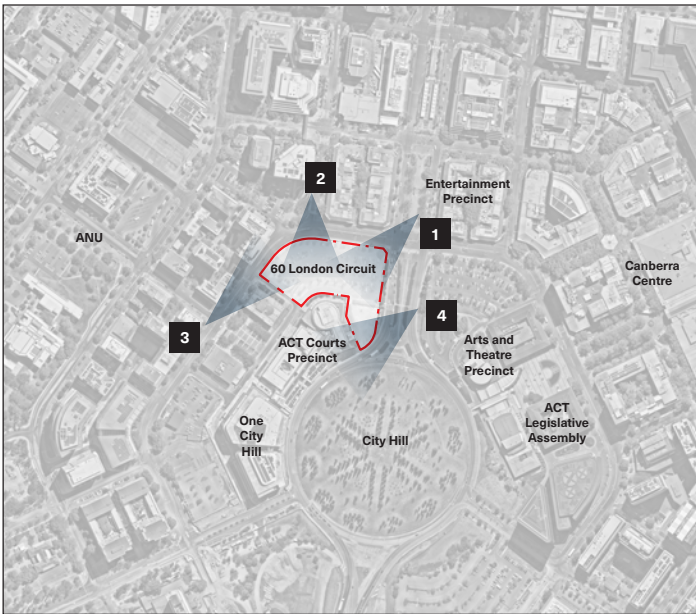


The site is located directly adjacent several heritage listed buildings and significant public spaces.

2 Place & Context

Urban Analysis

Urban Vistas

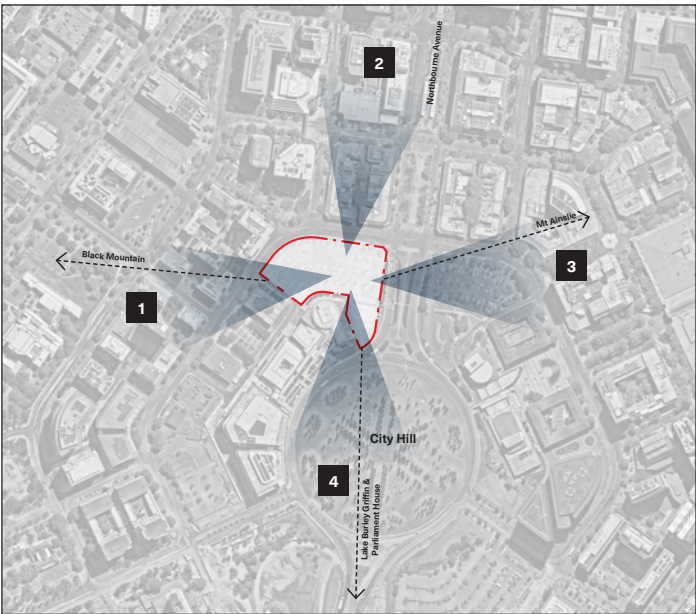


The site's prominence presents opportunities for quality urban vistas, inviting approaches and stronger definition of the precinct's public space network.

- 1 Vista toward the site from Northbourne Avenue, near the intersection of London Circuit. Melbourne Building to the right of the image.
- 2 Vista towards the site from London Circuit, west of the Reserve Bank Building (in foreground).
- 3 Vista towards the site from London Circuit, west of the Reserve Bank Building (in foreground).
- 4 Vista towards Vernon Circle with 60 London Circuit site on the right of the image.

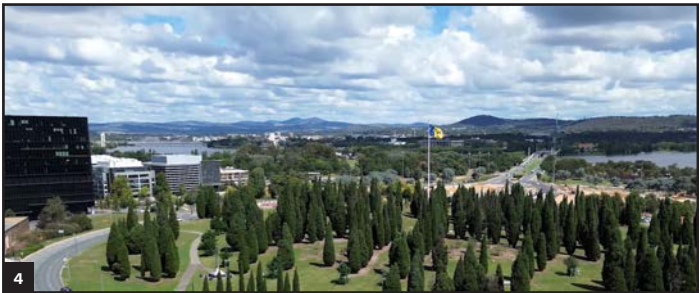


Views



The site has the potential to capitalise on excellent views in all directions.

- 1 View west over ACT Courts Precinct and Reserve Bank towards Black Mountain, Brindabella Ranges beyond.
- 2 View north over Melbourne Building and up Northbourne Avenue
- 3 View east over the Theatre Precinct, across the city towards Mount Ainslie.
- 4 View east over the Theatre Precinct, across the city towards Mount Ainslie.

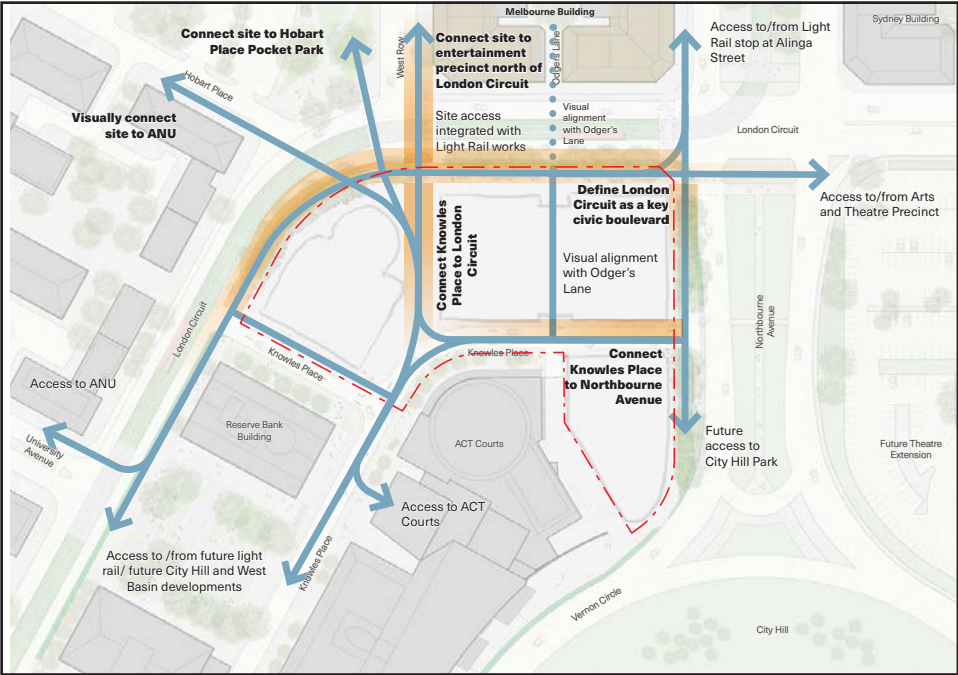


3 Precinct Masterplan

Design Principles

The site context has informed the following Design Principles for the 60 London Circuit Precinct Masterplan.

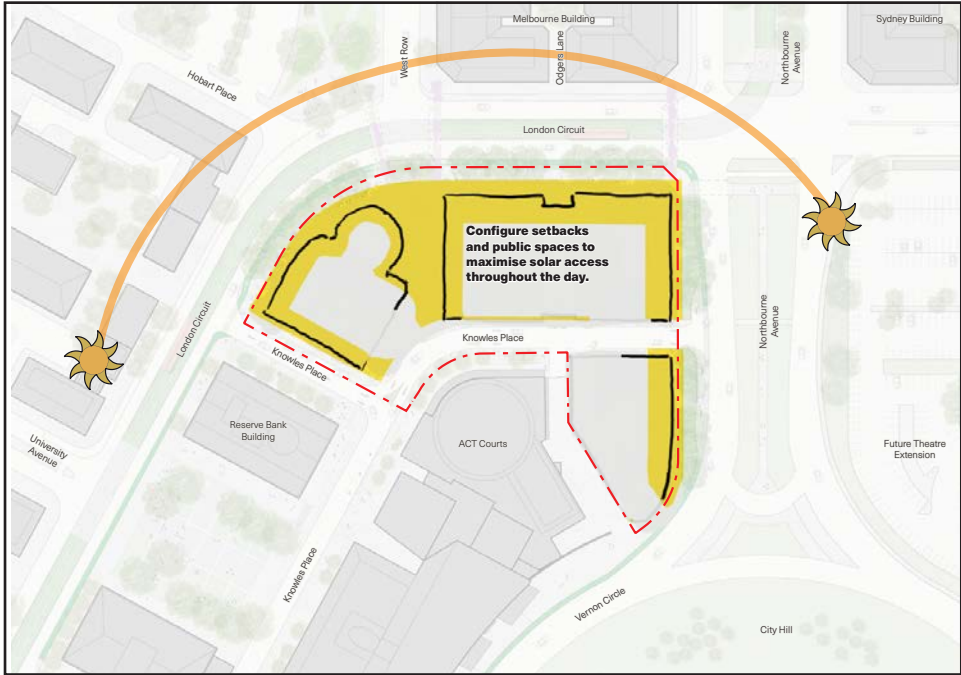
1 Site as an Urban Connector



Establish permeability through the site by extending Knowles Place to Northbourne Avenue, and creating visual and physical connections from Knowles Place and London Circuit.

North-south connections to London Circuit to align with future pedestrian crossings to be realised as part of Light Rail Stage 2A, linking the Melbourne Building and entertainment precinct to the north, and reinvigorating London Circuit as a vital civic boulevard within the city.

2 Maximise Solar Access



Configure building alignments and setbacks to maximise solar access to public spaces along all building frontages and through the site.

3 Extend Green Public Space into the site

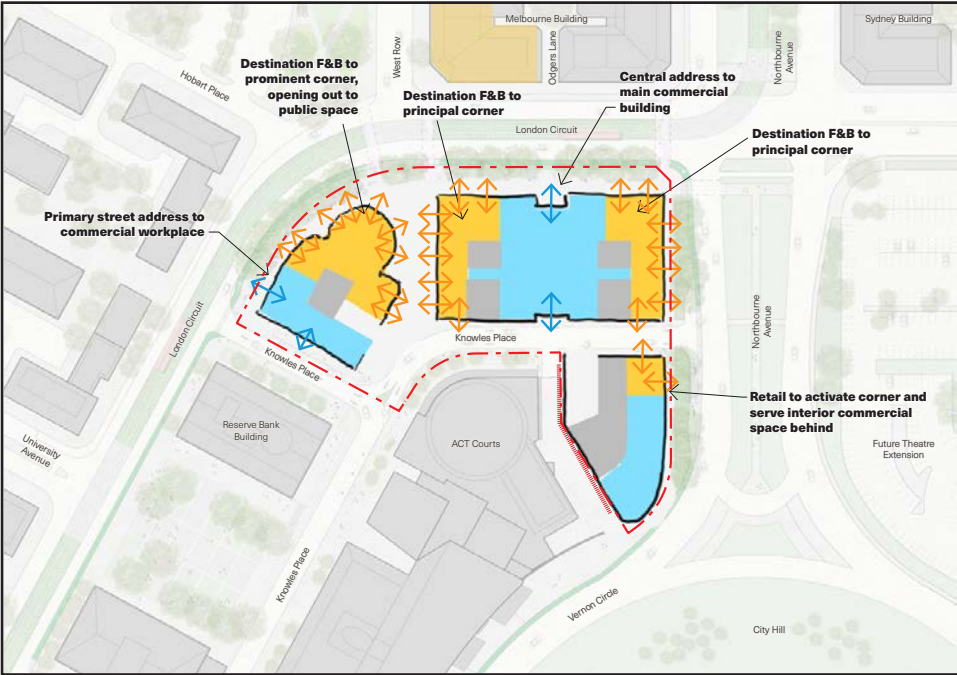


Extend green public spaces through the site that links Hobart Place Pocket Park and green infrastructure to be delivered as part of the Light Rail works, with upgraded landscaped interfaces with the ACT Courts, integrated with the 60 London Circuit development.

3 Precinct Masterplan

Design Principles

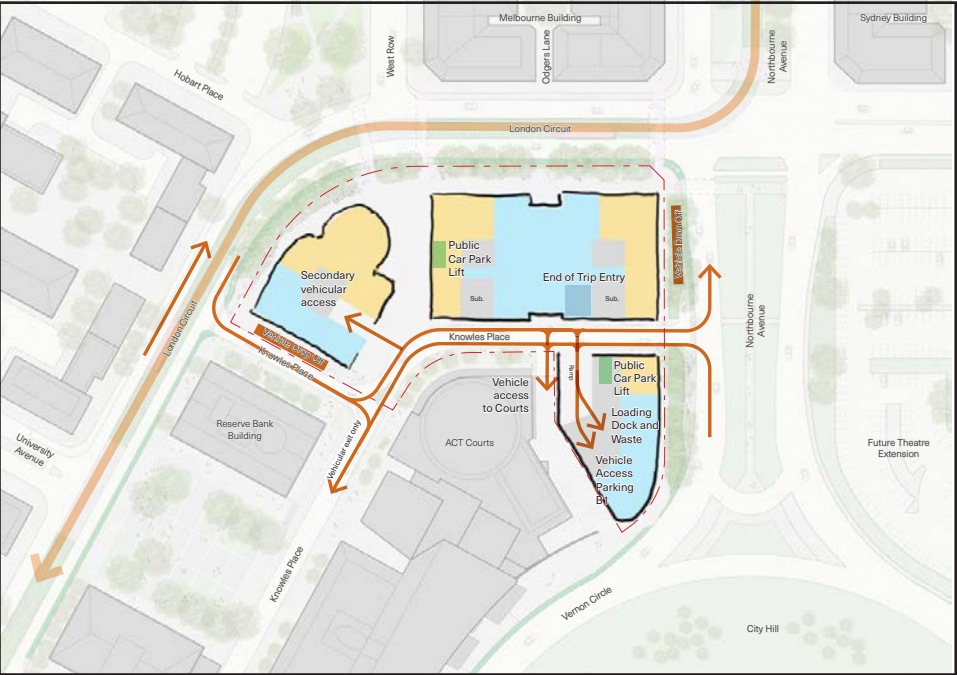
4 Diverse Uses to Activate Ground Plane



Allocate uses at the ground plane that take advantage of the northerly aspect, prominent corners and adjacency to proposed public spaces to activate the urban environment.

Ensure diversity of uses at the ground plane to engage with different user groups throughout the day and evening.

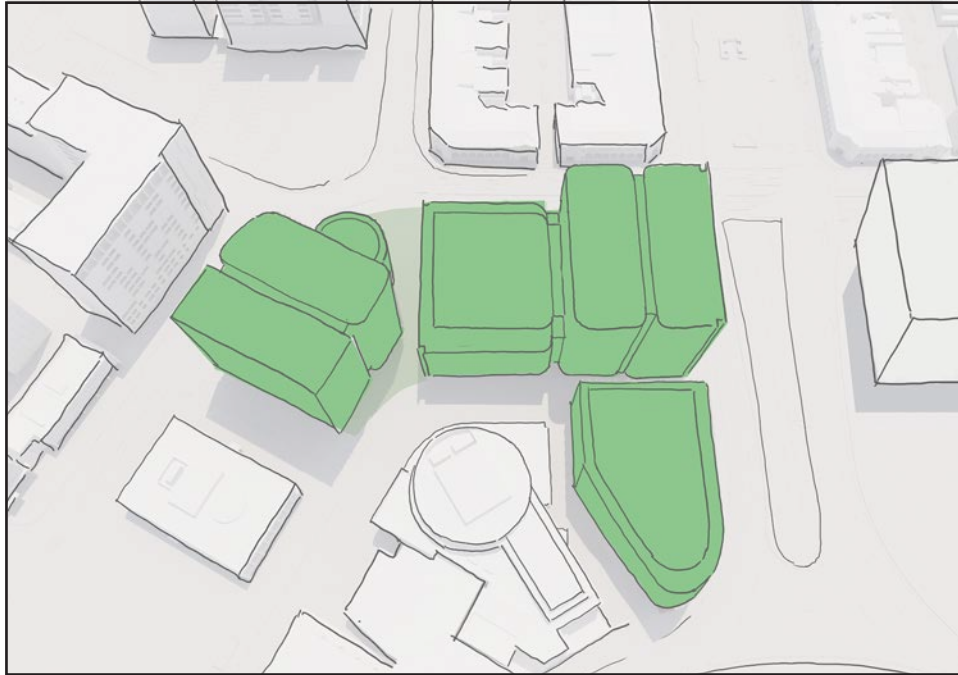
5 Considered Plan for Traffic and Access



Consider the introduction of Light Rail to the road network, and opportunities to mitigate vehicular congestion along Knowles Place and across the city by providing alternative connections to Northbourne Avenue.

Design Knowles Place to be a safe, accessible and inviting environment for pedestrians.

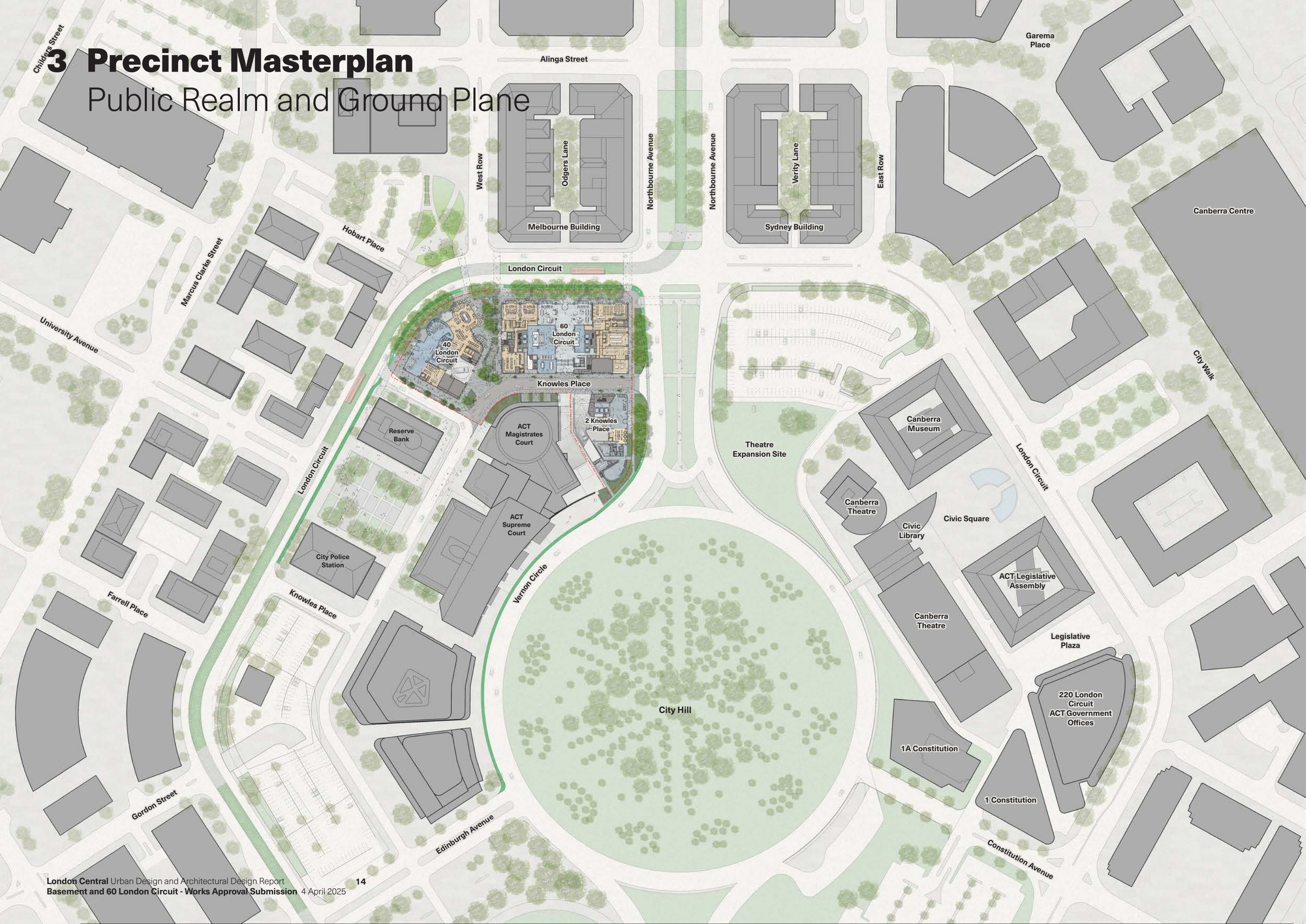
6 Sustainability and Resilience



Establish high benchmarks for sustainability and resilience in the design of all elements within the precinct, with respect to both construction and operation.

3 Precinct Masterplan

Public Realm and Ground Plane

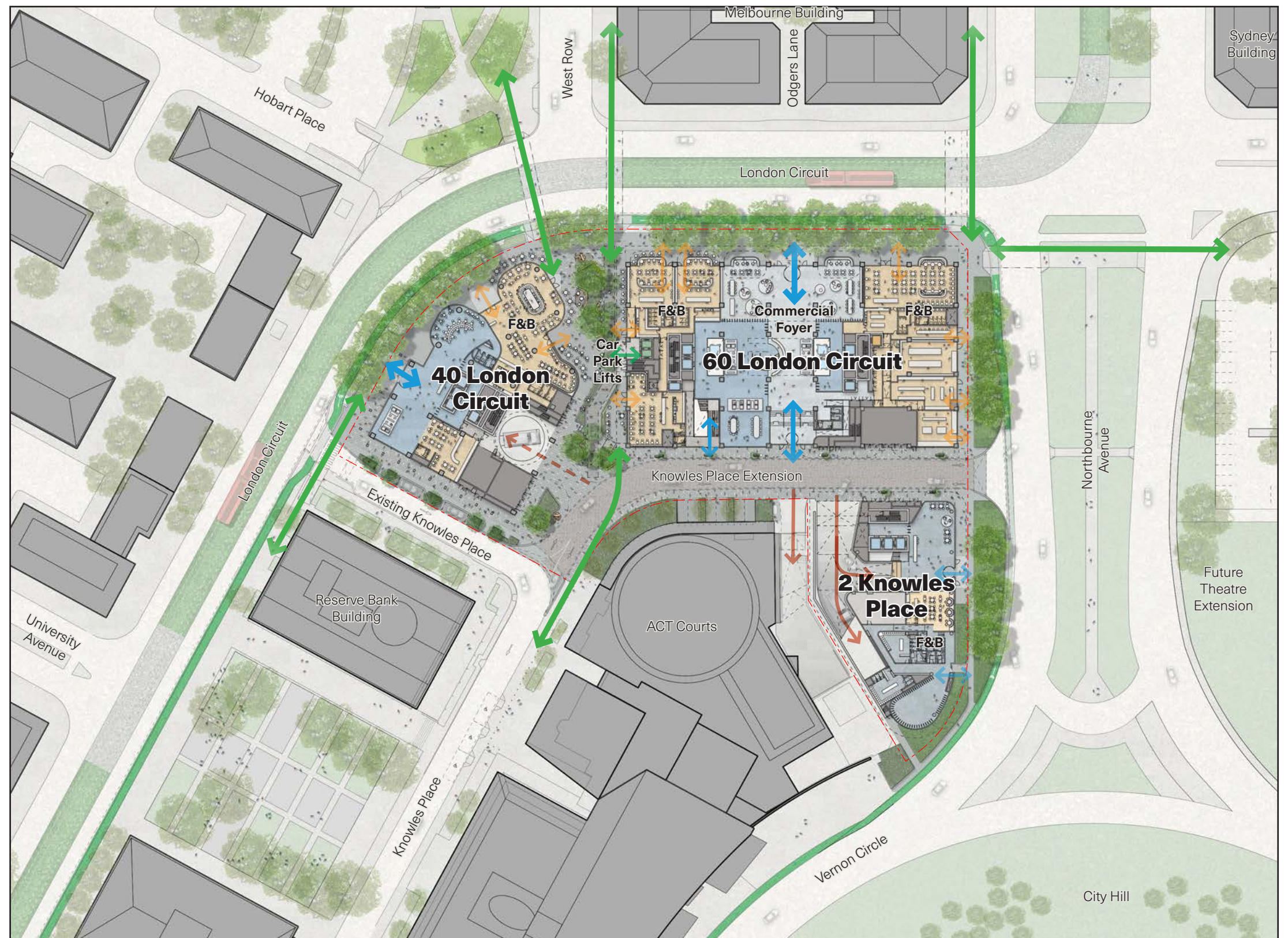


3 Precinct Masterplan

Public Realm and Ground Plane

Vibrant, successful cities are often characterised by pedestrian environments that are accessible, tuned to climate, and activated by a diverse range of uses.

London Central translates these factors into a contemporary design solution that creatively responds to Canberra's climate and character to create a unique urban outcome that will be seamlessly connected to place, and be a vibrant destination in its own right.



Childers Street

3 Precinct Masterplan

Massing and Built Form

Garema Place

Alinga Street

West Row

Odgers Lane

Northbourne Avenue

Northbourne Avenue

Verity Lane

East Row

Canberra Centre

City Walk

University Avenue

Marcus Clarke Street

Hobart Place

London Circuit

40 London Circuit

60 London Circuit

Knowles Place

2 Knowles Place

ACT Magistrates Court

ACT Supreme Court

Reserve Bank

City Police Station

Knowles Place

Farrell Place

Gordon Street

Edinburgh Avenue

City Hill

Vernon Circle

Theatre Expansion Site

Canberra Museum

Canberra Theatre

Civic Library

Civic Square

ACT Legislative Assembly

Legislative Plaza

220 London Circuit
ACT Government Offices

1A Constitution

1 Constitution

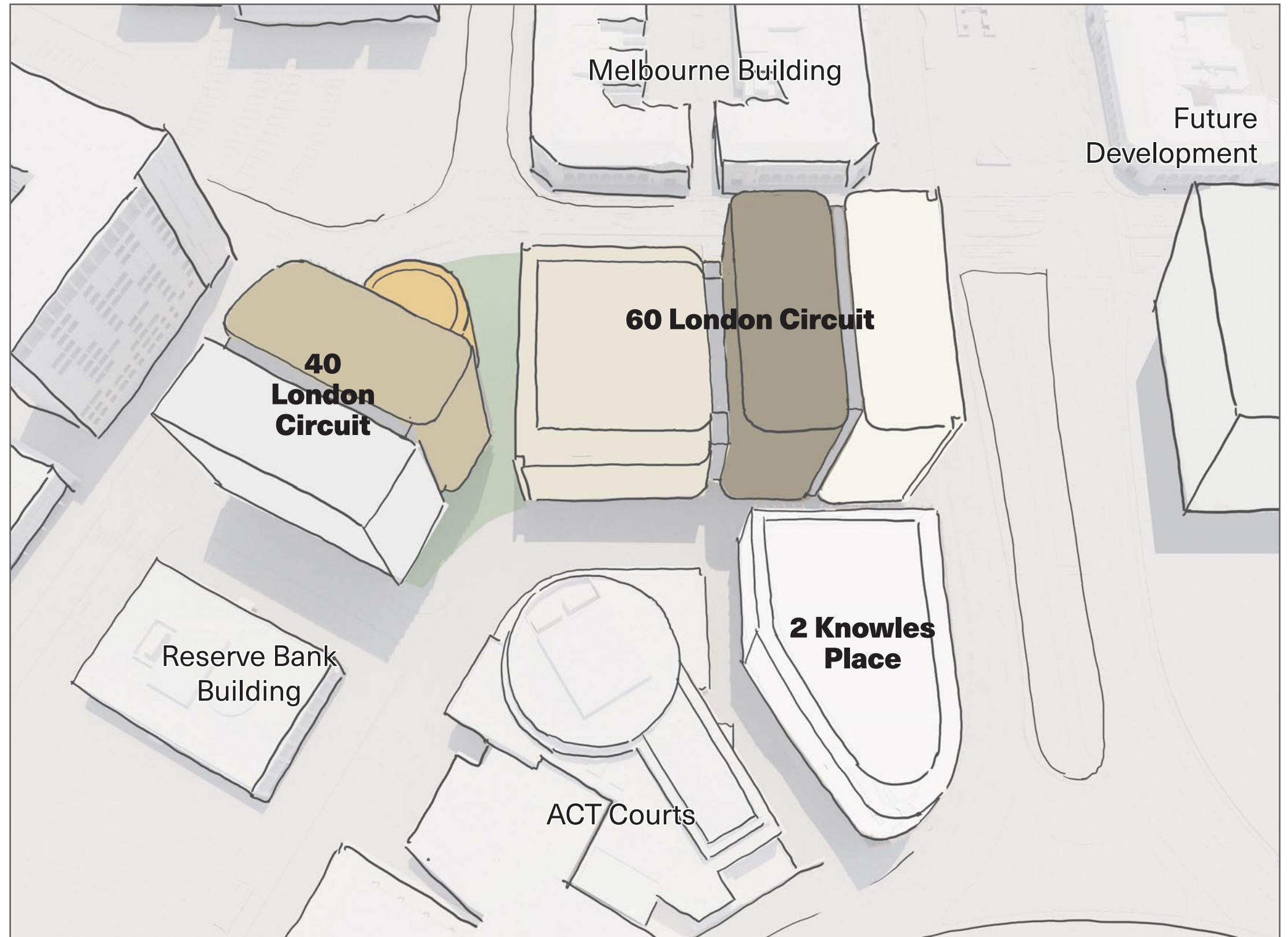
Constitution Avenue

3 Precinct Masterplan

Massing and Built Form

The masterplan proposes three distinct building forms that respond directly to their immediate urban and environmental contexts.

The proposed massing aligns with the National Capital Plan and defines generous and desirable urban spaces with excellent amenity and distinctive character.



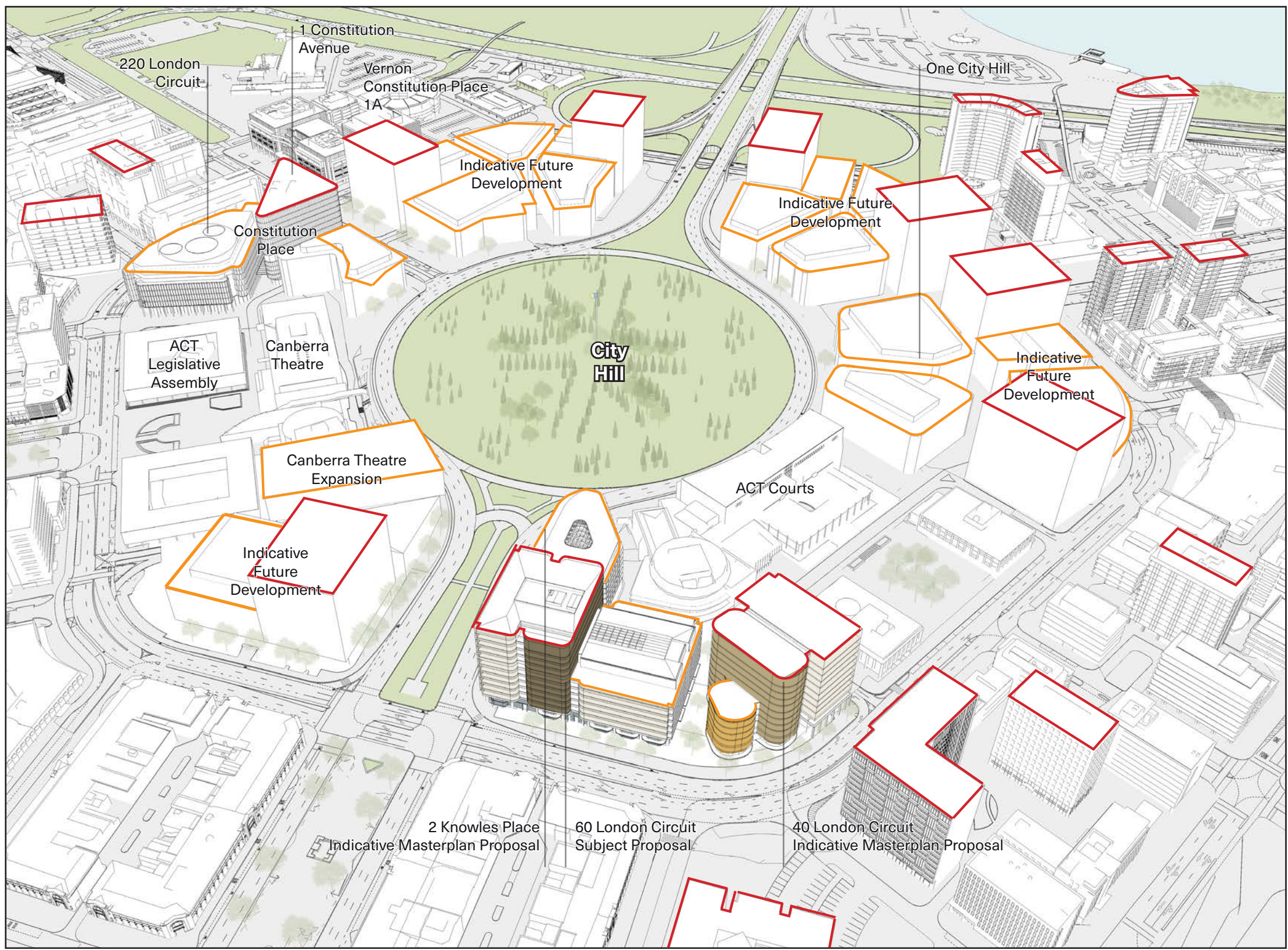
3 Precinct Masterplan

Massing and Built Form

Neighbouring Context

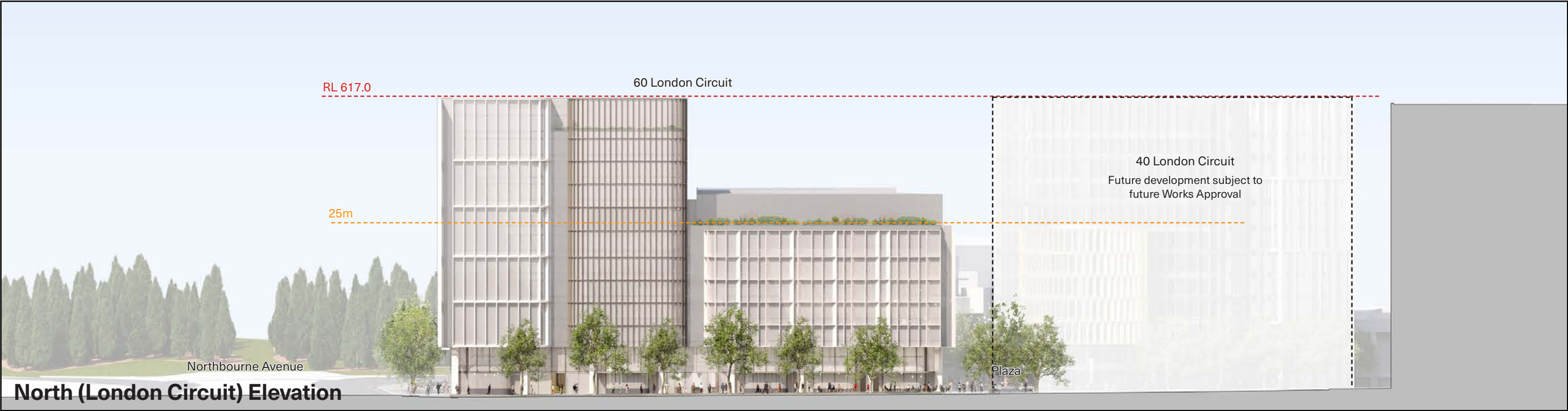
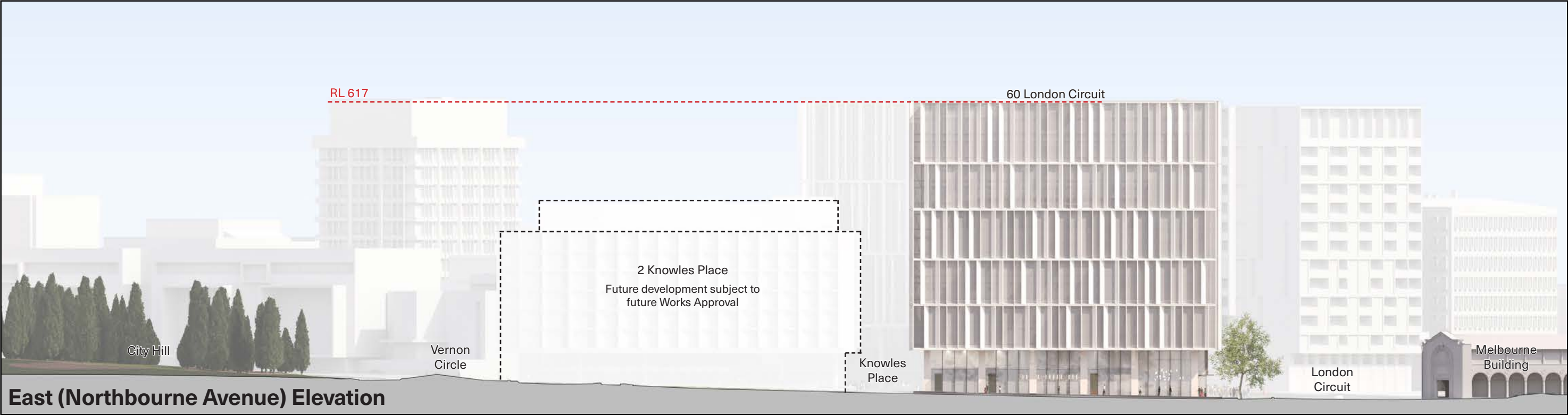
The image to the right illustrates the proposed built forms for 60 London Circuit in the context of existing neighbouring built forms within the City Hill Precinct, as well as indicative future developments consistent with the controls within the National Capital Plan.

- Key**
- RL 617 Height
 - 25m Height



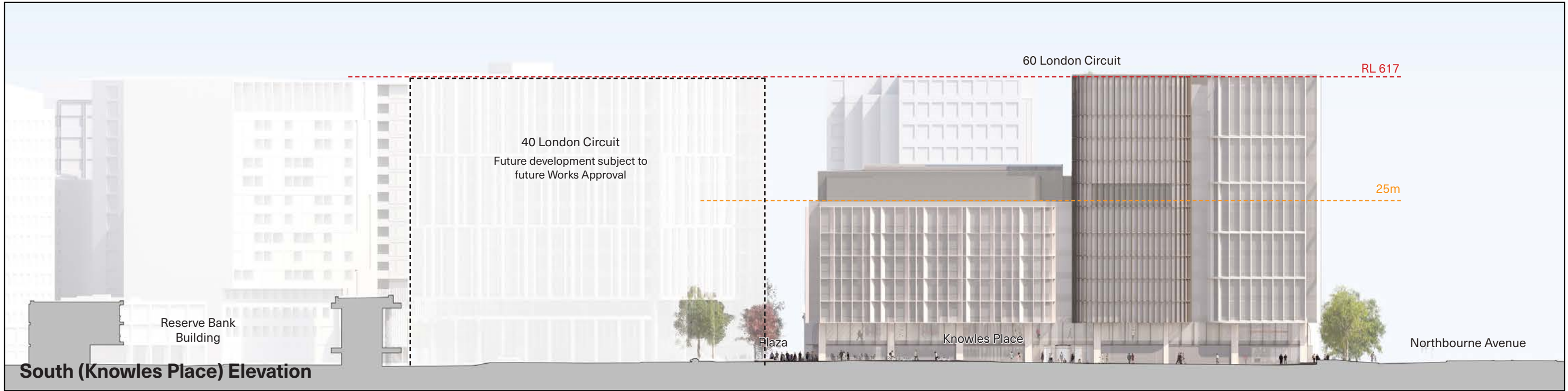
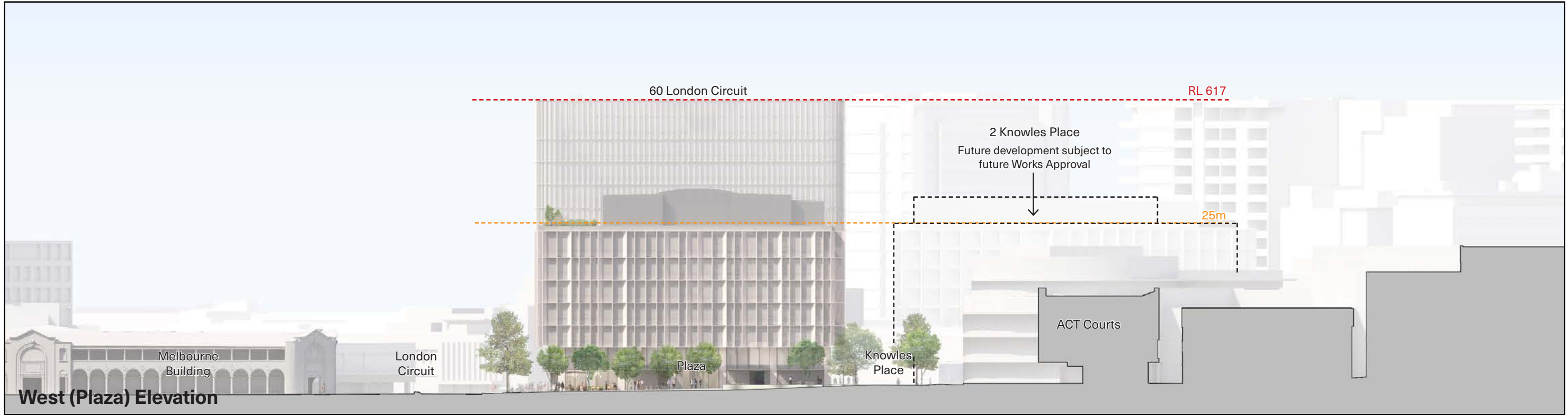
3 Precinct Masterplan

Massing and Built Form



3 Precinct Masterplan

Massing and Built Form



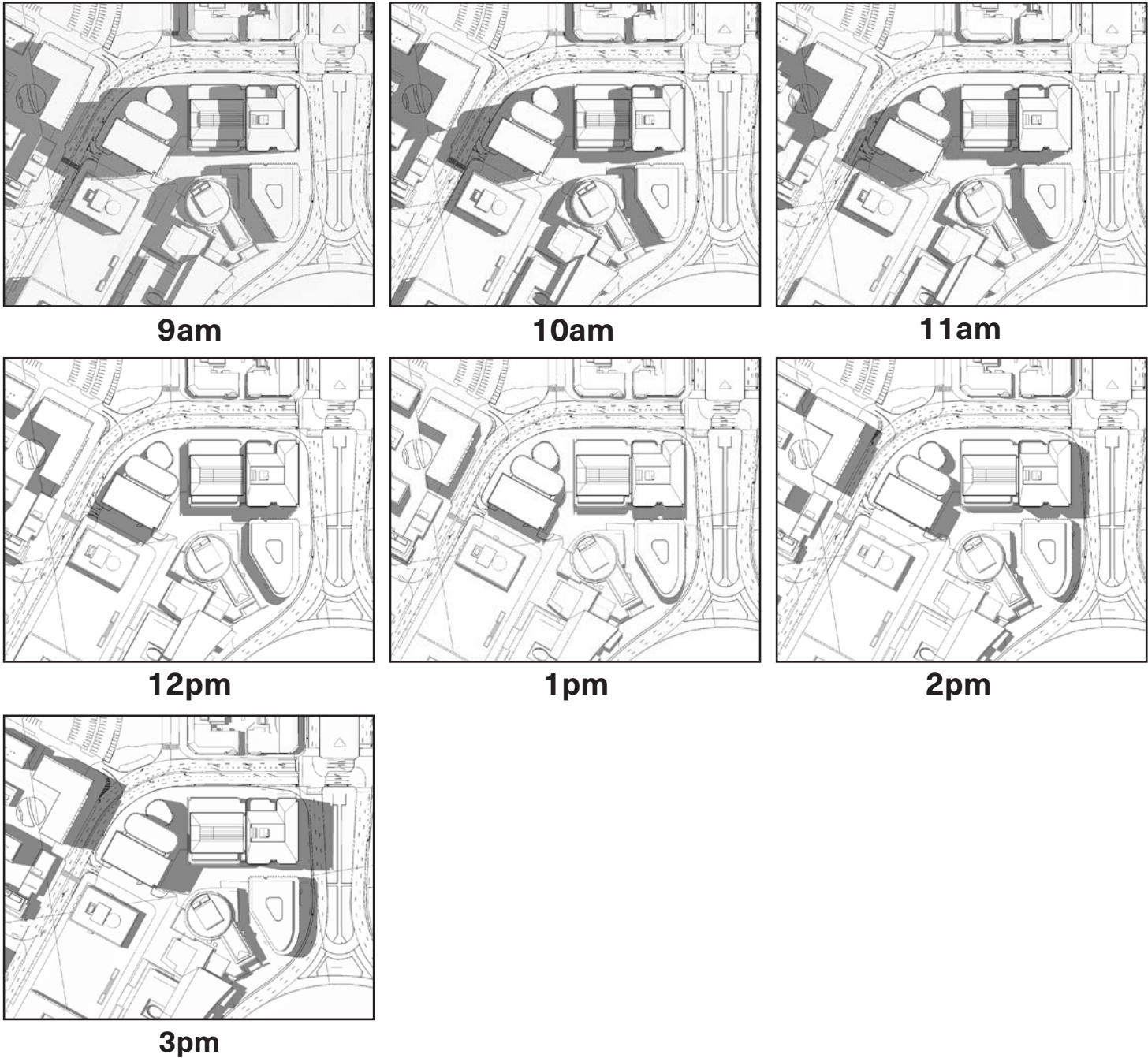
3 Precinct Masterplan

Massing and Built Form

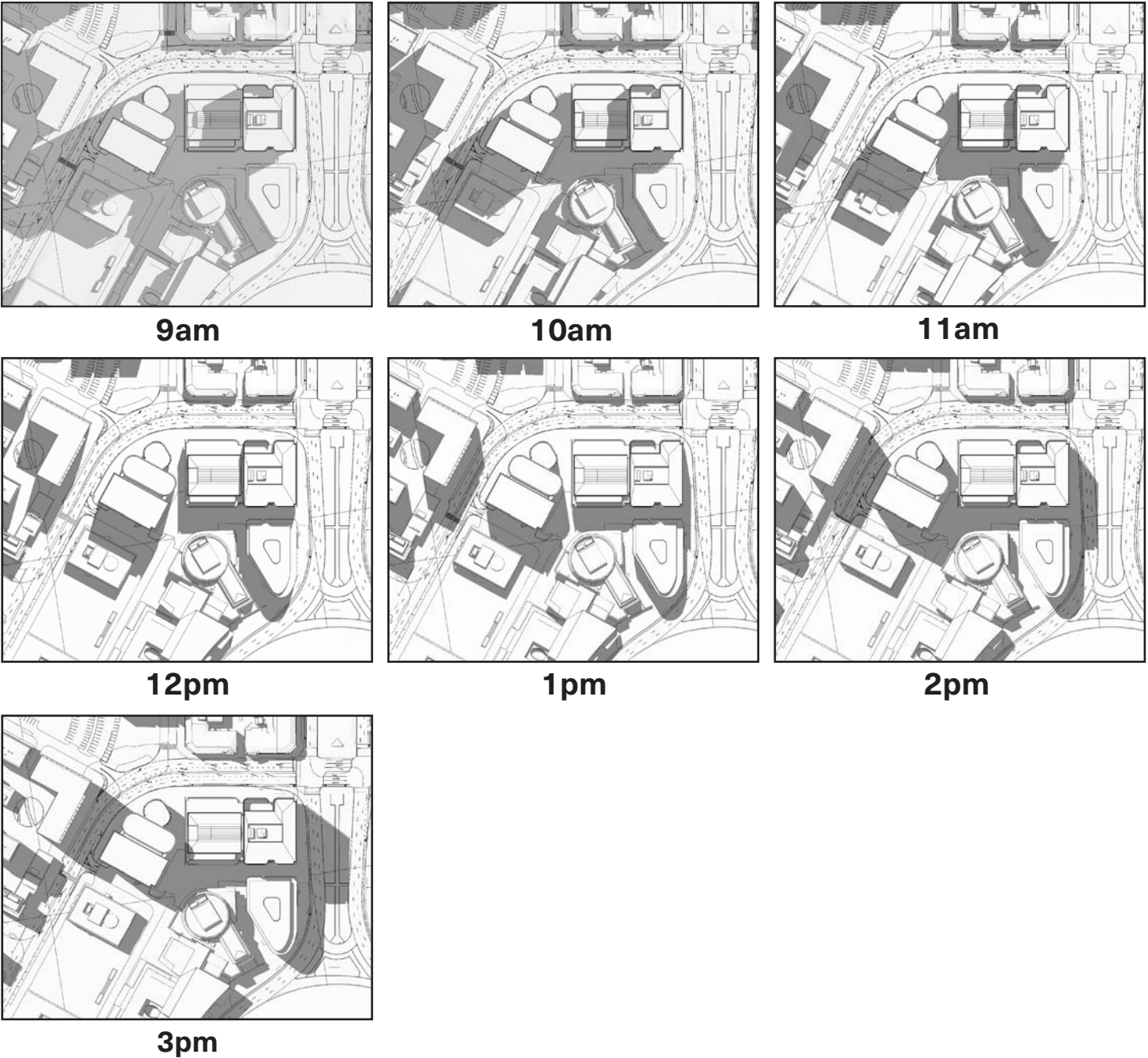
Solar Access

Key public spaces and active frontages benefit from the site's northerly orientation.

Mid Summer - 22 December



Equinox 21 March (Daylight Savings Time)



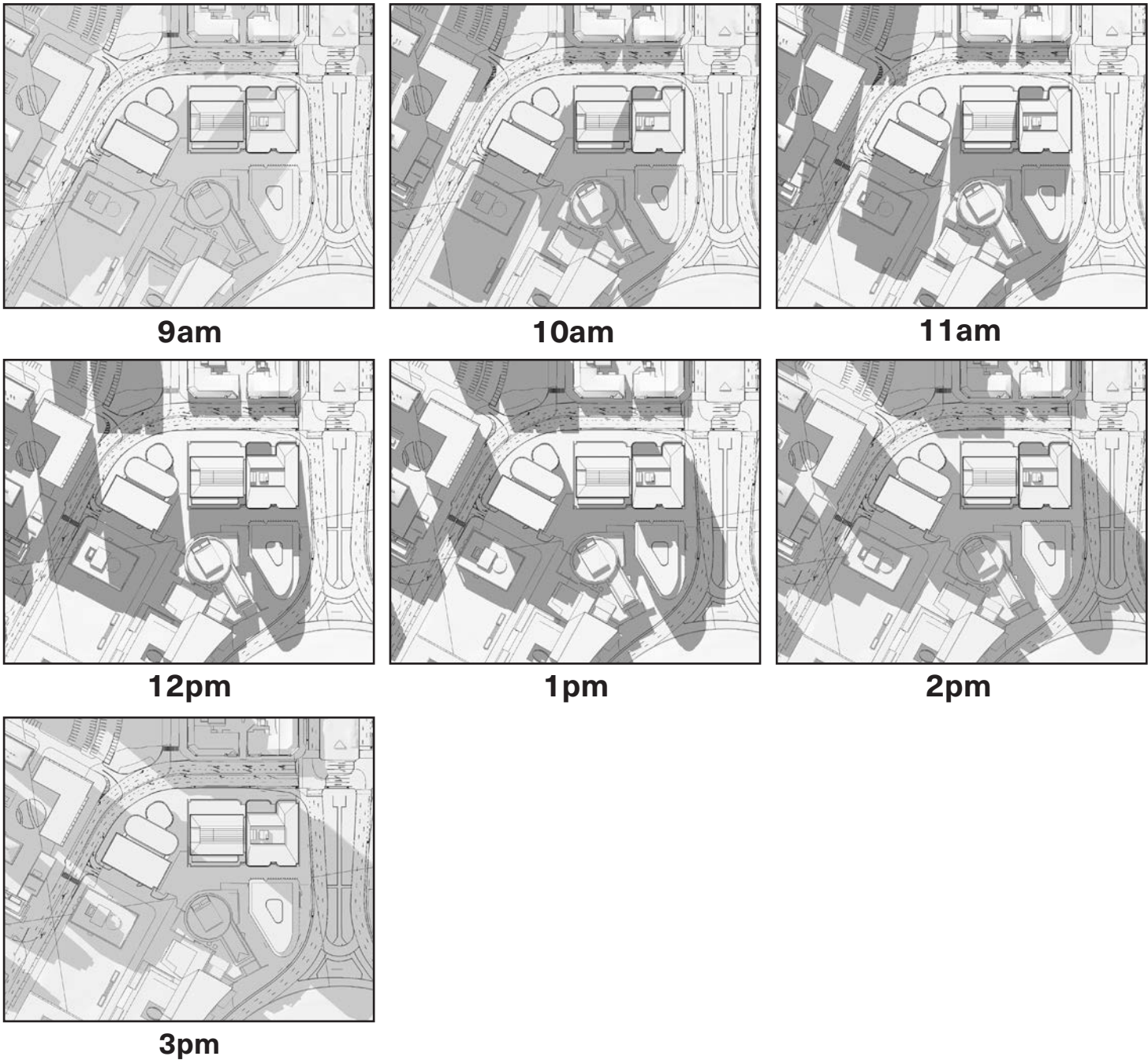
3 Precinct Masterplan

Massing and Built Form

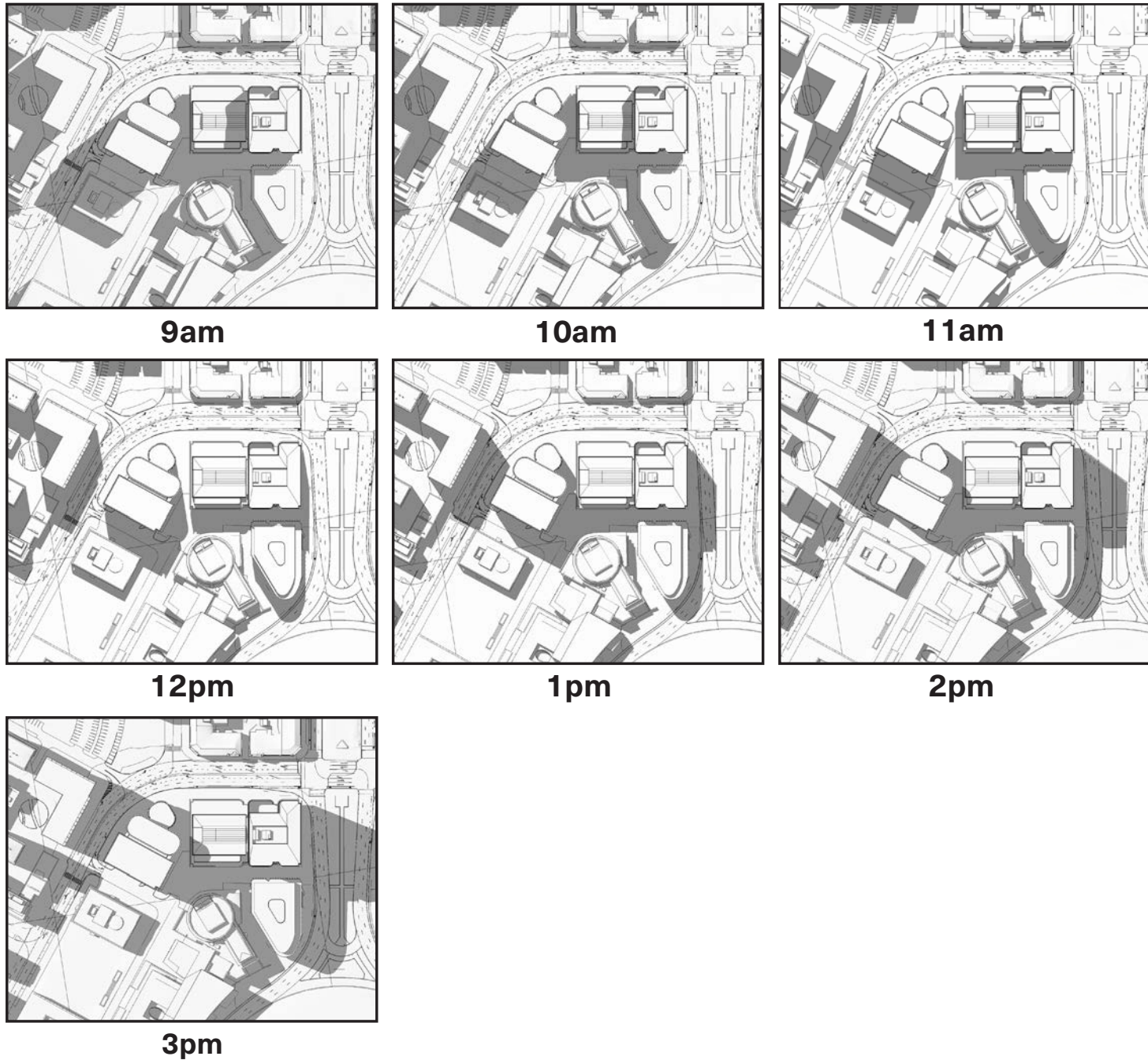
Solar Access

Key public spaces and active frontages benefit from the site's northerly orientation.

Mid-Winter - 21 June



Equinox - 21 September





3 Precinct Masterplan

Massing and Built Form

Wind Testing and Analysis

Wind tunnel testing and analysis of the proposal was undertaken by Windtech Consulting in November and December 2024. Extracts from the Wind Report are presented below, summarised on the following page.



PEDESTRIAN WIND ENVIRONMENT STUDY

WG960-02- BLOCK 40, SECTION 100, CANBERRA CITY


WG960-02F02(REV0)- WE REPORT

DECEMBER 16, 2024

Prepared for:

Capital Property Group

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EXECUTIVE SUMMARY

This report presents the results of a detailed investigation into the wind environment impact of the development situated within Block 40, Section 100, located in Canberra City. Testing was performed at Windtech's boundary layer wind tunnel facility. The wind tunnel has a 3.0m wide working section and a fetch length of 14m, and measurements were taken from 16 wind directions at 22.5 degree increments. Testing was carried out using a 1:300 detailed scale model of the development, which was fabricated based on the architectural model received on 12 November 2024 and 26 November 2024. The effects of nearby buildings and land topography have been accounted for through the use of a proximity model which represents an area with a radius of 375m.

Peak gust and mean wind speeds were determined at selected critical outdoor trafficable locations within and around the subject development. Wind velocity coefficients representing the local wind speeds are derived from the wind tunnel and are combined with a statistical model of the regional wind climate (which accounts for the directional strength and frequency of occurrence of the prevailing regional winds) to provide the equivalent full-scale wind speeds at the site. The wind speed measurements are compared with criteria for pedestrian comfort and safety, based on Gust-Equivalent Mean (GEM) and annual maximum gust winds, respectively.

The model was tested in the wind tunnel without the effect of any forms of wind ameliorating devices such as screens, balustrades, etc., which are not already shown in the architectural drawings. The effect of vegetation was also excluded from the testing. The existing site conditions were also tested, for comparison. In-principle treatments have been recommended for any area exposed to strong winds.

The results of the study indicate that wind conditions for the majority of trafficable outdoor locations within and around the development will be suitable for their intended uses. However, some areas will experience strong winds which will exceed the relevant criteria for comfort and/or safety. Suggested treatments are described as follows:

- Introduction of proposed shade tree planting with a minimum height of 3m above the proposed 0.5m high raised planters situated within the north-south through site link.
- Introduction of proposed evergreen walkway tree planting situated on the southern portion of the north-south through site link with a minimum height of 2m.
- Introduction of proposed raised planter box situated within the north-south through site link with a minimum height of 0.5m.

With the inclusion of these treatments to the final design, it is expected that wind conditions for all outdoor trafficable areas within and around the development will be suitable for their intended uses.

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WG960-02-Block 40, Section 100, Canberra City
December 16, 2024

Pedestrian Wind Environment Study
WG960-02-Block 40, Section 100, Canberra City
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Target Criteria

T.V. Lawson (2001) criterion - Wind Comfort Standard for Walking criterion of 8.0m/s (weekly GEM's).
W.H. Melbourne (1978) criterion of 23m/s (annual gusts) for safety.

T.V. Lawson (2001) criterion - Wind Comfort Standard for Standing criterion of 6.0m/s (weekly GEM's).
W.H. Melbourne (1978) criterion of 23m/s (annual gusts) for safety.




Figure 6a: Study Point Locations and Target Wind Speed Criteria – Ground Floor Plan

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WG960-02F02(REV0)- WE Report
December 16, 2024

Pedestrian Wind Environment Study
WG960-02-Block 40, Section 100, Canberra City
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Executive Summary

Study Point Locations and Target Wind Speed Criteria

London Central Urban Design and Architectural Design Report
Basement and 60 London Circuit - Works Approval Submission 4 April 2025

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3 Precinct Masterplan

Massing and Built Form

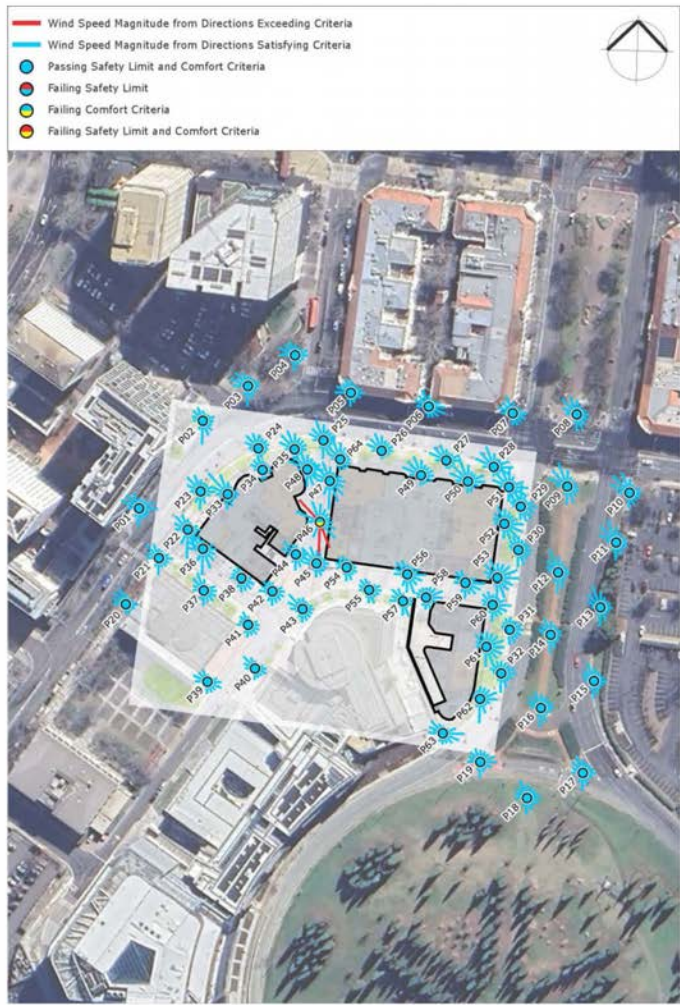


Figure 7a: Wind Tunnel Results – Ground Floor Plan
(results shown without treatments applied)

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WGR60-02/02 (rev0) - WE Report
December 16, 2024

Pedestrian Wind Environment Study
WGR60-02/Block 40, Section 100, Canberra City
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Wind Tunnel Results

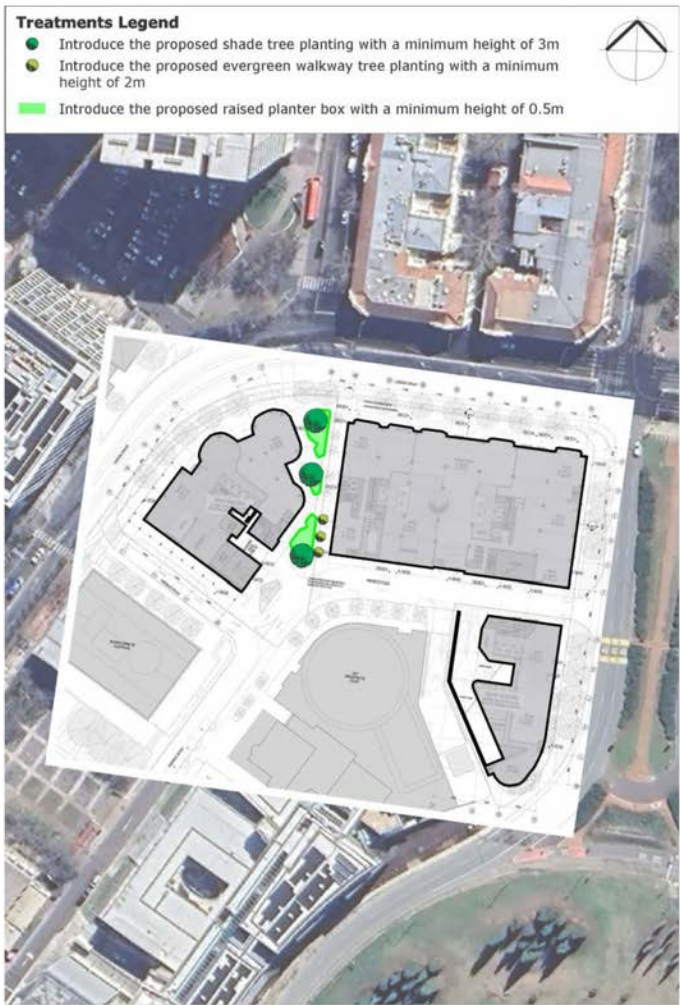


Figure 8a: Suggested Treatments – Ground Level Plan

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WGR60-02/02 (rev0) - WE Report
December 16, 2024

Pedestrian Wind Environment Study
WGR60-02/Block 40, Section 100, Canberra City
Page 22

Suggested Treatments

Summary

The wind tunnel test results indicated that wind conditions for the majority of trafficable outdoor locations within and around the site will be suitable for intended uses. In certain locations, Windtech has recommended that particular features be incorporated into the landscape design to mitigate wind impacts and enable wind conditions to be suitable for intended uses.

These recommendations include tree selections and raised planter beds, which will be incorporated into the landscape design for the public realm by Redbox Design Group.

3 Precinct Masterplan

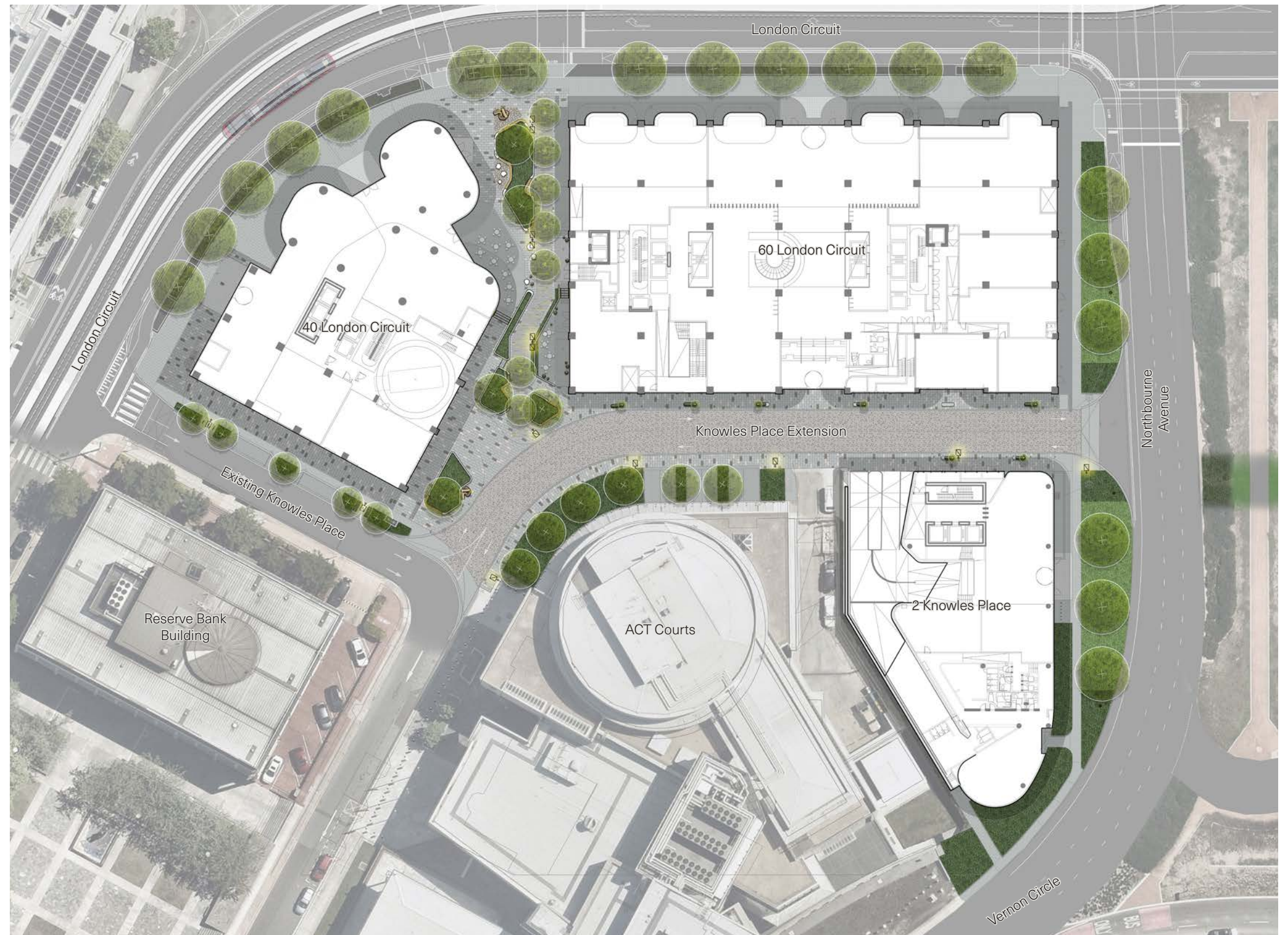
Landscape Design

Site

A comprehensive landscape masterplan supports the precinct objectives of pedestrian connectedness, activation, site specificity, and microclimate enhancement.

The ground plane is conceived as a series of legible and interconnected spaces, characterised by high quality finishes, richly textured pavements, artworks and public seating and congregation nodes integrated into a dynamic landscape setting for the buildings.

Each street frontage responds positively to the character and potential of the urban street network, and proposes upgrades and enhancements which will benefit the cityscape for generations.



3 Precinct Masterplan

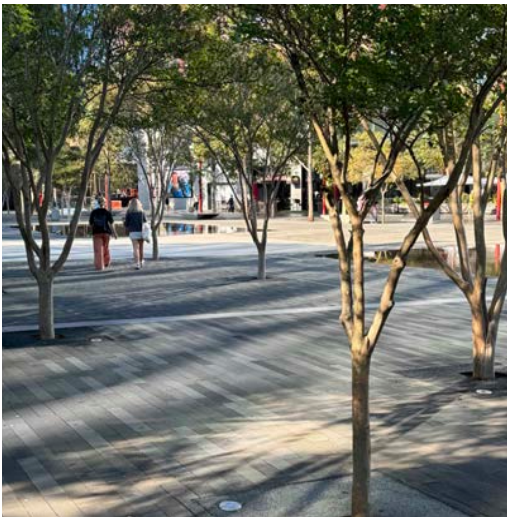
Landscape Design

Plaza

A generous public outdoor arcade connects East Row and the Courts precinct, combining public walkways, sitting nodes, alfresco dining and building access and providing a visual and social focus for the precinct.

Finely detailed forecourts featuring public artwork mark the space at London Circuit and Knowles Place, contributing to street life and offering an alluring invitation to explore the link space.

The plaza is characterised by a fine-grained shaded linear walkway, sculpted planters forming sitting edges and nooks, extensive planting and shade trees benefiting from deep soil build-ups and passive stormwater capture for irrigation. Service vehicles and service frontages are integrated invisibly into the ground plane.



3 Precinct Masterplan

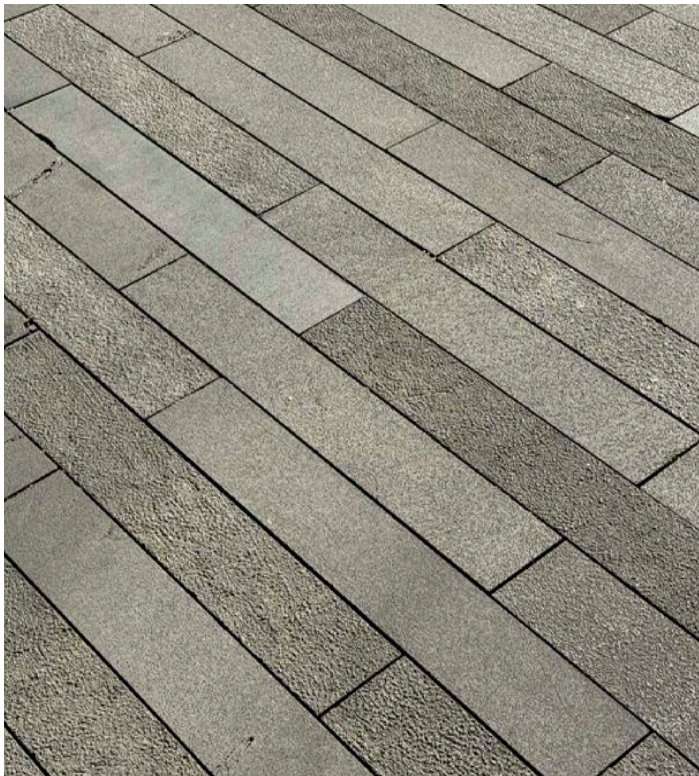
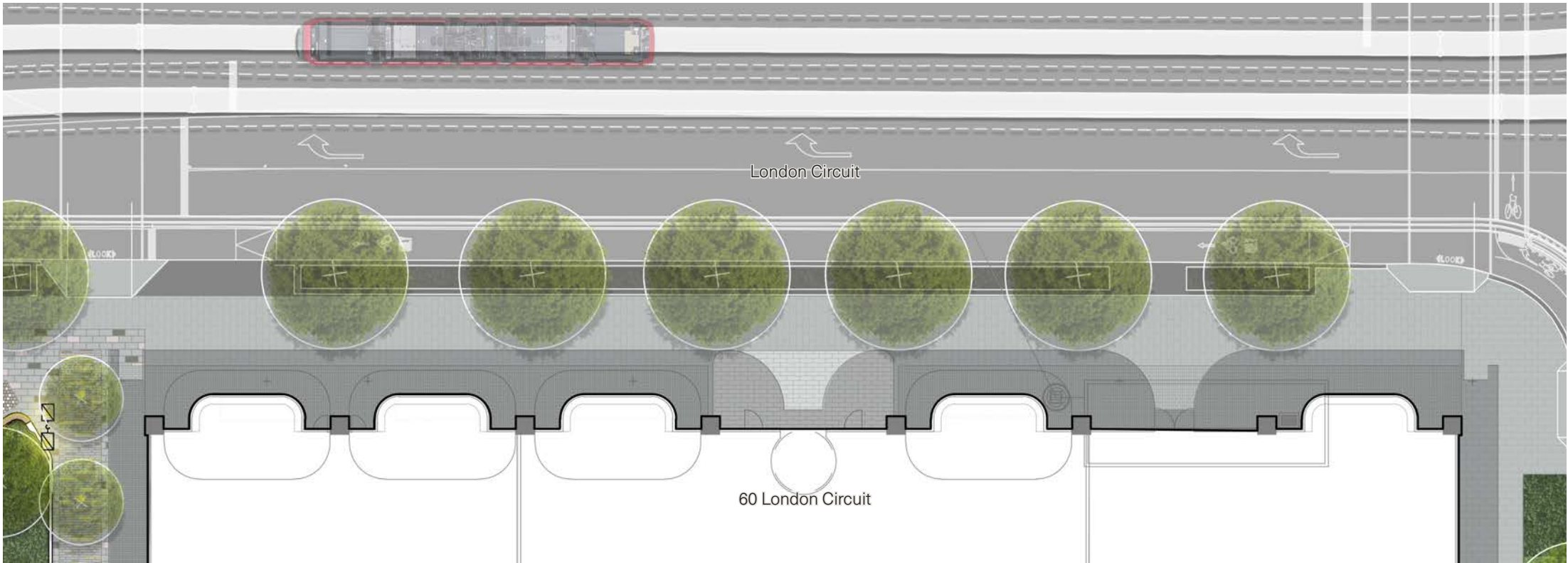
Landscape Design

London Circuit

The Territory's ambition for a contemporary and climate-ready urban boulevard along the Light Rail transit corridor connects seamlessly to the precinct edge.

Pavement finishes will extend from the light rail work to buildings, adopting the palette and pattern of high quality stone paving.

Paving accents introduce a subtle shift in scale and surface texture at key moments along the Avenue such as the plaza forecourt, building lobbies, alfresco dining edges and intersections.



3 Precinct Masterplan

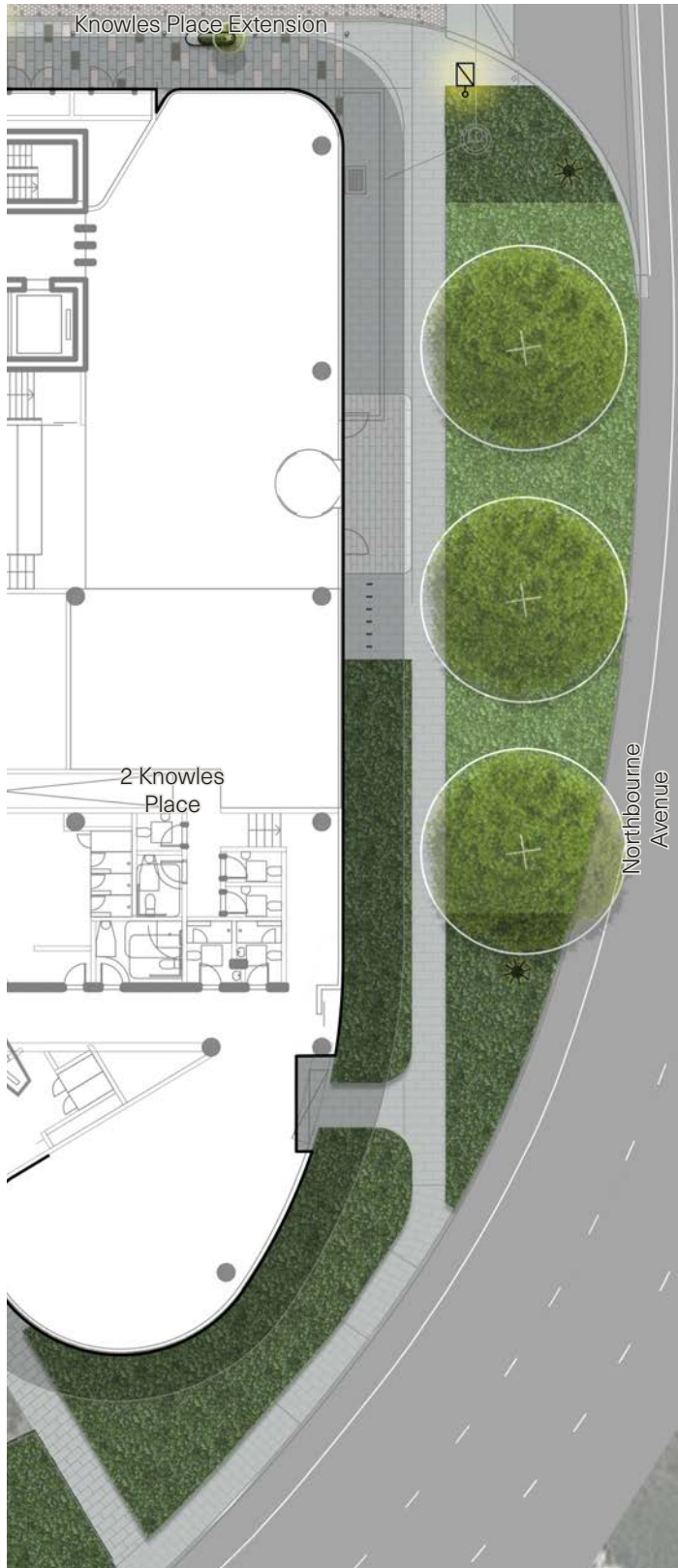
Landscape Design

Northbourne Avenue

A comprehensive re-imagining of the current verge condition has been undertaken, leading to a bold proposition for new pedestrian corridor and soft landscape at this significant approach to City Hill.

A new, stone-paved pedestrian way integrated with the paved colonnade repositions pedestrian away from the kerb line for pedestrian safety and precinct access, and continues southward to tie in with the Vernon Circle condition.

The verge will be planted with low ground cover plantings, with species acknowledging the coniferous low cover of the median and City Hill plantings. New advanced tree plantings of Zelkova, informed by past inputs from the Urban Treescape Unit and utility providers, are intended to establish a dignified and garden-city character to this southern limit of Northbourne Avenue.



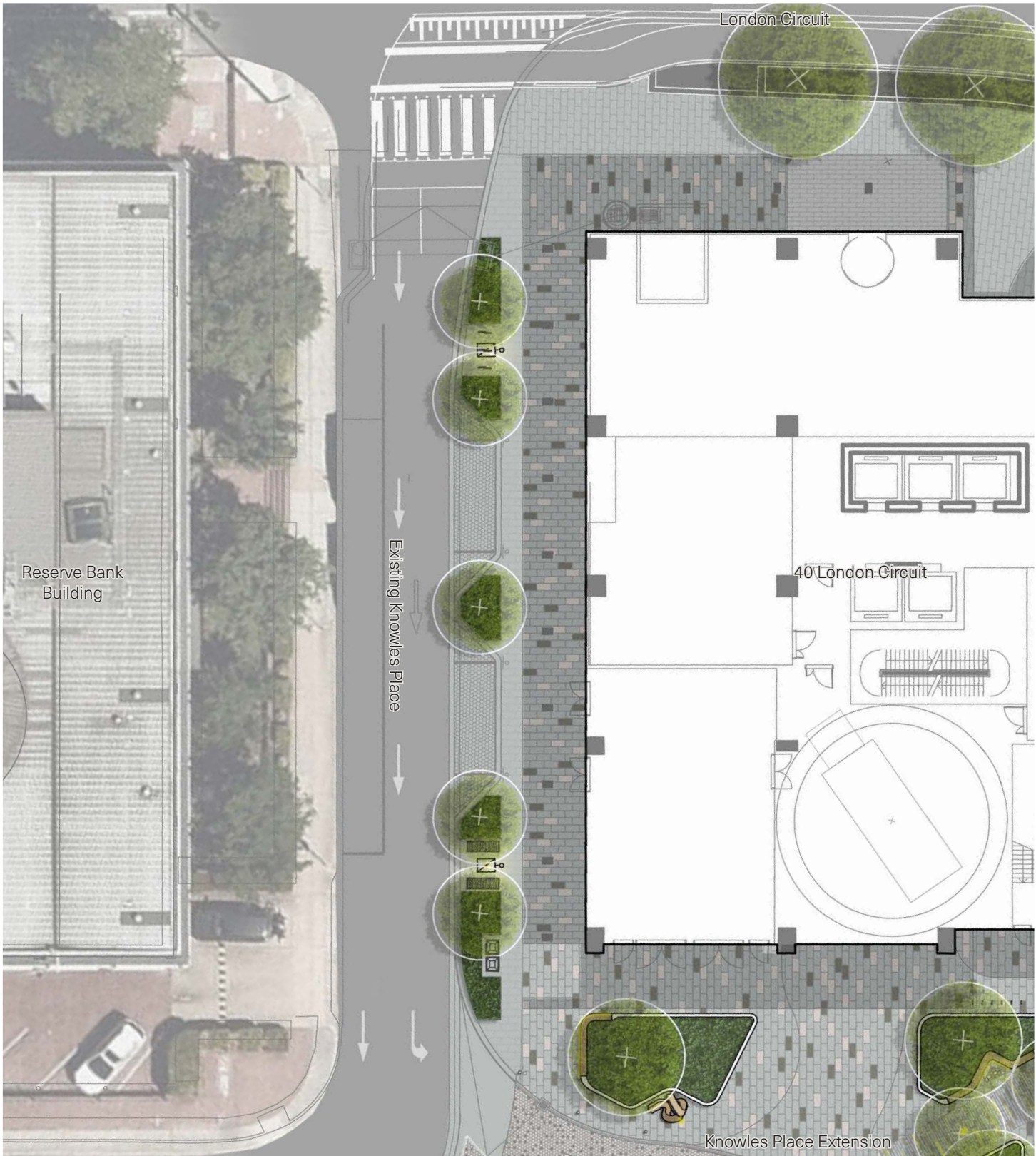
3 Precinct Masterplan

Landscape Design

Existing Knowles Place (RBA Interface)

As the point of arrival at Knowles Place for motorists and many pedestrians, this space has been re-created as a landscaped edge comprising new verge trees (supported by permeable pavement and structural soil vaults beneath car parking bays), urban furniture, softscape and high quality stone pavement.

As with the London Circuit edge, this area will integrate with the urban design character of the broader city through implementation of the Canberra Central Design Manual and other current urban design guidelines, through further discussions with the CRA, TCCS, and LRS2A teams.



3 Precinct Masterplan

Landscape Design

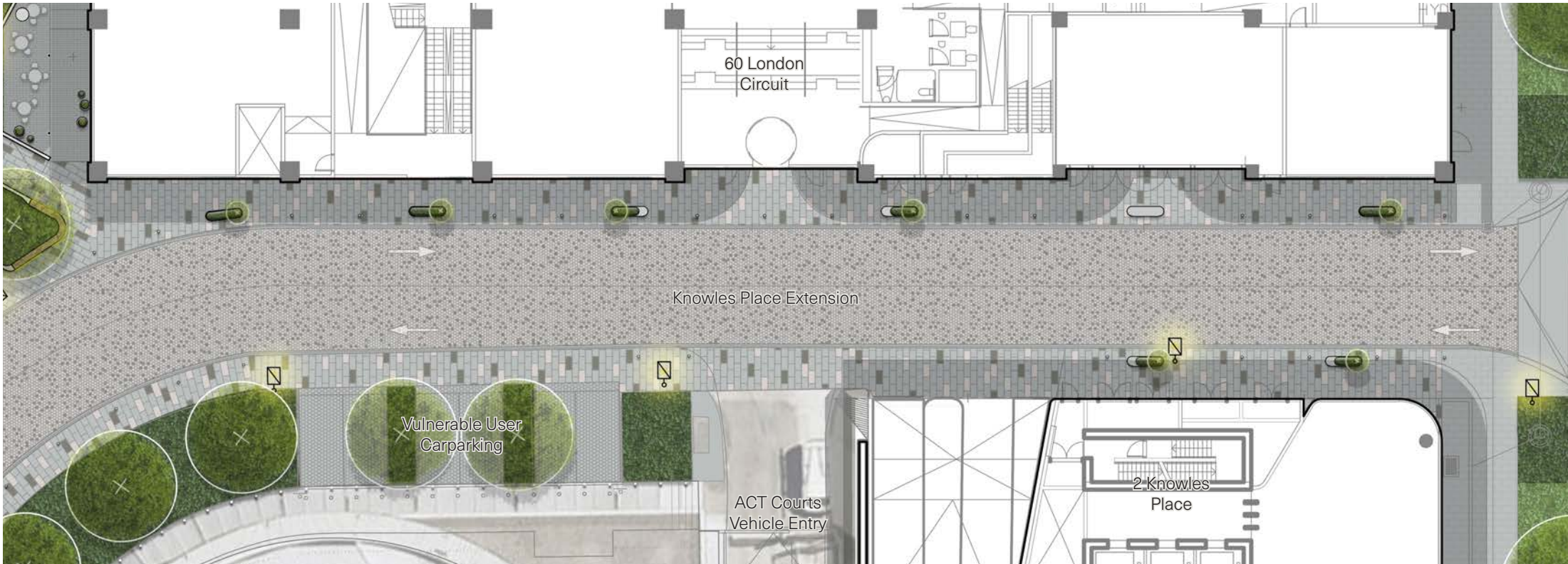
Knowles Place Extension

This city-defining space has been designed as an urban landscape corridor, applying principles of pedestrian-priority, movement and place to create a shared zone of unrivalled quality and amenity. Informed by the success of the Constitution Place treatments, the shared way is defined by fine-grained hexagonal unit pavers, raised transitions, flush kerbs and landscape furniture in a low-speed environment.

Shade trees and landscape plantings will be reinstated along the southern edge within the ACT Courts block, unified with vulnerable user carparking incorporating structural soil vaults and permeable pavements.

Widely spaced architectural bollards and seated planters loosely define the roadway edge, with a return to the large format precinct stone pavement defining these areas of pedestrian-only thoroughfare.

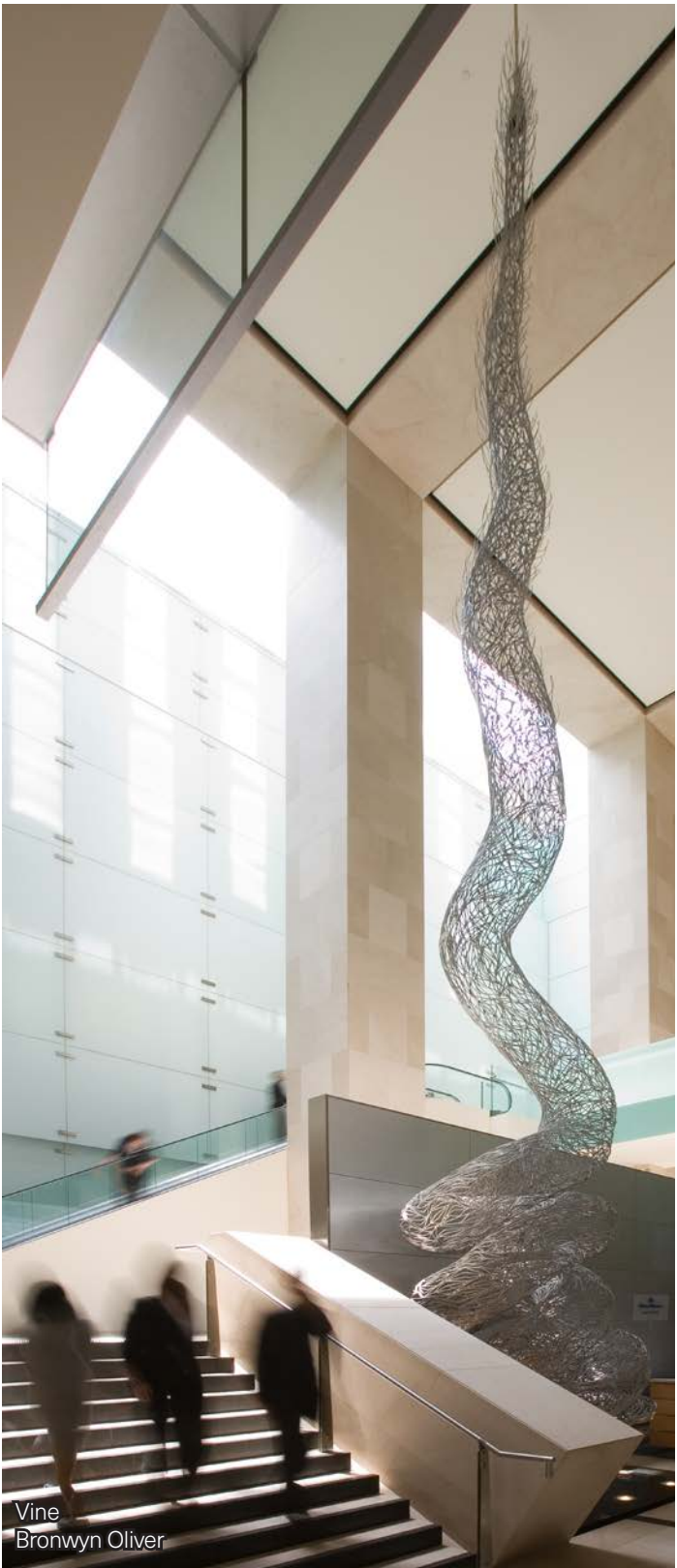
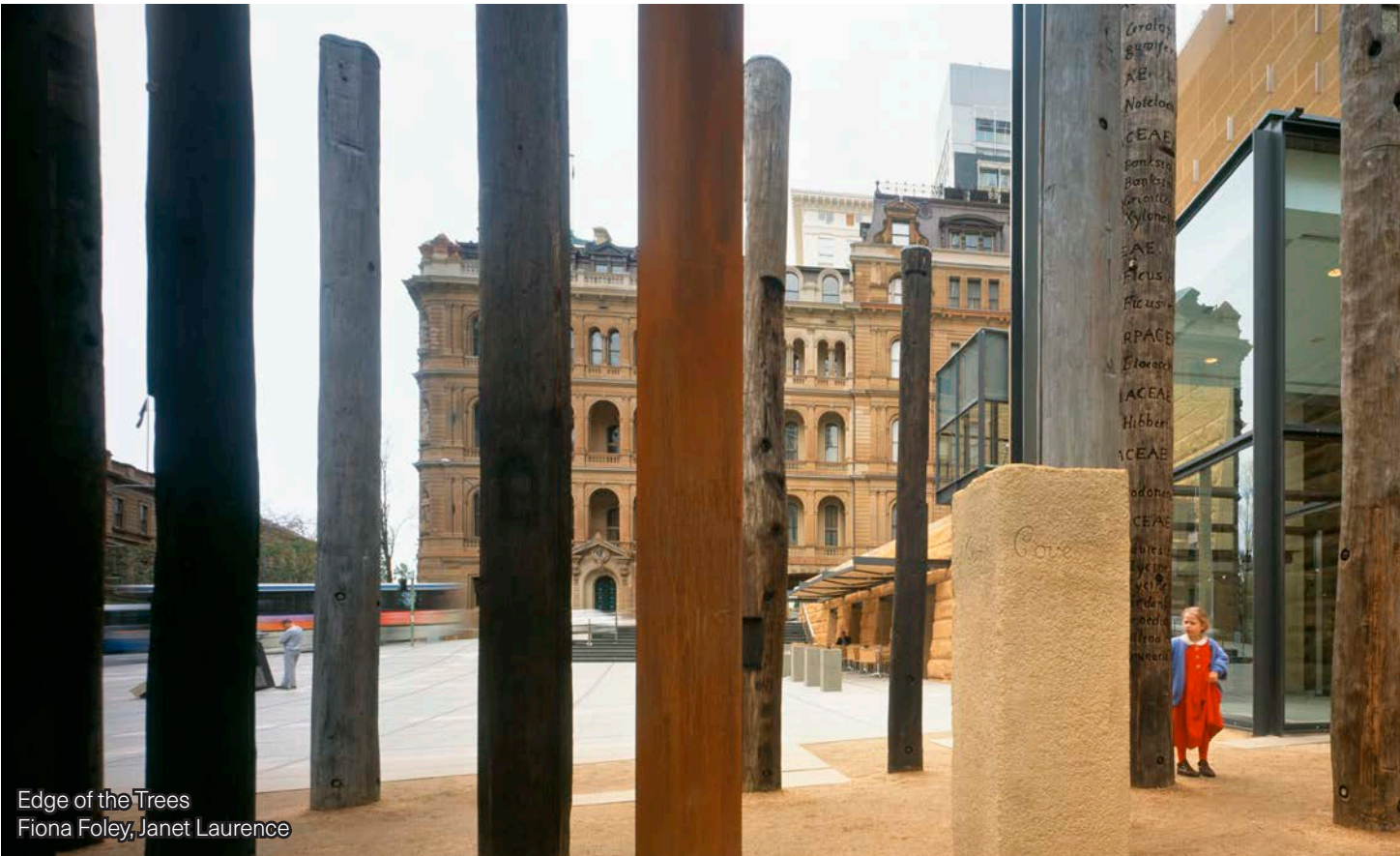
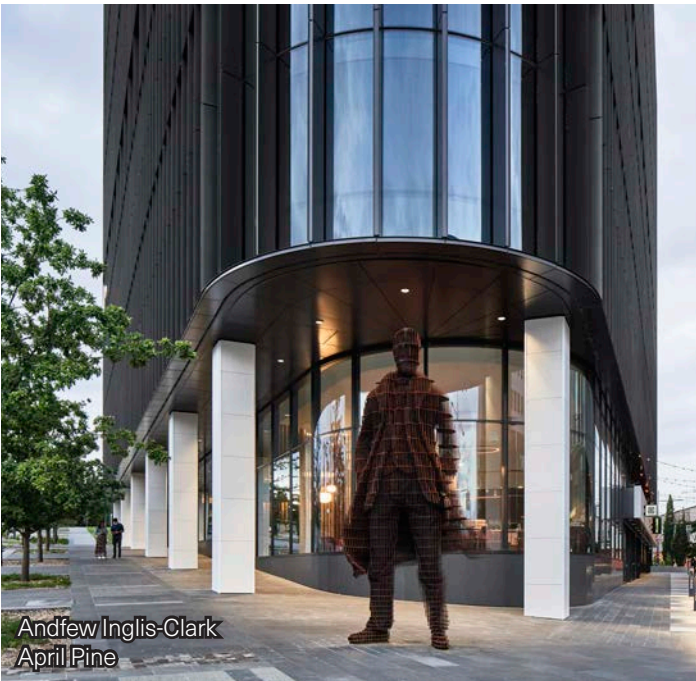
An open engagement with the plaza at the laneway 'elbow' is achieved with large scaled planters, integrated seating, feature lighting and artwork, which combine to offer a publicly accessible open space focus not only for the new buildings, but the wider 'town and gown' precinct.



3 Precinct Masterplan

Public Art

Public art that responds to this important site will be creatively integrated into the masterplan design to celebrate and explore the histories and personalities that distinguish it from others across the National Capital.



3 Precinct Masterplan

Sustainability

Sustainability is fundamental to the 60 London Circuit Masterplan.

The buildings will target leading sustainability benchmarks and standards (refer below), to be achieved through a broad range of design, construction and operational initiatives (refer right):

Green Star
5 Star Green Star

NABERS Energy
Minimum 5.5 stars with potential for 6 stars.

NABERS Water
Minimum 4 stars with potential for 5 stars.

Renewables
Large solar arrays across rooftops.

All Electric Building
Carbon neutral operation.

Construction Waste Recycling
Minimum 90% of waste will be recycled.

Operational Waste
The building will support recycling of all waste through its operational life, in line with the ACT's recycling objectives.

Embodied Carbon
By using industry recognised and supported tools, production processes and systems, the building will minimise embodied carbon.



Leading sustainability credentials across all relevant ratings systems



Rooftop photovoltaics



All electric buildings



Recycled materials used where possible



Water efficient sanitary fixtures and fittings



Locally sourced and manufactured materials where possible



Accessible through site link to support precinct integration



Interconnecting stairs from GL encourage staff interaction and health



COVID-Safe environment with initiatives to manage IEQ



Rainwater capture and re-use



Facade shading balances views, performance, amenity and comfort



Excellent public transport links



Comprehensive recycling systems



Food and beverage retail activates streetscape and encourages precinct integration



Pocket park to enhance biodiversity and microclimate



Vehicle charging in tenant and public car park



Generous End of Trip facilities directly linked to Canberra's active transport network



Car share opportunities within basement

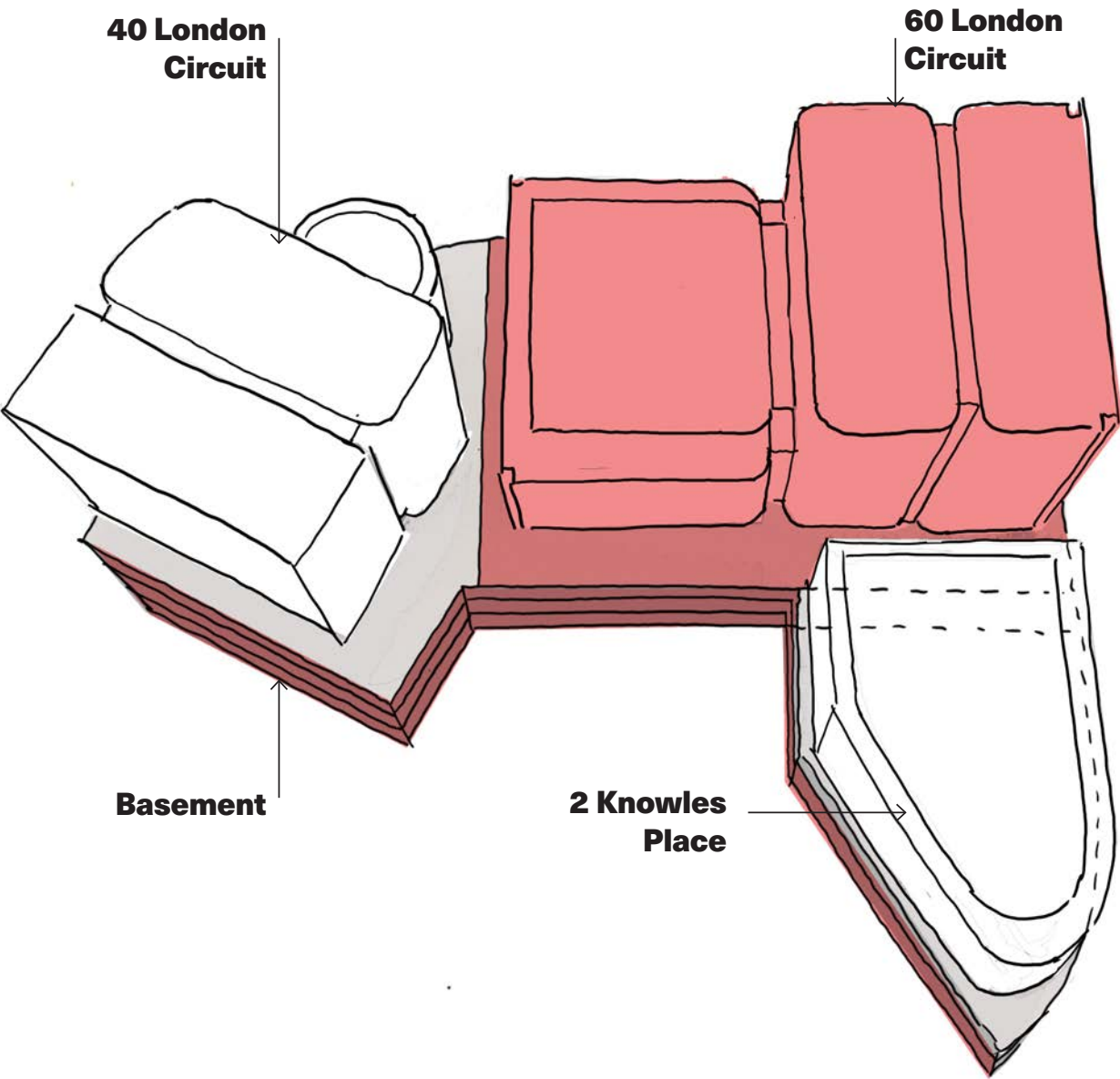


4 Scope of Works Approval Submission

Subject Staging and Future Title Boundaries

Staging

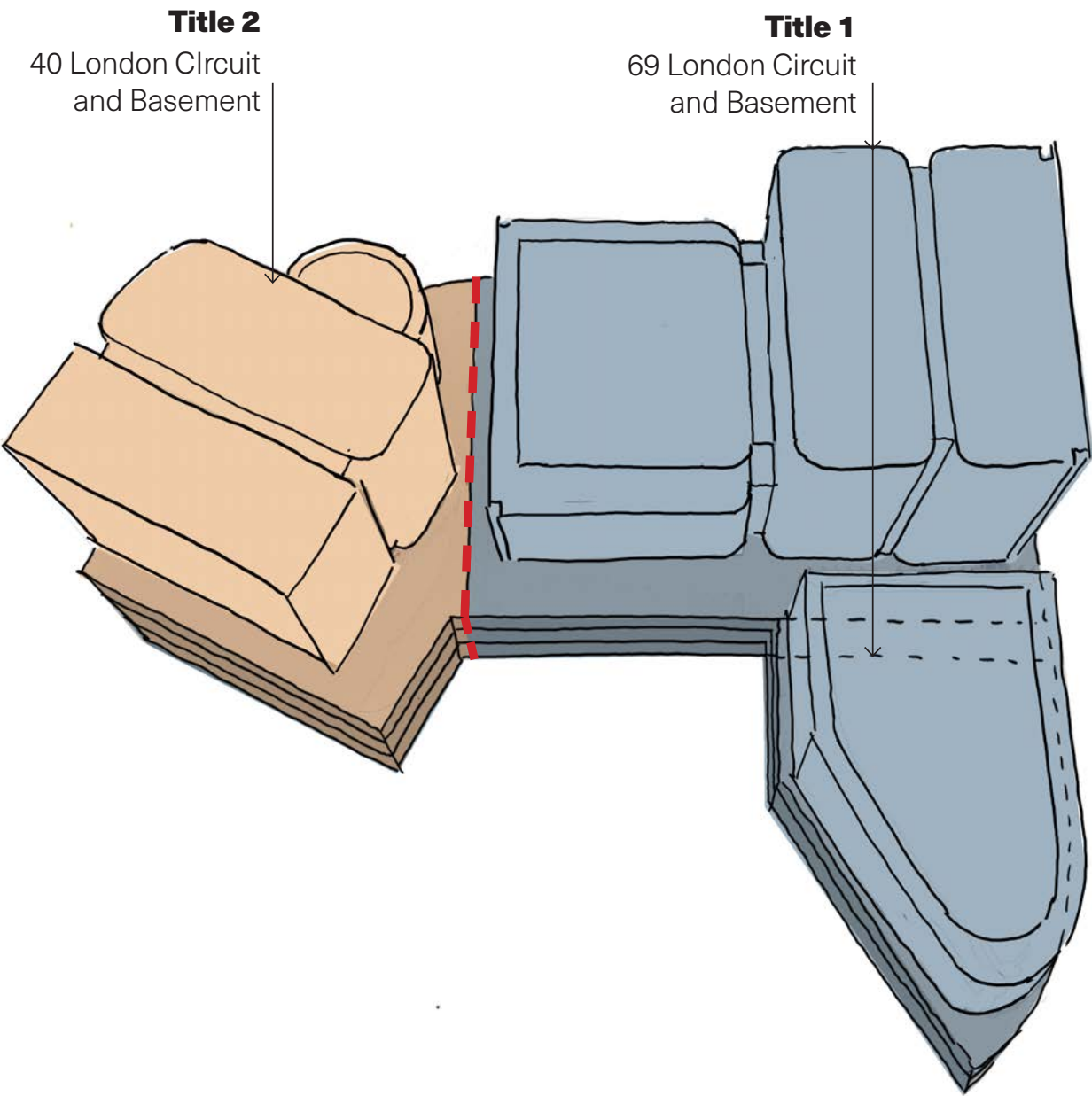
The scope of this Works Approval Submission is for the entire Basement and 60 London Circuit.



Future Title Boundaries

It is anticipated that 40 London Circuit, including Basement under, will be defined under a separate title in the future, following delivery of the development, shown indicatively below.

60 London Circuit and 2 Knowles Place, including basement under, will be under a single title.



4 Scope of Works Approval Submission

Future Staging and Potential Uses

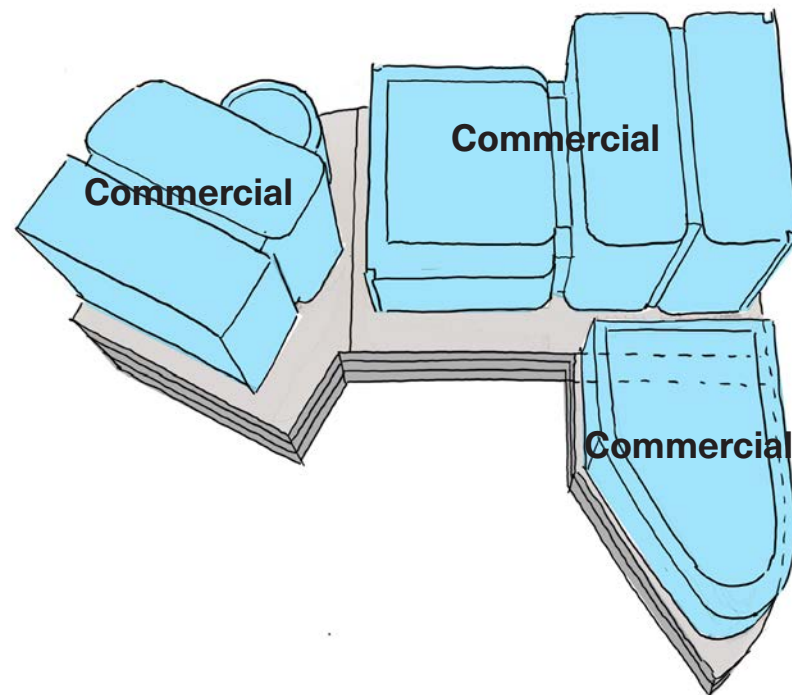
Future Stages - 40 London Circuit and 2 Knowles Place

The indicative built forms of 40 London Circuit and 2 Knowles Place offer flexibility to accommodate a range of future alternative uses, including Residential, Hotel, and Boutique Commercial.

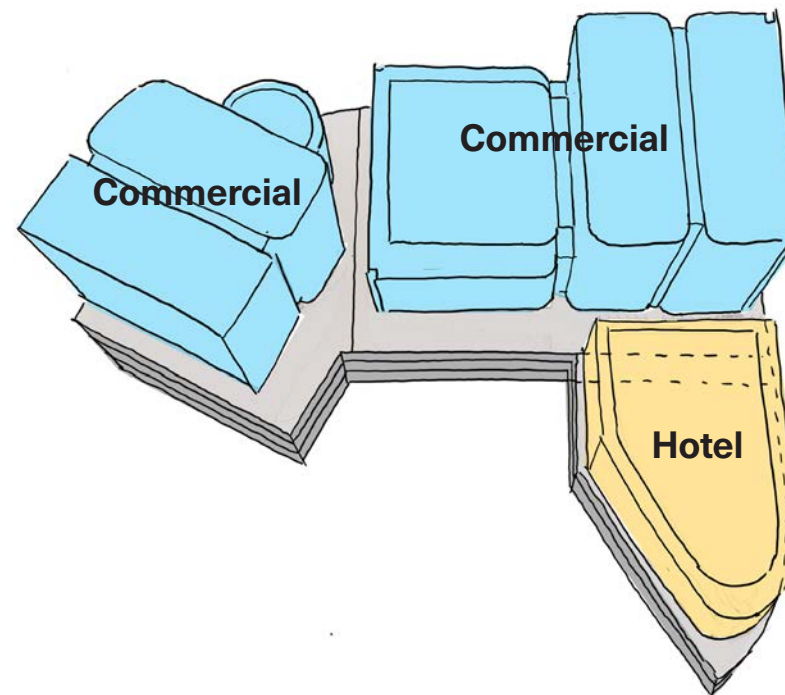
This approach maintains the opportunity to incorporate greater diversity of use and activation of the precinct in the future, to meet the accommodation demands of the city.

Detailed proposals for the 40 London Circuit and 2 Knowles Place will form part of future Works Approval submissions.

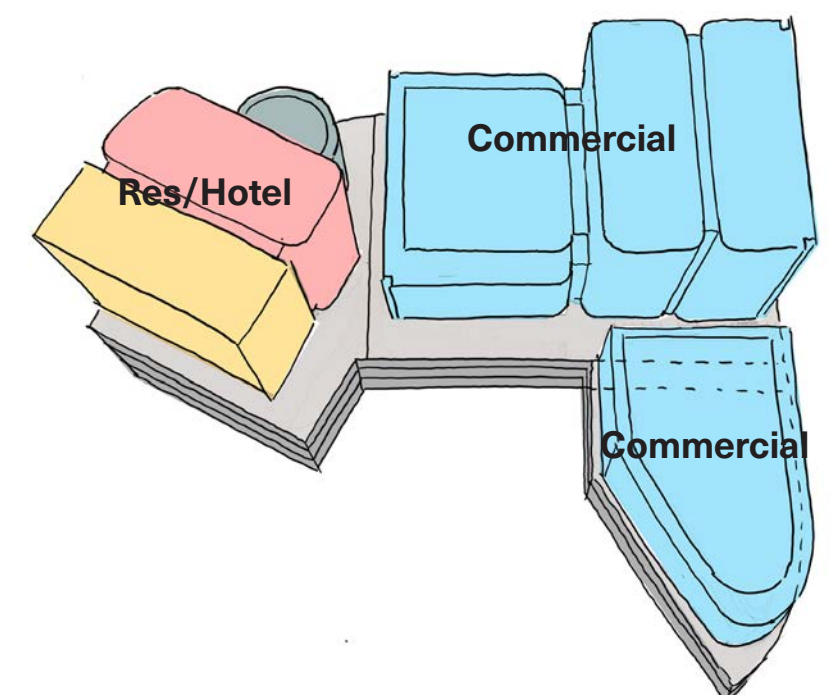
Use Scenario 1



Use Scenario 2



Use Scenario 3



5 60 London Circuit

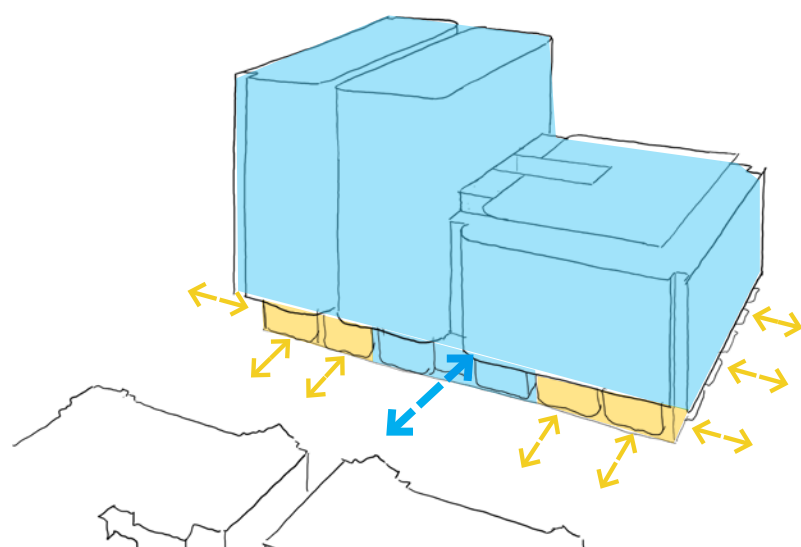
Design Concept



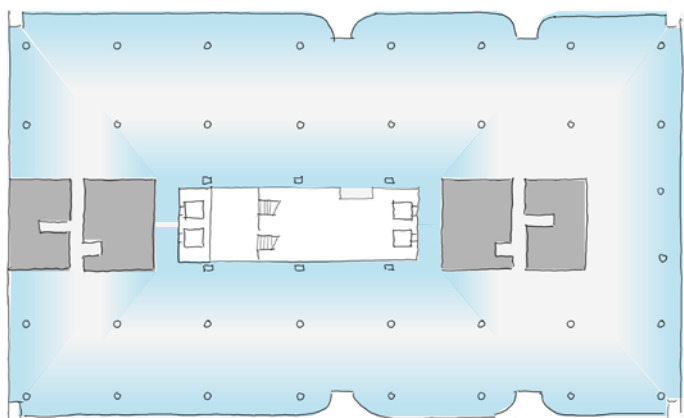
5 60 London Circuit

Design Concept

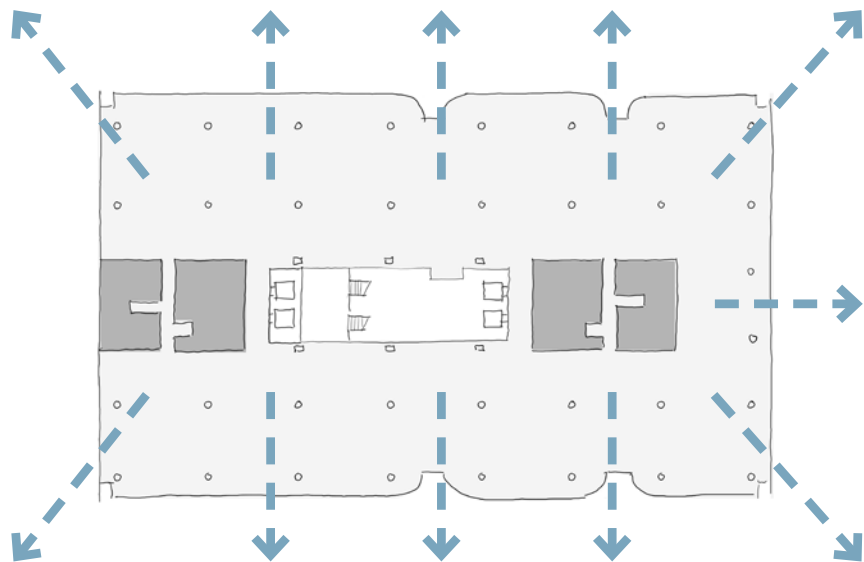
Design Principles



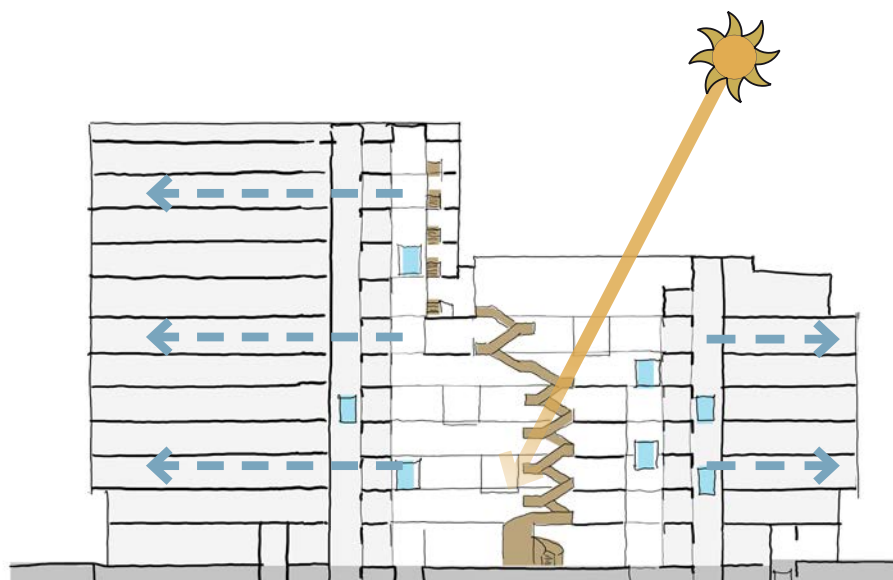
Deliver a premium commercial address and workplace experience, supported by diverse retail uses and engaging public realm interfaces.



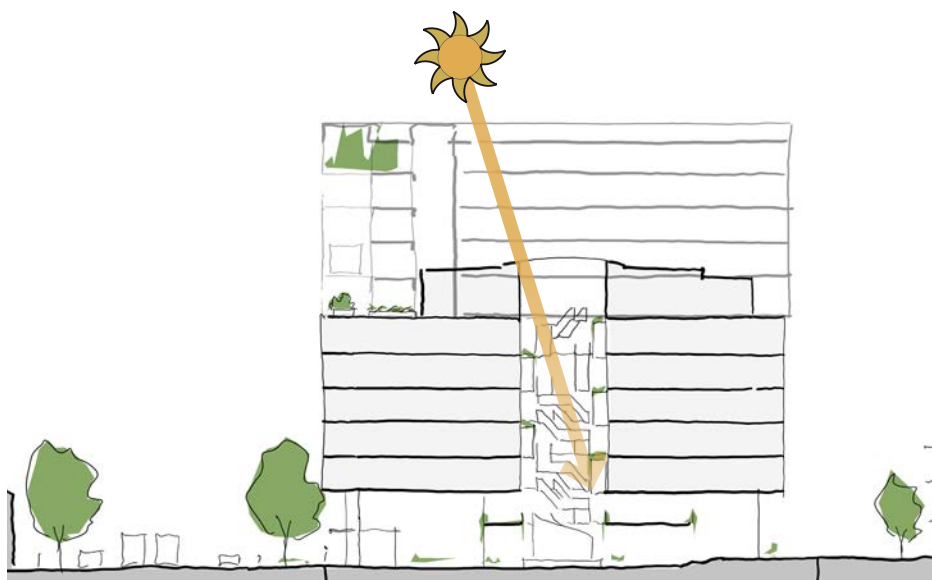
Maximise daylight to floor plate through a central atrium and well-considered core locations.



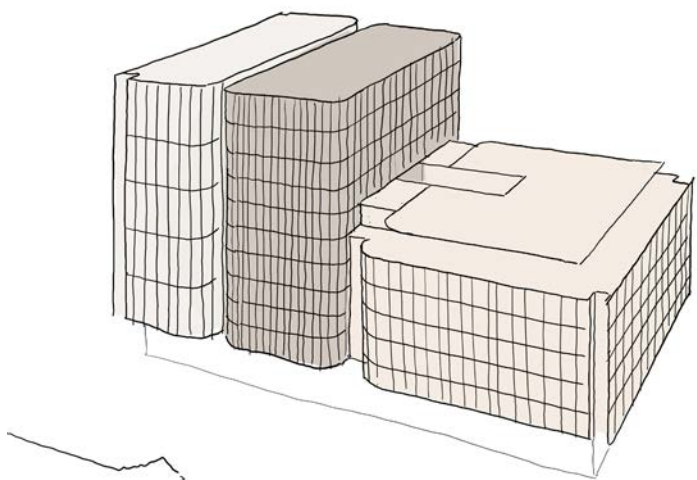
Maximise views from floor plate in all directions through well-considered core locations.



Maximise physical and visual connectivity across the workplace through a central atrium accommodating interconnecting stairs, bridges and glass lifts.



Integrate biophilic design elements to enhance well being, biodiversity and mitigate urban heat island effect for the surrounding urban context.



Incorporate facade shading that responds to orientation and opportunities for views, minimises glare and energy use and reinforces a dynamic architectural expression proposed urban form.

4 60 London Circuit

Ground Floor and Public Domain Interfaces

Ground Level Plan

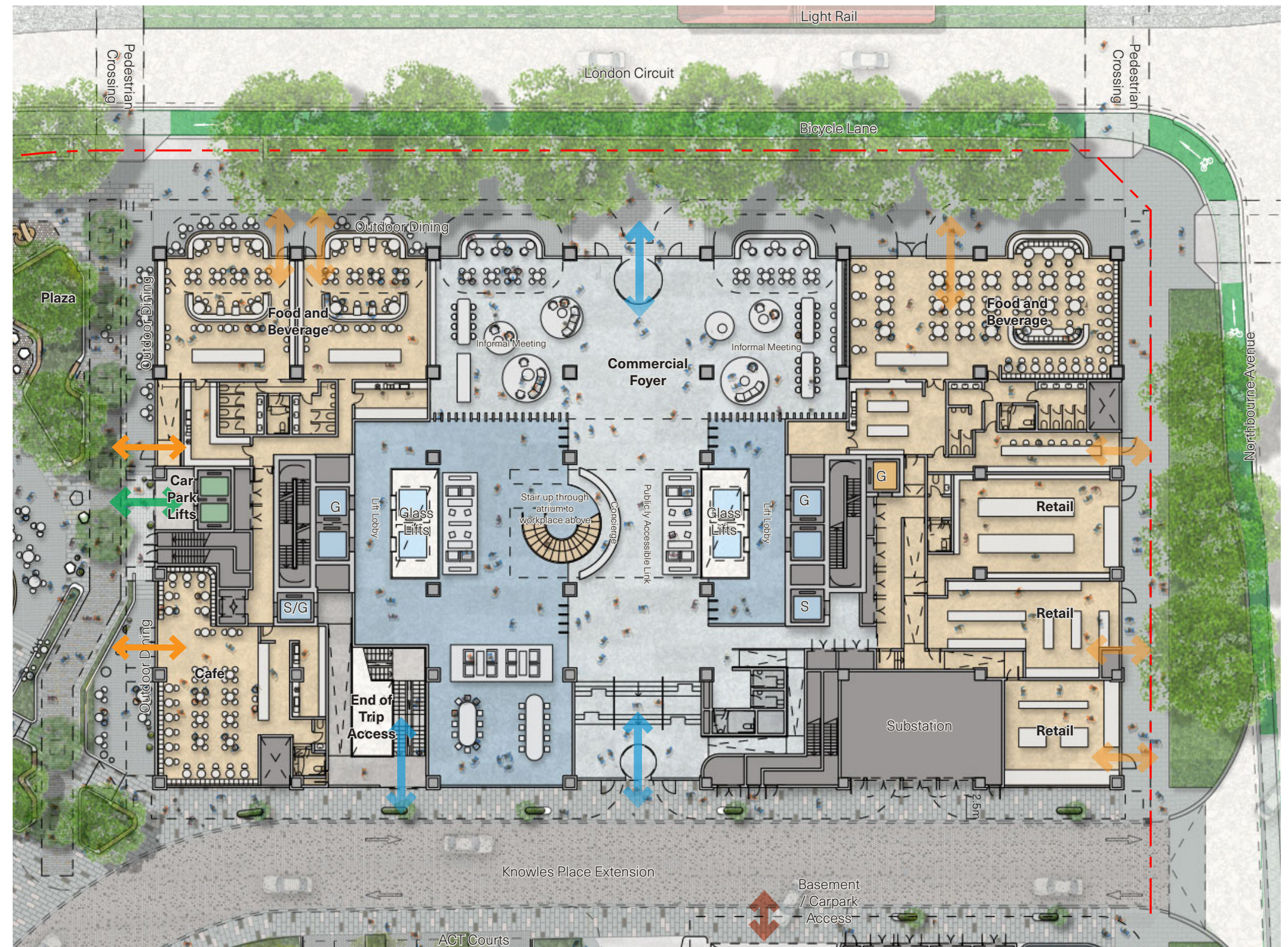
60 London Circuit presents a permeable and well-connected ground plane that accommodates a diverse range of uses and activation on all frontages.

A premium commercial address is positioned centrally, providing entry off London Circuit and connecting through to Knowles Place. These entries lead to an expansive foyer and naturally lit atrium space at the centre of the building, that is activated by glass lifts, interconnecting stairs and biophilic elements reaching up through the workplace.

The commercial foyer is flanked by substantial and diverse retail offerings that respond to their contexts on both London Circuit and Plaza frontages. Access to the public carpark within the basement is provided via lifts accessed via the Plaza frontage, at the centre of the precinct.

Service retail is intended for the Northbourne Avenue frontage, whilst Knowles Place will be activated by various uses and access for different building functions, including End of Trip Facilities and access to the commercial foyer.

Covered pedestrian access is provided for the full perimeter of the building, which aligns to current and future pedestrian crossings over Northbourne Avenue and London Circuit.



4 60 London Circuit

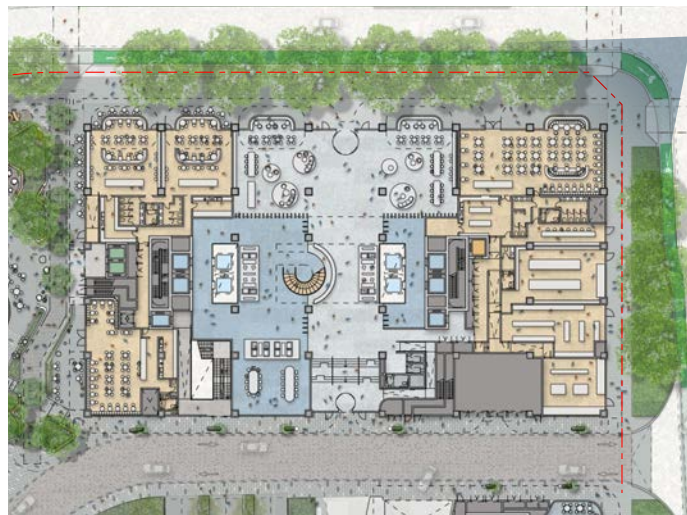
Ground Floor and Public Domain Interfaces

Northbourne Avenue

The tower form of 60 London Circuit presents a strong corner to the intersection of Northbourne Avenue and London Circuit, below which, the podium interface employs a more open and inviting gesture to engage with what will be a busy pedestrian interface. The frontage will be activated by a destination food and beverage operator, who will occupy the interior space.

Further along Northbourne Avenue, the tower soffit and recessed ground floor facade define a civic scaled interface with the public realm, that will also feature a variety of street trees and planting to serve as a spatial and acoustic buffer to the vehicular carriageway.

A mix of retail uses will feature along the Ground Level, complementing commercial space at level 1 towards Knowles Place that will contribute to passive surveillance and activation of the streetscape.



4 60 London Circuit

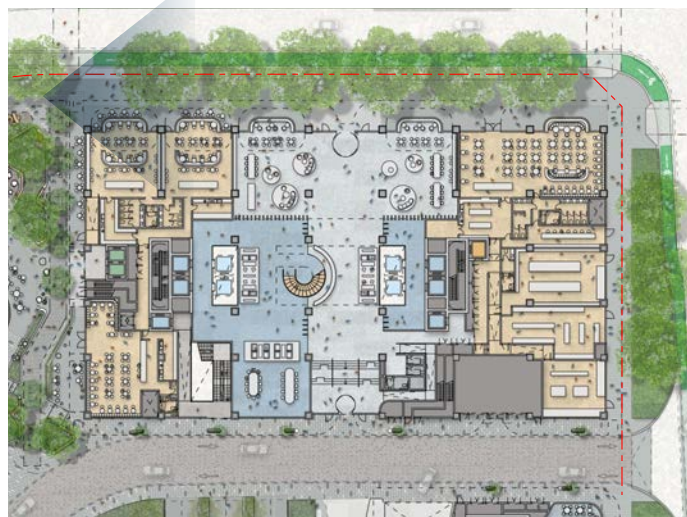
Ground Floor and Public Domain Interfaces

London Circuit

The two-storey high podium frontage extends along London Circuit to present a generous public domain interface that engages with the public realm through retail and commercial uses.

The proposal is integrated with Light Rail Stage 2A works, with substantial street trees presenting a 'colonnade' of natural elements to the building interface, complemented by stone-clad columns reinforcing a consistent structural module that responds to the symmetry and masonry character of the adjacent Melbourne Building.

Bay windows enhance the ordered expression of the building structure, opening up vistas into and out of the interior spaces to engage with the streetscape. The curved geometry of facade glazing and horizontal awnings extend an architectural dialogue with elements of the Melbourne Building frontage, including the single storey scale of its colonnade and finer grain facade treatments.



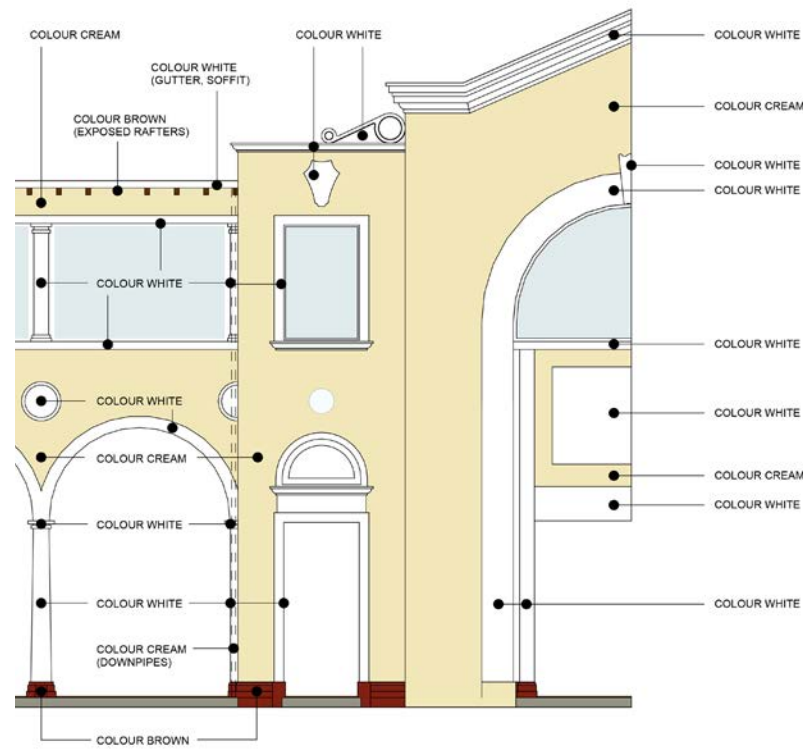
4 60 London Circuit

Ground Floor and Public Domain Interfaces

4 60 London Circuit

Ground Floor and Public Domain Interfaces

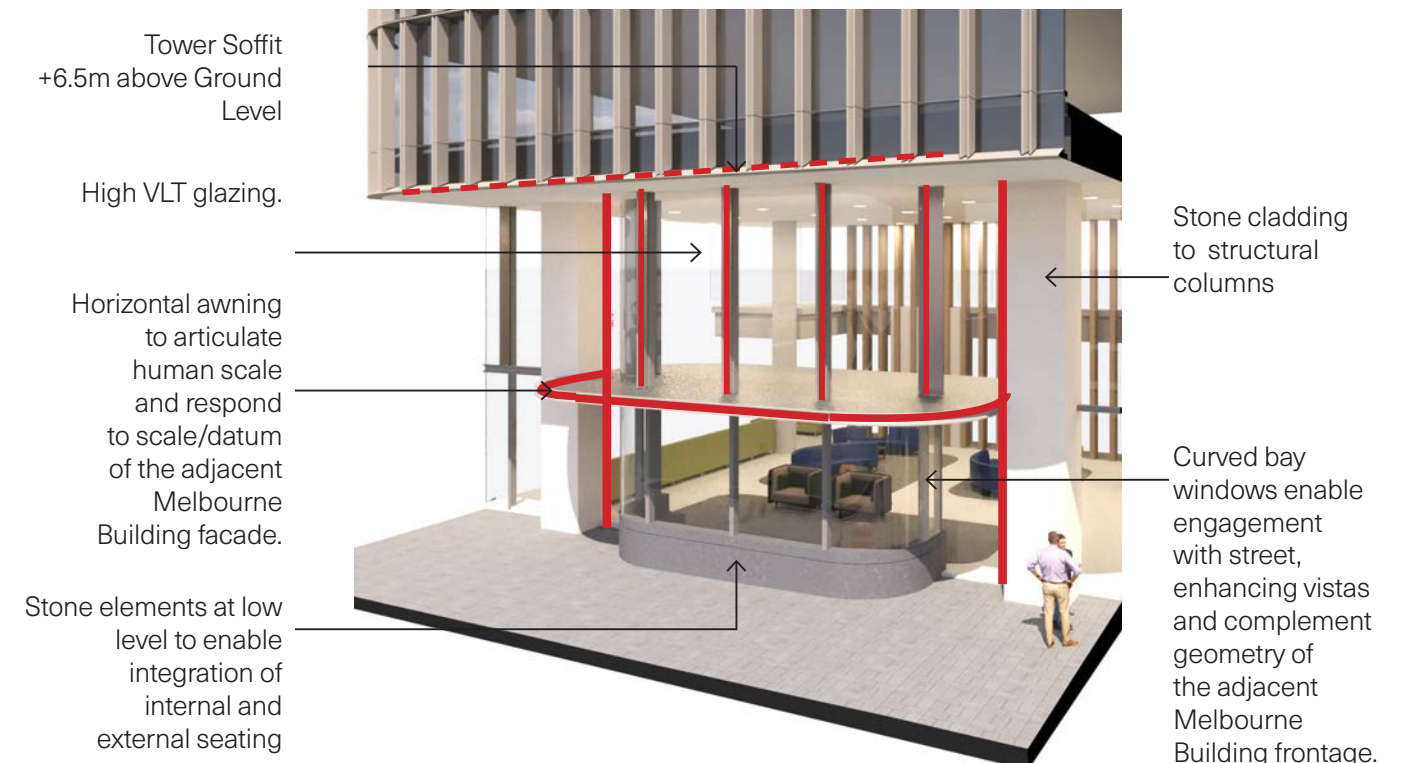
London Circuit



Melbourne Building Elevation



Melbourne Building Photograph



Facade and Interior Vignette



London Circuit Frontage

4 60 London Circuit

Ground Floor and Public Domain Interfaces

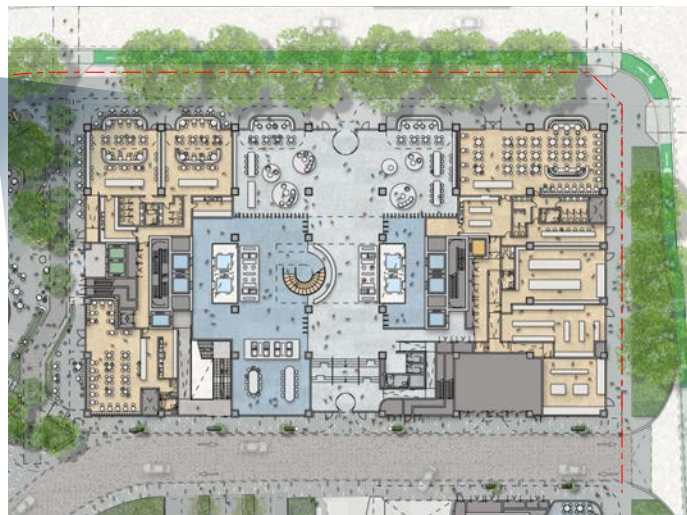
Plaza

60 London Circuit defines and activates the eastern extent of the public plaza that extends north to south through the site.

The podium frontage presents a mix of retail uses as well as access to the public carpark below ground via lifts at the centre of the building's west elevation.

Human-scale facade treatments with different levels of operability will facilitate engagement between the interior retail uses and adjacent outdoor spaces to give vitality to the precinct throughout the day and evening.

Wayfinding signage, statutory signage and retail signage will be integrated into the design of ground level interfaces and the public realm.



4 60 London Circuit

Ground Floor and Public Domain Interfaces

Knowles Place

Knowles Place performs a critical role across the City Hill Precinct in providing service access to existing and future buildings within the city centre, particularly for vehicles accessing the carparks and loading docks, as well as emergency services.

The proposal for 60 London Circuit complements these important functions by enhancing the pedestrian experience along Knowles Place.

Retail uses, Commercial Foyer and End-of-Trip Facility entry points activate the frontage and promote passive surveillance, whilst the building form provides weather protection along the streetscape.

The road and landscape design of Knowles Place, and interfaces with the ACT Courts Building, will prioritise the pedestrian experience.



4 60 London Circuit

Connected Workplace

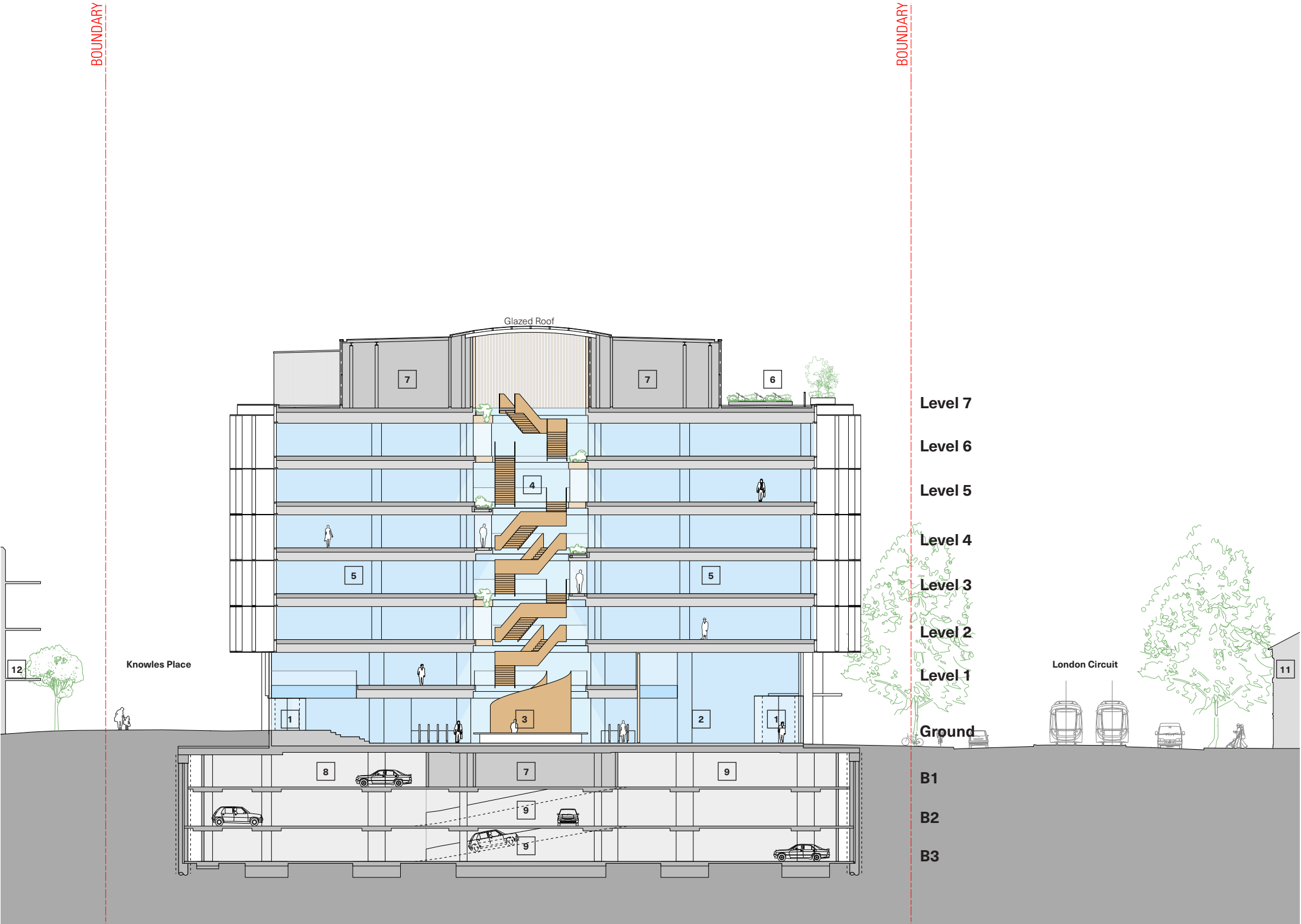
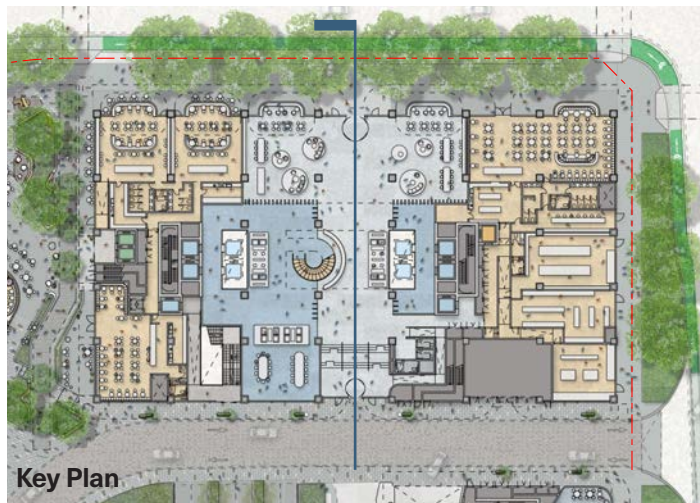
East-West Section

Generous interfaces with the adjacent public realm on all frontages extend into the building, arriving at a central atrium space that delivers natural light into the floor plates and ground floor spaces below, where glass lifts and interconnecting stairs connect and activate all levels of the workplace.

Landscape elements feature throughout the ground floor and atrium, as well as on the roof (L7) where planting is integrated with solar PV arrays to enhance biodiversity, mitigate urban heat island effect and support well-being of building occupants.

Key

- 1 Double height entry from London Circuit & Knowles Place
- 2 Foyer
- 3 Reception
- 4 Central atrium and inter-tenancy stair from Ground Level, planting and glass roof.
- 5 High performance, flexible work space.
- 6 Rooftop landscape and solar PV arrays
- 7 Plant
- 8 Bicycle Parking and End-of-Trip Facilities
- 9 Basement Car Parking
- 10 Melbourne Building
- 11 ACT Law Courts



4 60 London Circuit

Connected Workplace

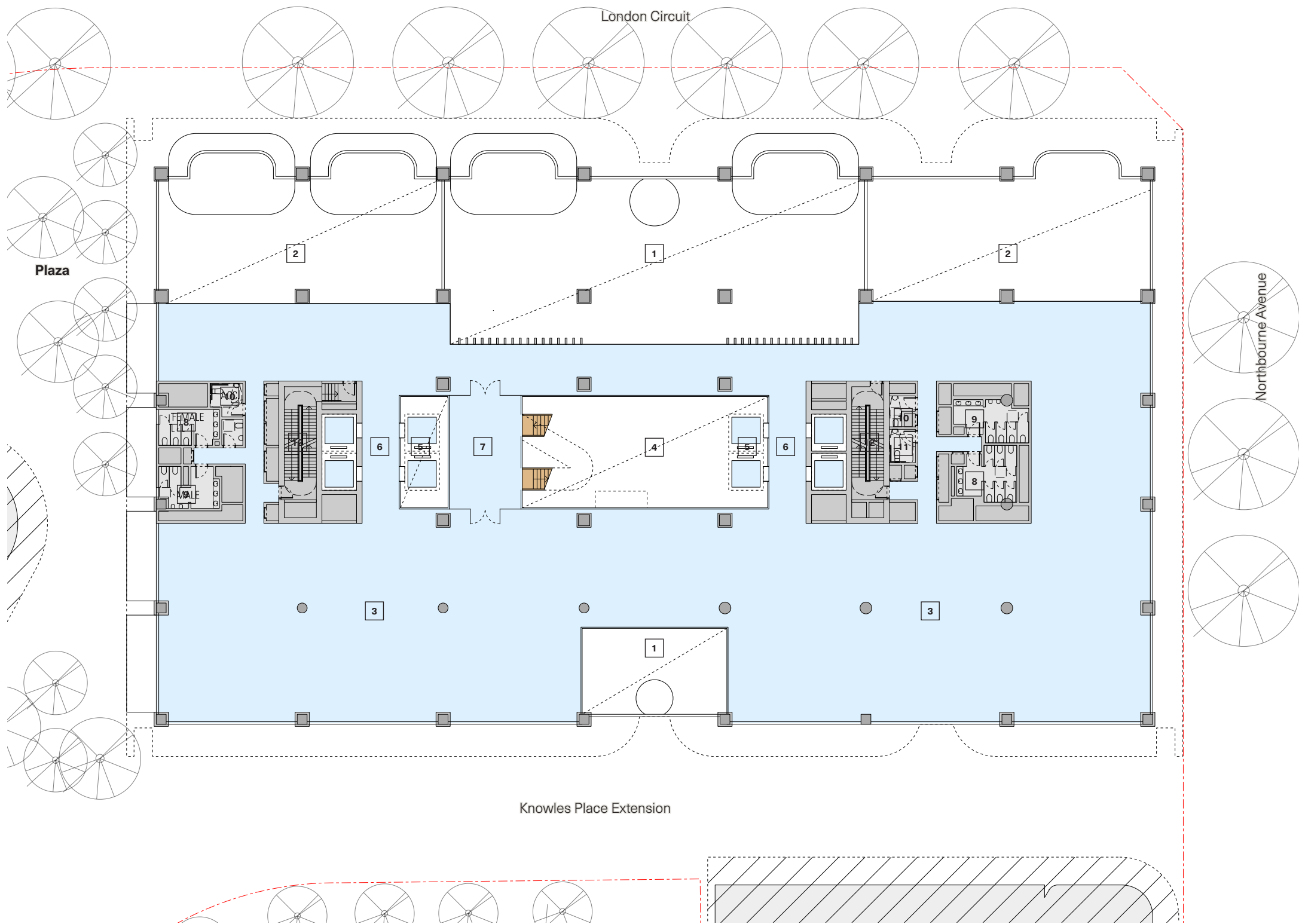
Level 1

The floorplate of Level 1 is set back from the external frontage of London Circuit to create generously a scaled foyer and retail spaces fronting this important civic boulevard.

Within the atrium space, interconnecting stairs link all campus levels.

The orientation of the atrium space, and the expansive glazed frontage to the north, provide excellent controlled daylighting to adjacent workplace spaces.

- Key**
- 1 Void over Ground Level Entry and Foyer
 - 2 Void over Ground Level Retail
 - 3 High Performance Workplace
 - 4 Atrium
 - 5 Glazed Lifts
 - 6 Lift Lobby
 - 7 Bridge with Interconnecting Stair
 - 8 Amenities - Male
 - 9 Amenities - Female
 - 10 Amenities - Accessible
 - 11 Amenities - Gender Neutral
 - 12 Egress stairs



4 60 London Circuit Connected Workplace



4 60 London Circuit

Connected Workplace

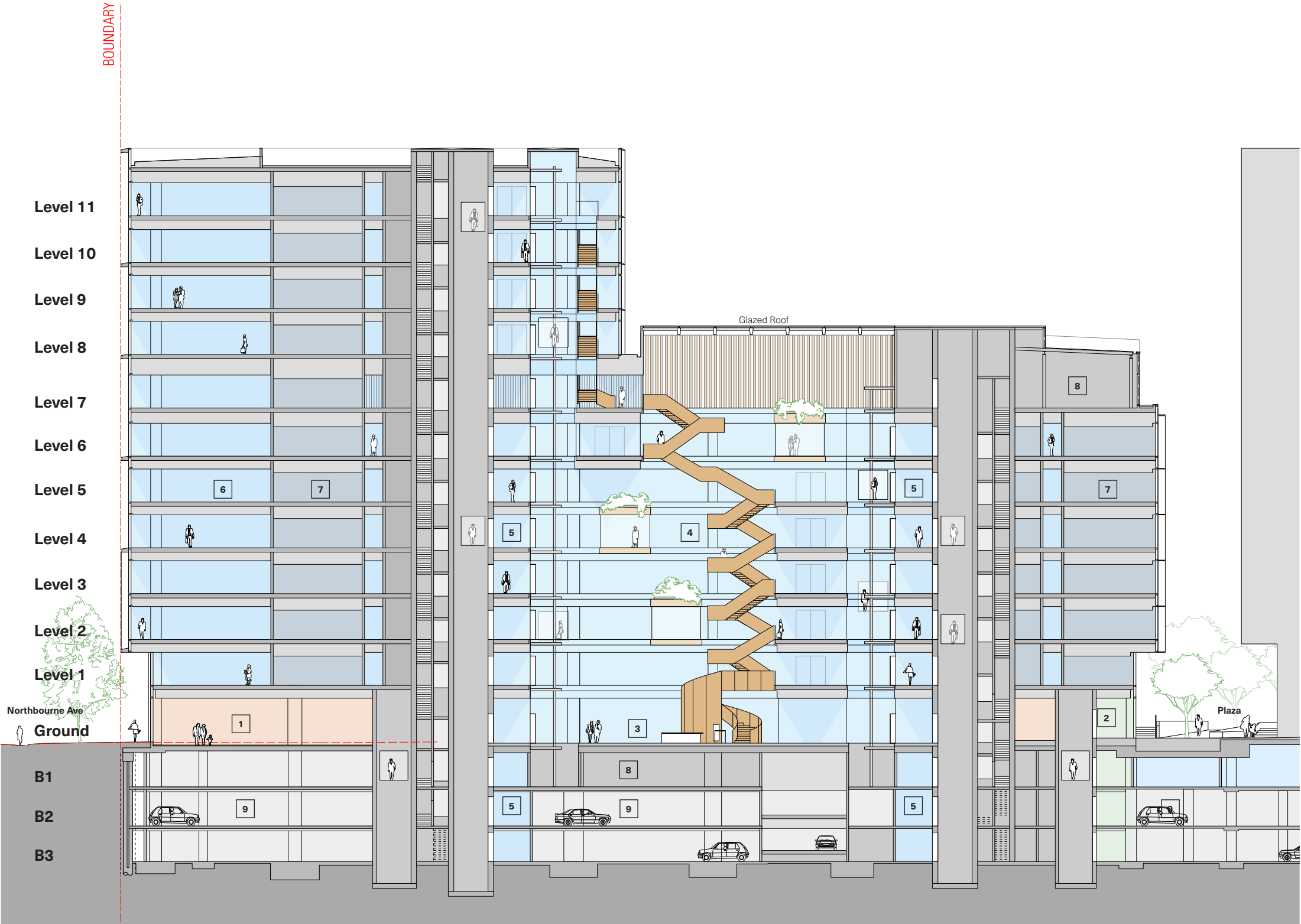
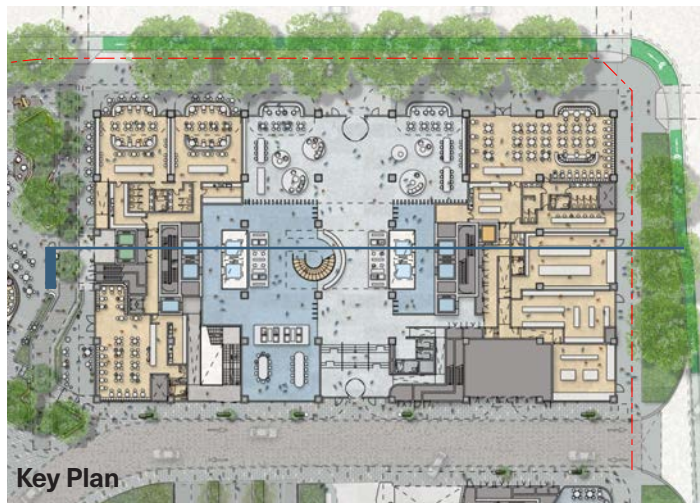
East-West Section

Vertical connectivity extends from the lower portion of the building up through the tower with glass lifts and interconnecting stairs providing diverse access and a dynamic workplace experience for users at every level.

Acoustic and privacy considerations are addressed through full height glass partitioning to the atrium edge from Level 2 up.

Bridges and breakout pods project into the atrium space to enable vistas and promote different types of activity within the space.

- Key**
- 1 Retail
 - 2 Car Park Lift Lobby
 - 3 Reception
 - 4 Central atrium and inter-tenancy stair from Ground Level, planting and glass roof.
 - 5 Commercial Lift Lobby
 - 6 High performance, flexible work space.
 - 7 Amenities
 - 8 Plant
 - 9 Basement Car Parking



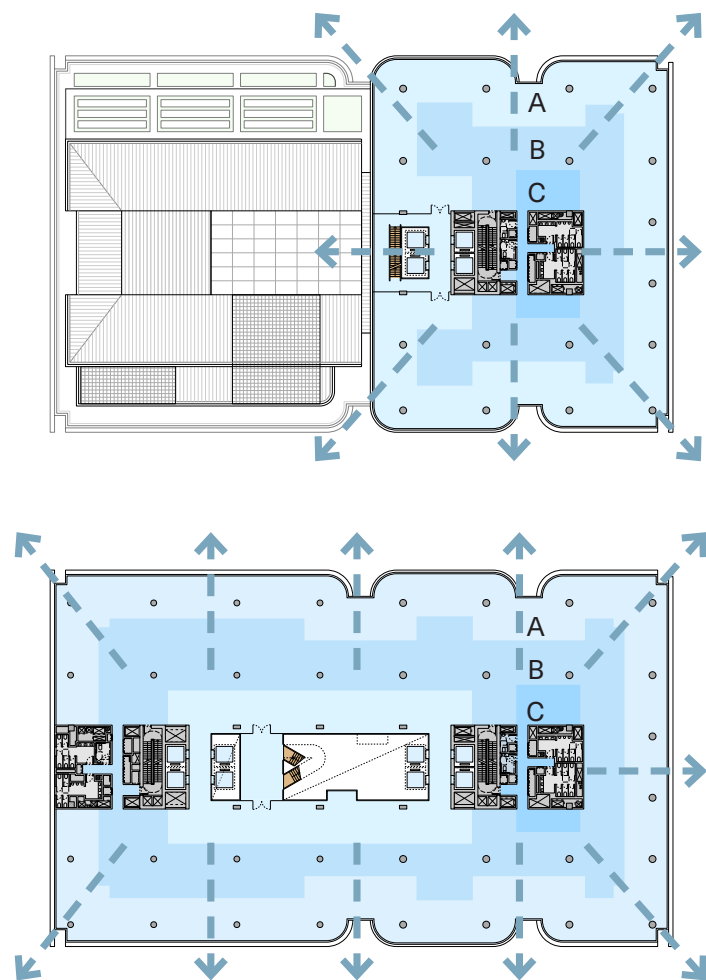
4 60 London Circuit

Floor Plate Design Principles

The proposal delivers high performance floor plates for the workplace informed by clear design principles.

Daylight and Views

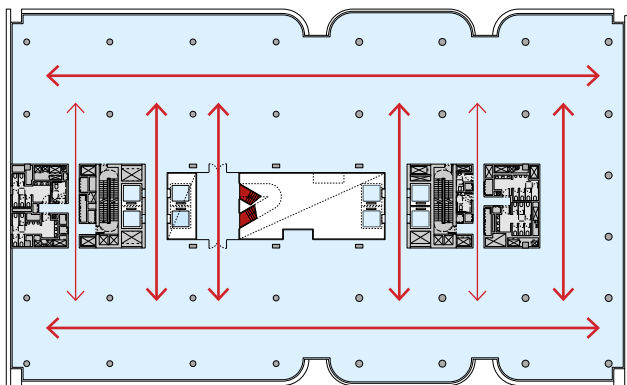
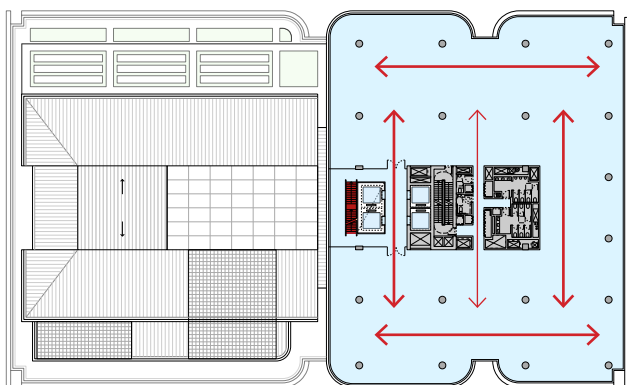
Central atrium and core design ensure excellent daylight penetration into the workplace, as well as views in all directions from all levels.



Connectivity

The central atrium, core and floor plate design promote strong visual and physical connections horizontally across the workplace.

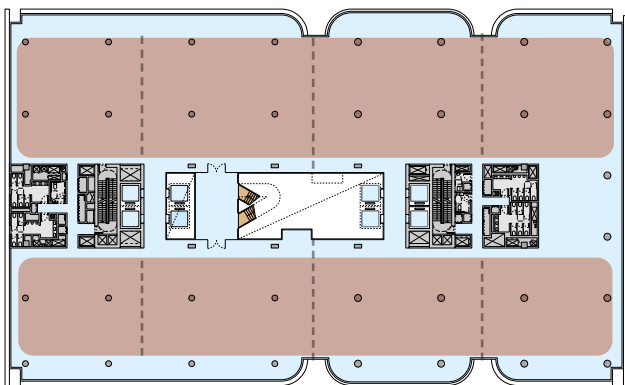
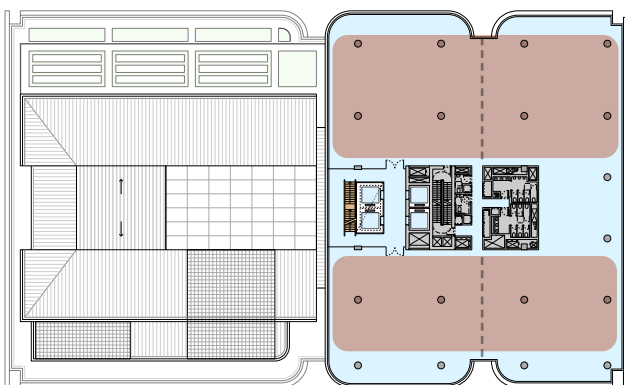
Interconnecting stairs from Ground Level up are provided alongside glass lifts to facilitate excellent vertical connectivity through the building.



Flexibility

Floor plates provide expansive and contiguous work spaces that are regular in shape to enable flexibility for diverse fitout configurations.

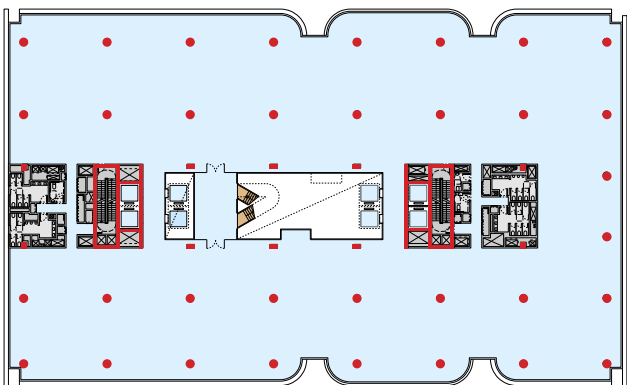
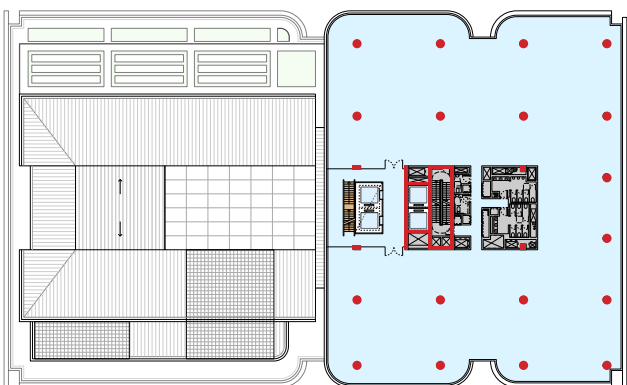
Cores have been designed to efficiently serve a range of potential tenant accommodation scenarios, from a single building tenant, to a number of different sized tenants occupying part, whole or multiple floors.



Efficient Structure

The floor plates adopt an efficient and consistent structural grid.

Flat slab soffits minimise material use and present opportunities to reveal structure in the architectural expression of the workplace design.



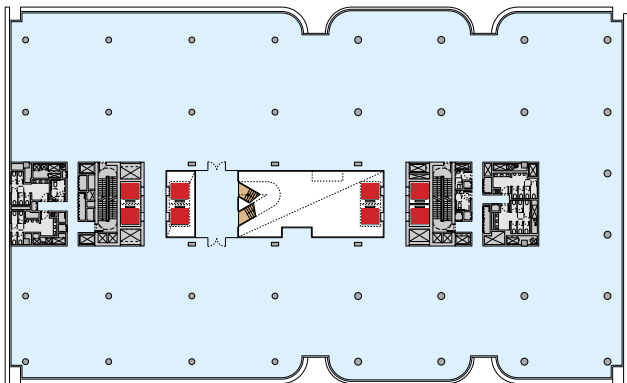
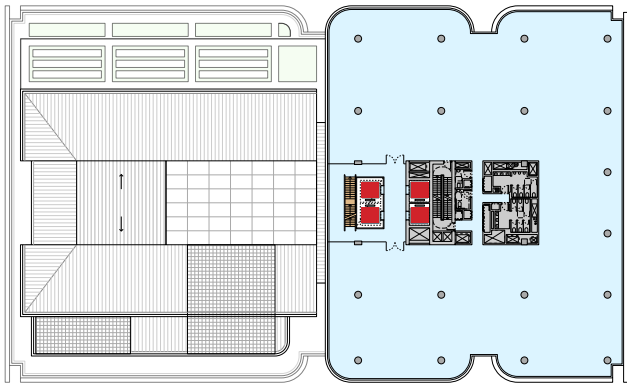
4 60 London Circuit

Floor Plate Design Principles

Flexible Lifting

The floor plates are served by two lift cores, including two shared goods lifts, which provide flexibility for a range of different tenant occupation configurations for the building.

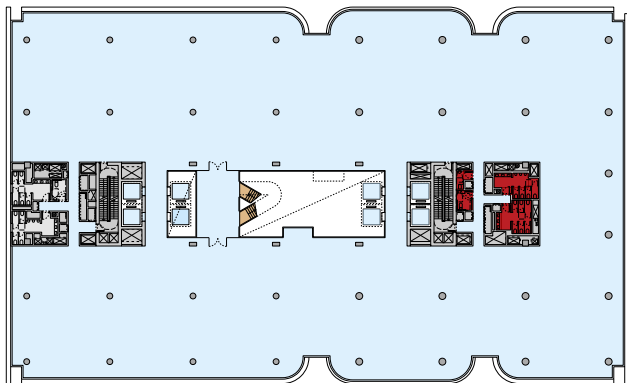
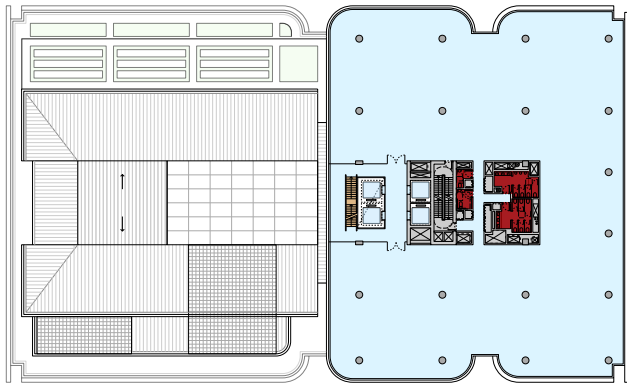
All lifts open onto secure lift lobbies, whilst four observation type lift cars will heighten the workplace experience for all tenants within the



Equitable Amenities

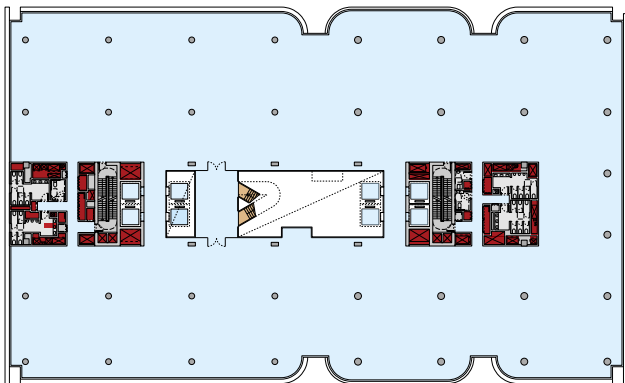
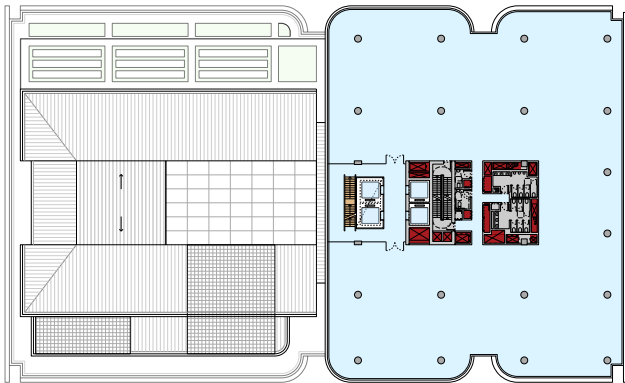
High quality amenities in each core include the provision of male, female, accessible WCs, as well as gender-neutral facilities on each floor plate.

The provision of facilities will accommodate flexibility to split campus floors into two halves.



Efficient Services Design

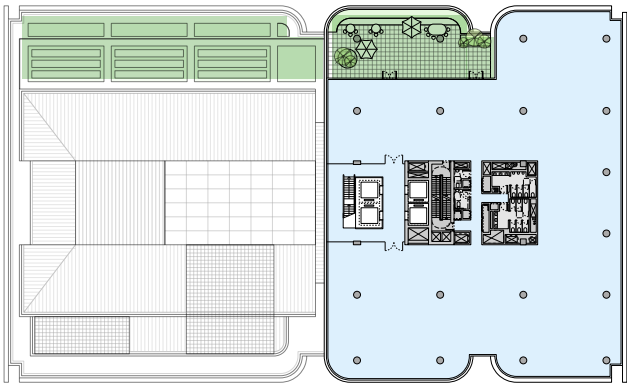
Clean cores are presented on the floor plates, with access to communication and electrical cupboards allocated in circulation spaces (not adjacent workspaces), and services organised for efficient reticulation across the floor plate ceilings.



Green Roofs and Terraces

Level 7 will incorporate a green roof that will contribute to biodiversity and mitigate urban heat island effect in the City Centre, as well as enhance the performance of PV Solar Panels on the rooftop.

An accessible terrace located at level 11 will introduce further green space, promote tenant well being and take advantage of the northerly aspect and expansive views across the region.



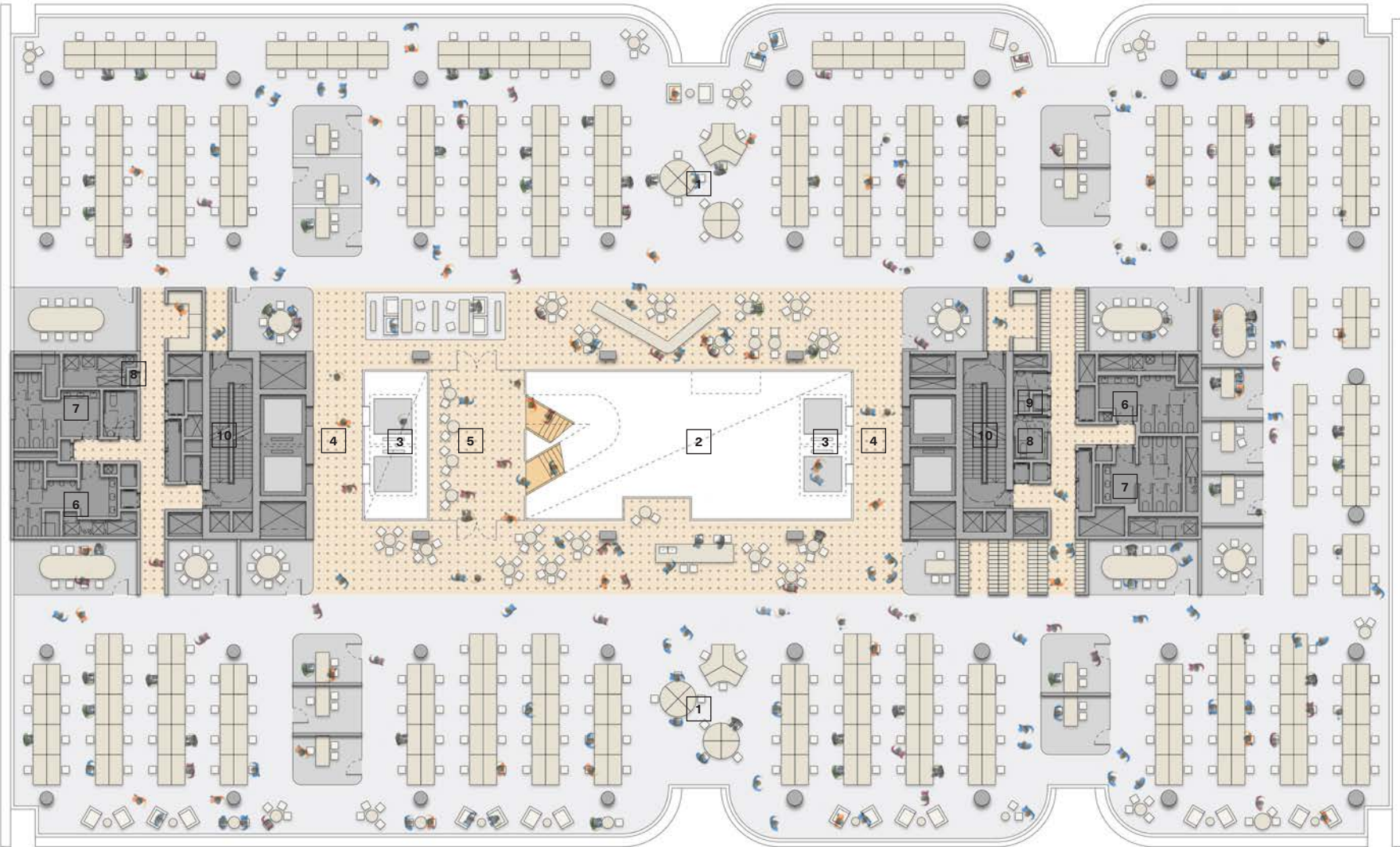
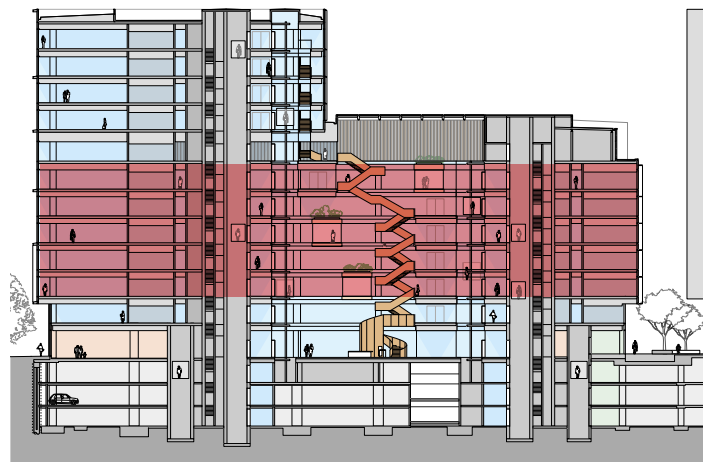
4 60 London Circuit

Workplace Floors

Campus Levels 2-6

Typical Campus floor plates are approximately 3,500m2 in size, to cater for a highly efficient, connected and flexible workplace.

- Key**
- 1 High Performance Workplace showing indicative fitout
 - 2 Atrium
 - 3 Glazed Lifts
 - 4 Lift Lobby
 - 5 Bridge with Interconnecting Stair
 - 6 Amenities - Male
 - 7 Amenities - Female
 - 8 Amenities - Accessible
 - 9 Amenities - Gender Neutral
 - 10 Egress stairs



4 60 London Circuit

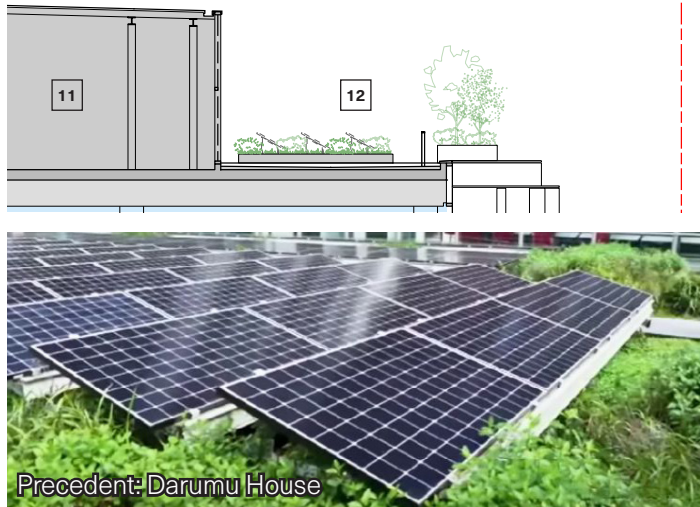
Workplace Floors

Level 7

Level 7 marks the transition from campus to tower floorplates, incorporating a plant room over the lower building portion.

The horizontal extents of the plant room are recessed from the external parapets, and significantly so from the northern frontage. This presents the opportunity to incorporate a green roof that contributes to biodiversity in the City Centre, mitigates urban heat island effect and enhances the performance of PV Solar Panels where they are co-located with green elements.

- Key**
- 1 High Performance Workplace showing indicative fitout
 - 2 Atrium
 - 3 Glazed Lifts
 - 4 Lift Lobby
 - 5 Bridge with Interconnecting Stair
 - 6 Amenities - Male
 - 7 Amenities - Female
 - 8 Amenities - Accessible
 - 9 Amenities - Gender Neutral
 - 10 Egress stairs
 - 11 Plant
 - 12 Green Roof with Integrated PV Cells
 - 13 Maintenance Terrace



4 60 London Circuit

Workplace Floors

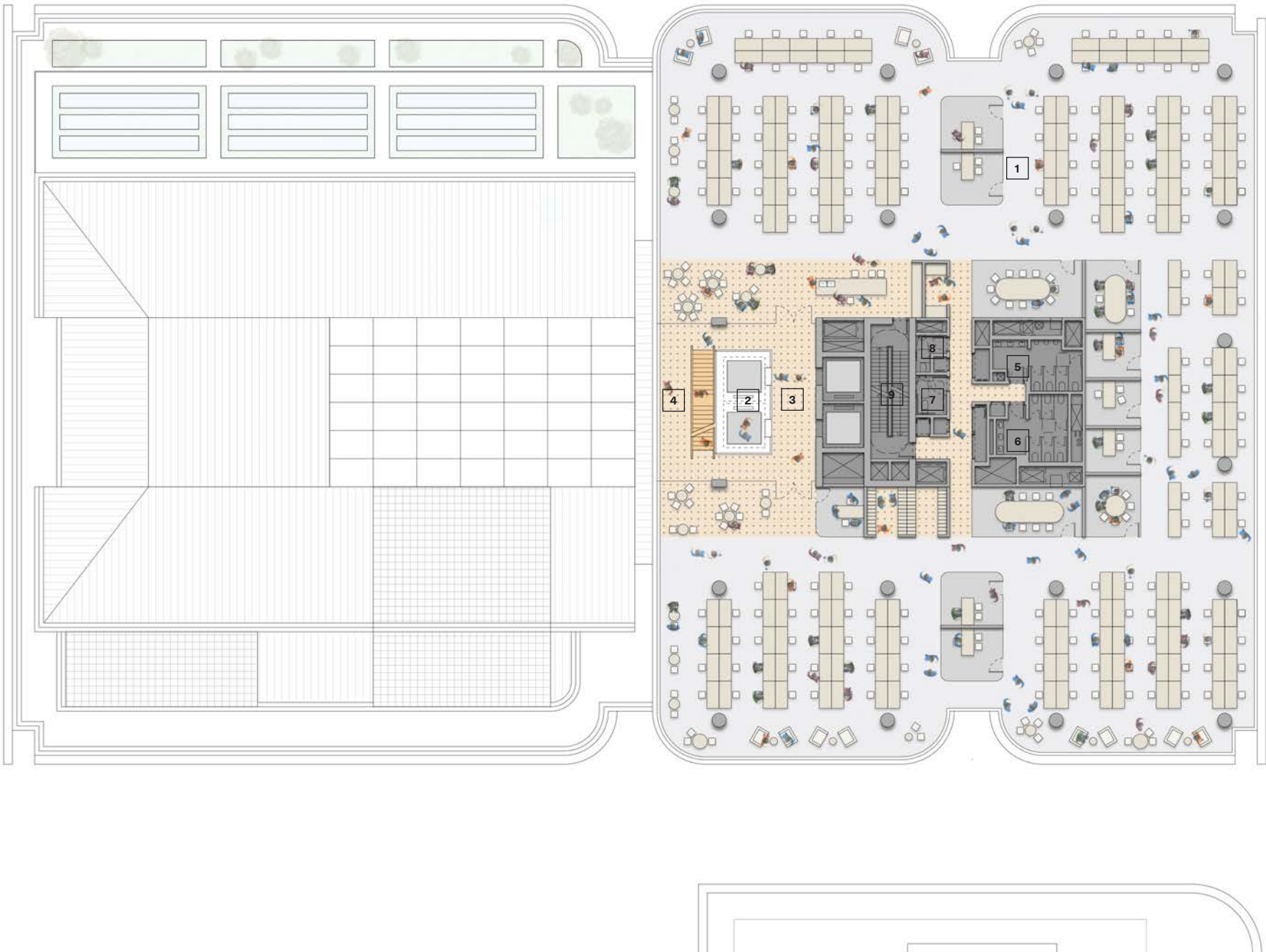
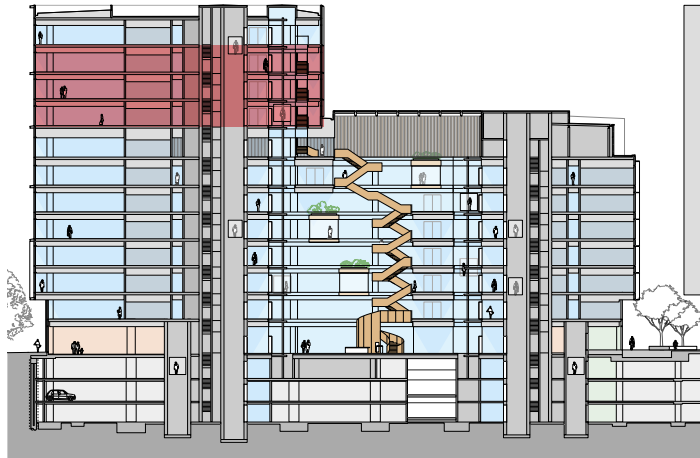
Tower Levels 8-10

All typical tower floorplates exceed 1,500m² NLA, and enjoy excellent 360 degree views.

An efficient core layout and interconnecting stairs between the facade and glazed lifts provide users with controlled daylight and establish connectivity across floors.

Key

- 1 High Performance Workplace showing indicative fitout
- 2 Glazed Lifts
- 3 Lift Lobby
- 4 Interconnecting Stair
- 5 Amenities - Male
- 6 Amenities - Female
- 7 Amenities - Accessible
- 8 Amenities - Gender Neutral
- 9 Egress stairs



4 60 London Circuit

Workplace Floors

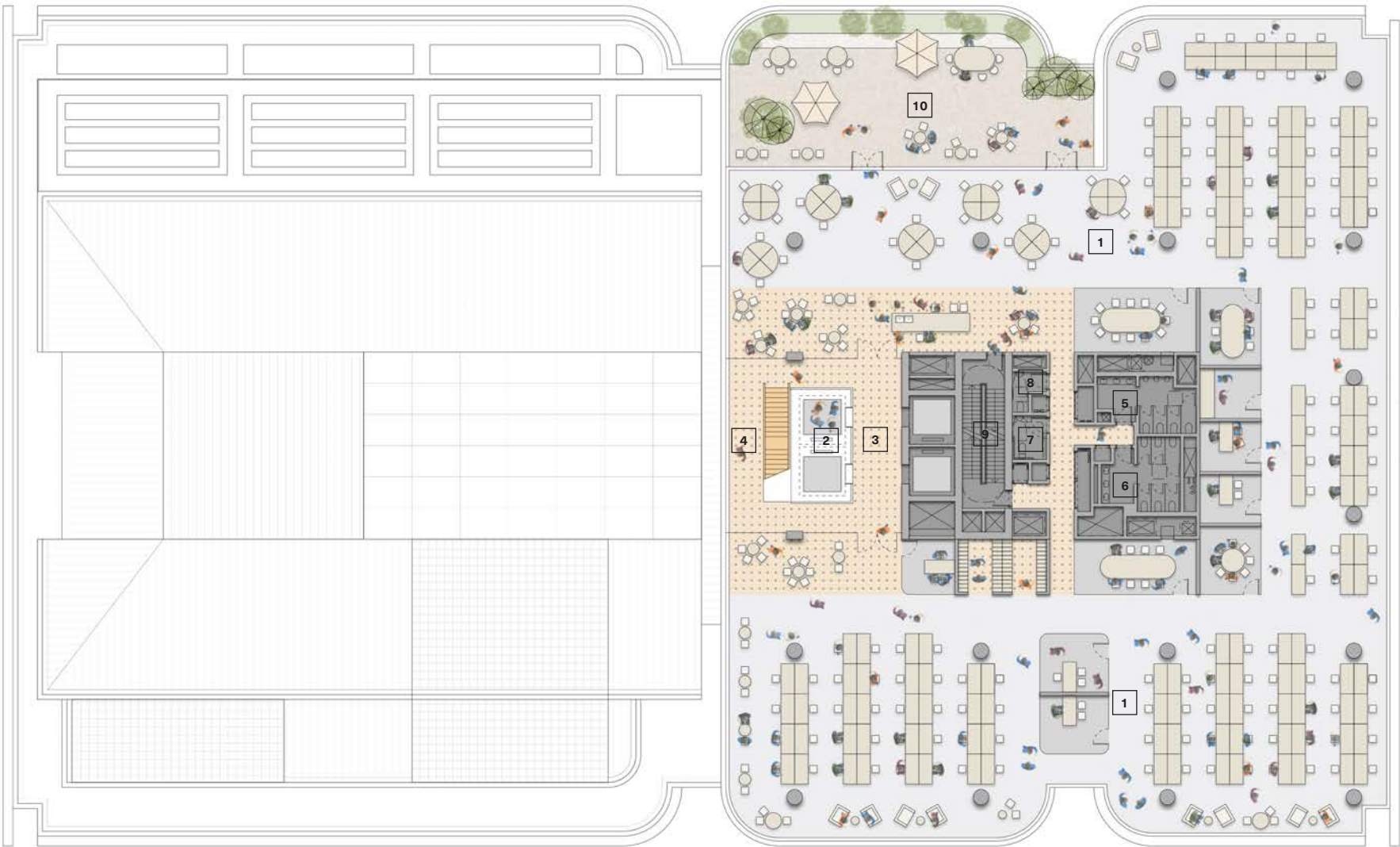
Tower Level 11 - Terrace

The Level 11 Floor Plate is similar to typical tower levels, with the exception of a terrace, accessed directly from the floor plate.

The external space enjoys a northerly aspect and expansive views across the city, whilst the facade system extends up to enclose the space, mitigate wind impacts and extend the usability of the space throughout the year.

Key

- 1 High Performance Workplace showing indicative fitout
- 2 Glazed Lifts
- 3 Lift Lobby
- 4 Interconnecting Stair
- 5 Amenities - Male
- 6 Amenities - Female
- 7 Amenities - Accessible
- 8 Amenities - Gender Neutral
- 9 Egress stairs
- 10 Accessible Terrace



4 60 London Circuit

Roof

Roof Plan

The rooftop presents an ordered arrangement of elements.

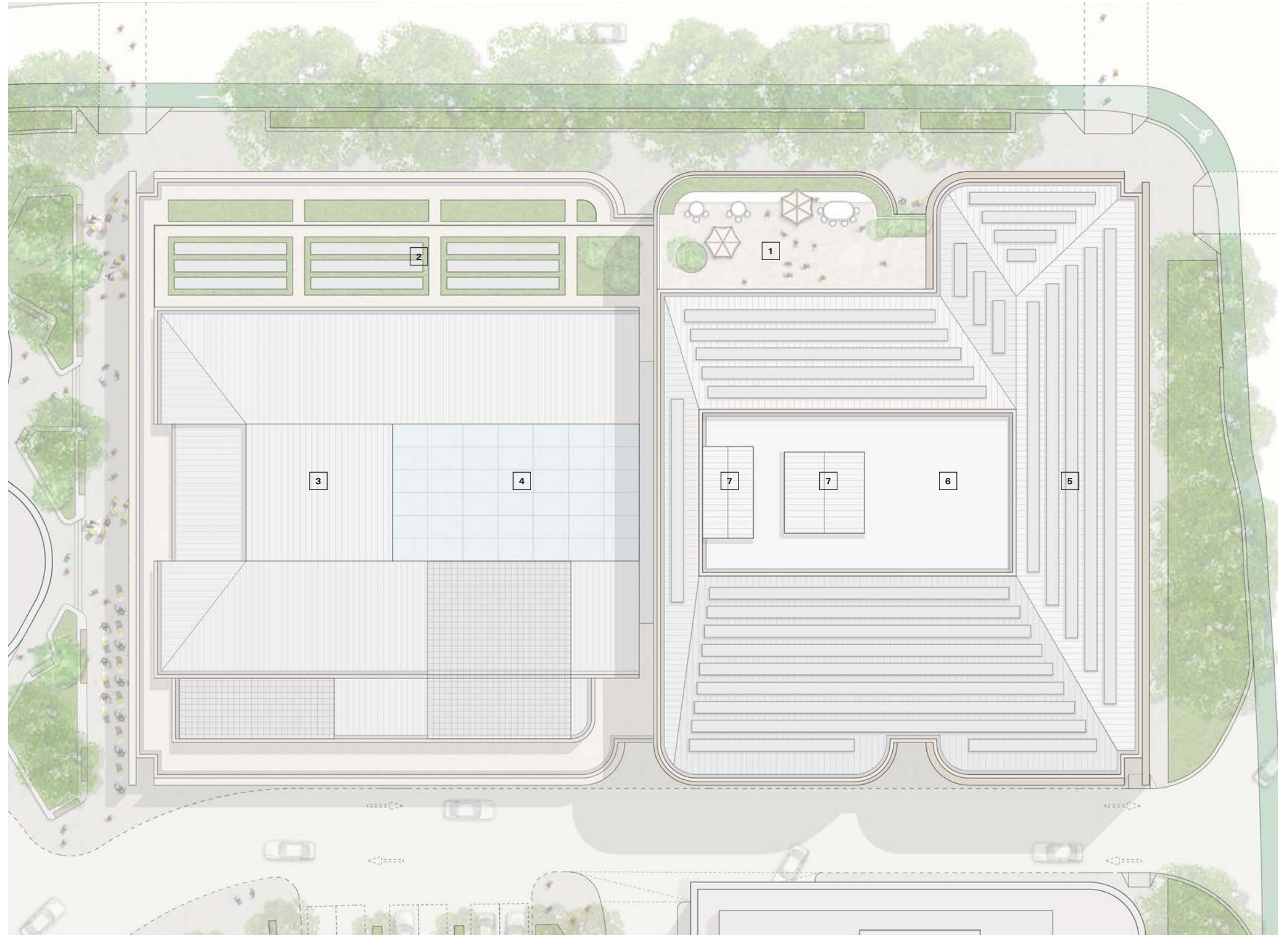
PV cells are arrayed across the roof scape to contribute towards the resilience and sustainability of the development.

The external parapet of the tower facade extends up to the align with the top of the building (RL 617) to conceal various roof top elements (e.g. hipped roofs, lift overruns and other equipment).

Roof finishes, including paving, roof sheeting and capping elements will be selected to present a neutral visual expression to the roof top.

Key

- 1 Accessible Terrace below (L11)
- 2 Green Roof with Integrated PV Cells below (L7)
- 3 Roof to Level 7 Plant Room below
- 4 Glazed Roof to Atrium below
- 5 Metal Roof with PV Cells
- 6 Plant Space - Enclosed on sides, open to sky
- 7 Roof to Lift Overruns



4 60 London Circuit

Materials and Finishes

Context and Expression

The selection of materials and finishes across 60 London Circuit has been inspired by the site's natural and urban context.

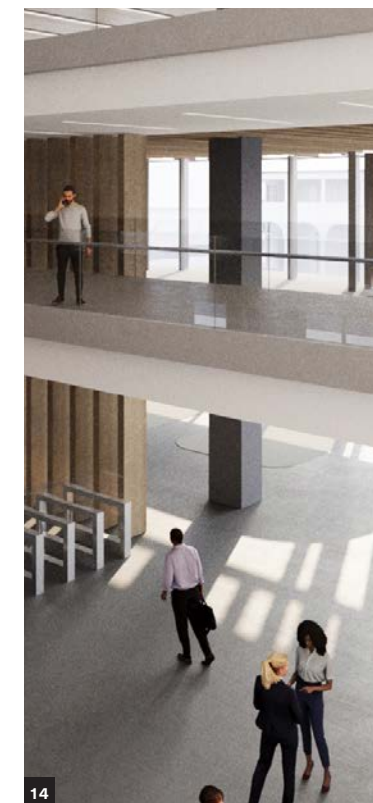
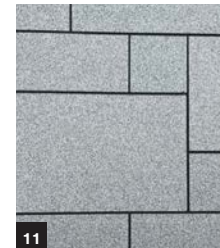
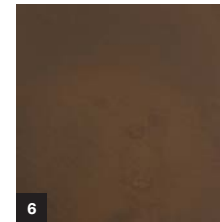
The region's unique geology including limestone and sandstone has informed the selection of precast concrete elements and stone finishes across the ground plane and podium spaces.

The expression of these and other elements, including facade and interiors, complement colours of the region's natural landscape, whilst also responding to the material expression of the adjacent heritage and urban context, including the Melbourne Building, Reserve Bank Building and public domain finishes within the City Hill Precinct.

Light-coloured larger format elements are contrasted with darker, finely detailed metalwork to maintain a rich, complementary and contemporary architectural character

Key

- 1 Limestone
- 2 Sandstone
- 3 Natural Landscape
- 4 Melbourne Building
- 5 Local Hardwood Timber (Foyer and Atrium)
- 6 Bronzed Metal (Podium Facade)
- 7 Honed Precast Concrete (Podium Facade)
- 8 Off-Form Concrete (Expressed Internal Structure)
- 9 Limestone (External Columns)
- 10 Warm Coloured Stone (Foyer)
- 11 Dark grey stone (External)
- 12 Distinct tower facade treatments, colour responding to context
- 13 Podium Frontage
- 14 Podium Frontage
- 15 Atrium Interconnecting Stair



5 60 London Circuit
Facades



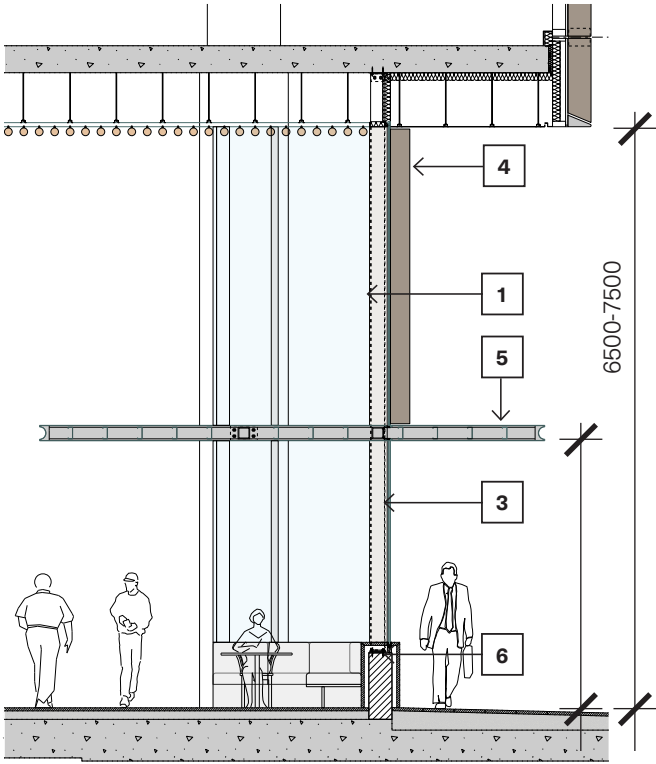
5 60 London Circuit Facades

Podium Facades

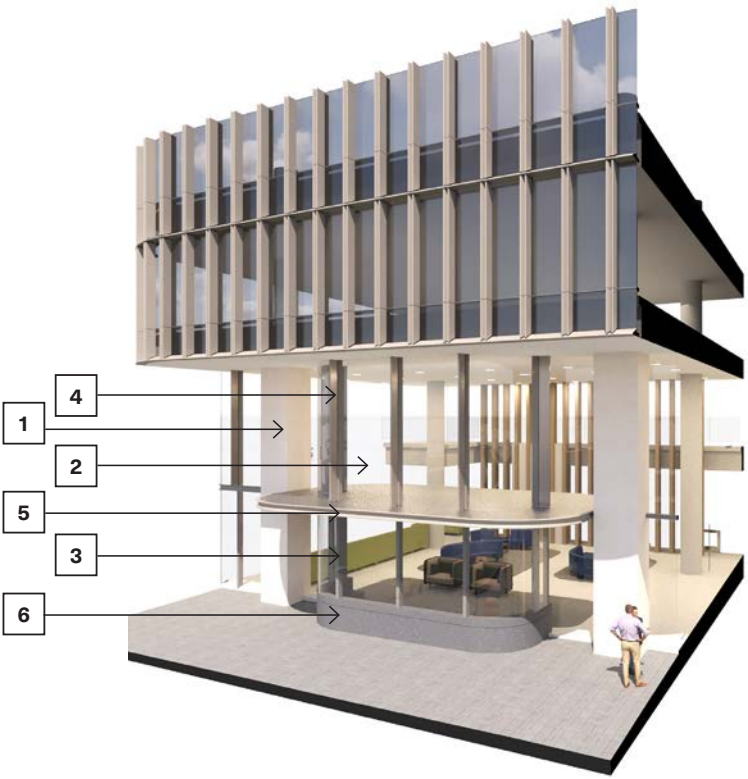
The podium presents open and inviting interfaces to all frontages employing stone finishes, high VLT glazing, and fine bronzed metal detailing.

The images to the right show the assembly of elements for the London Circuit frontage.

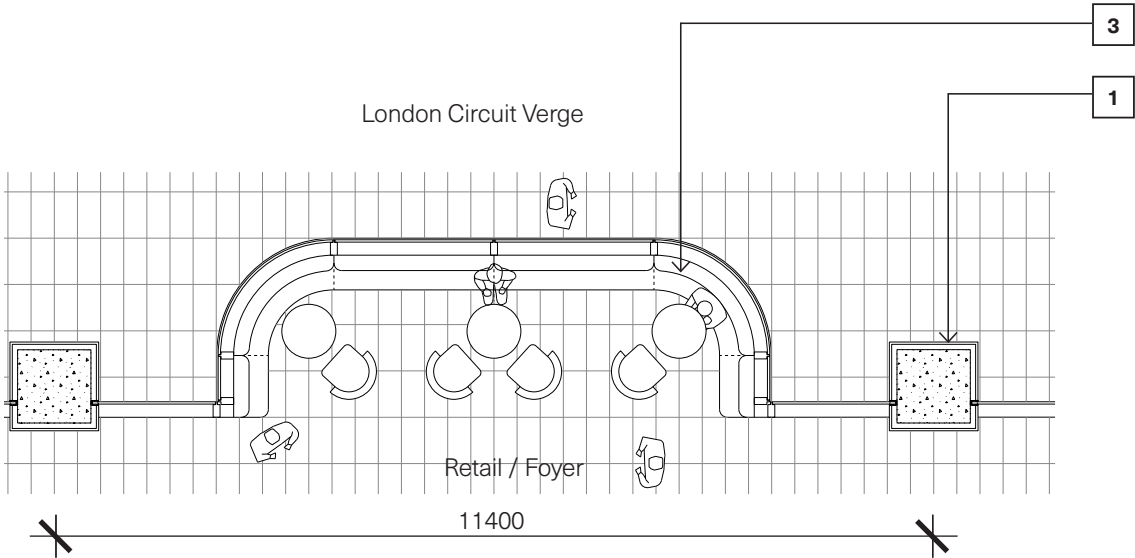
- Key**
- 1 Light stone column cladding
 - 2 High VLT glazing
 - 3 Curved bay windows enabling engagement with street
 - 4 Bronzed metal facade elements
 - 5 Bronzed metal awning element at lower level to provide shelter
 - 6 Stone plinth to accommodate seating arrangements and operable windows



Section



Sectional Perspective



Plan

5 60 London Circuit

Facades

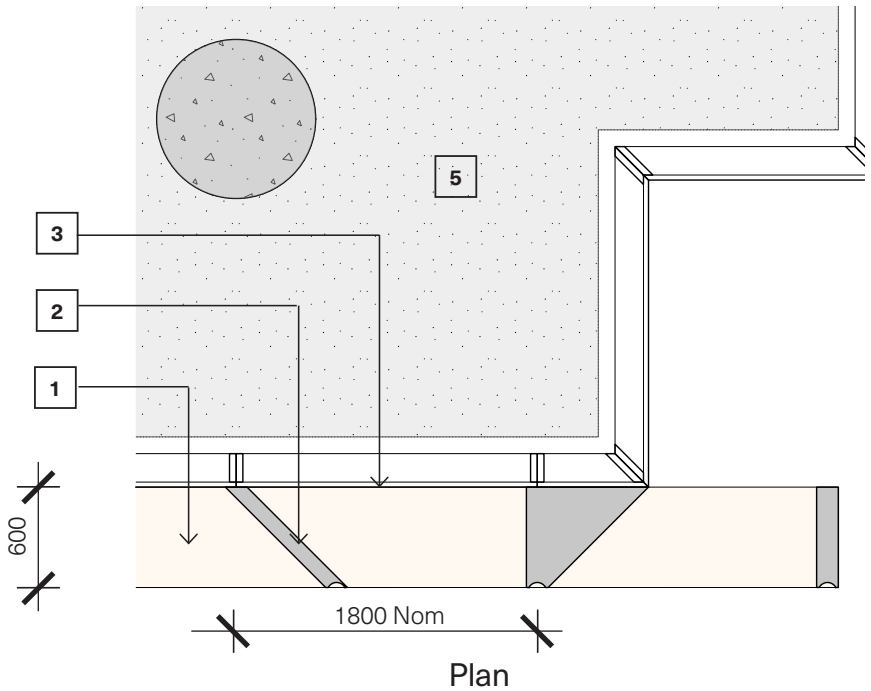
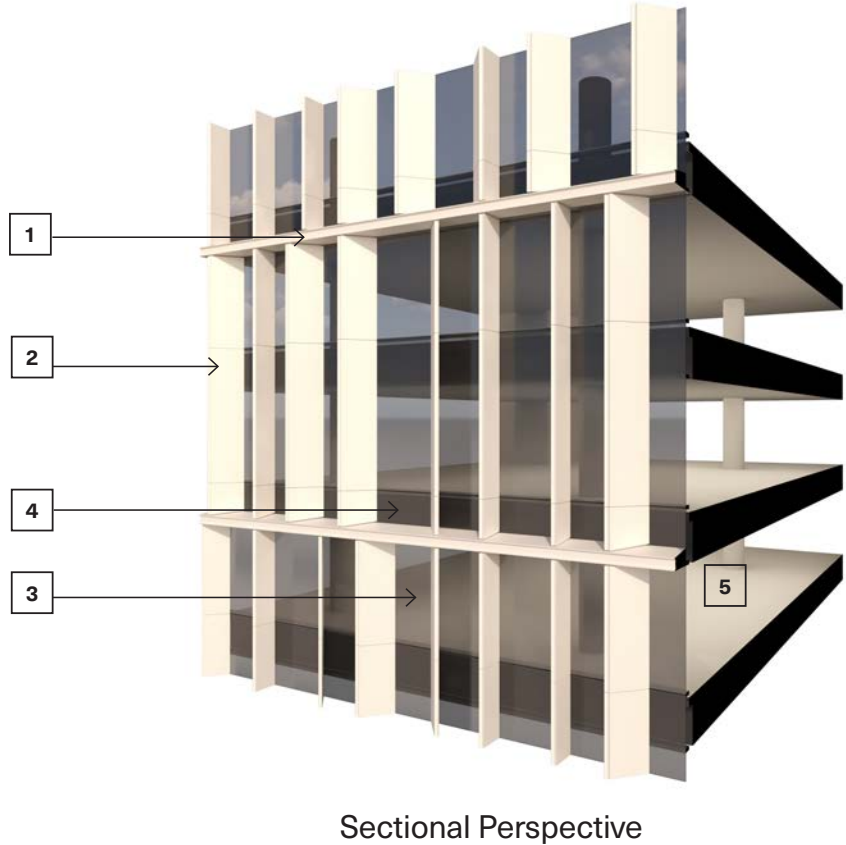
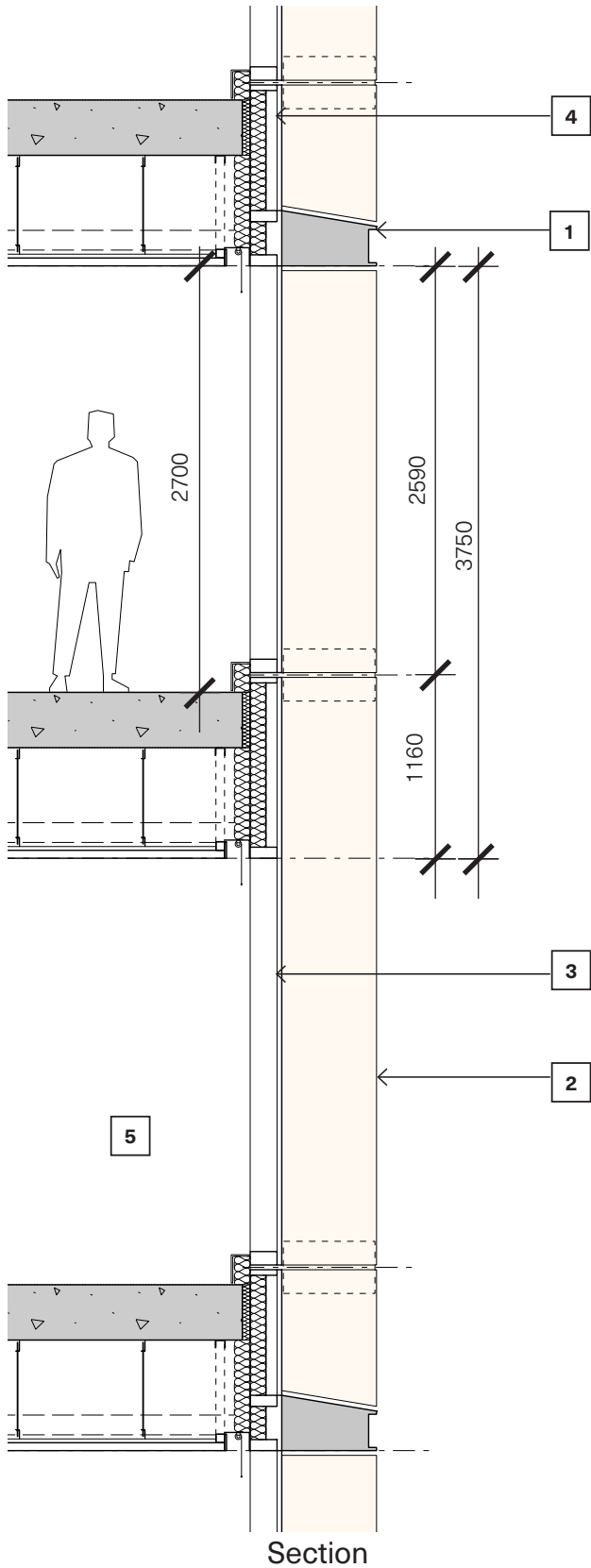
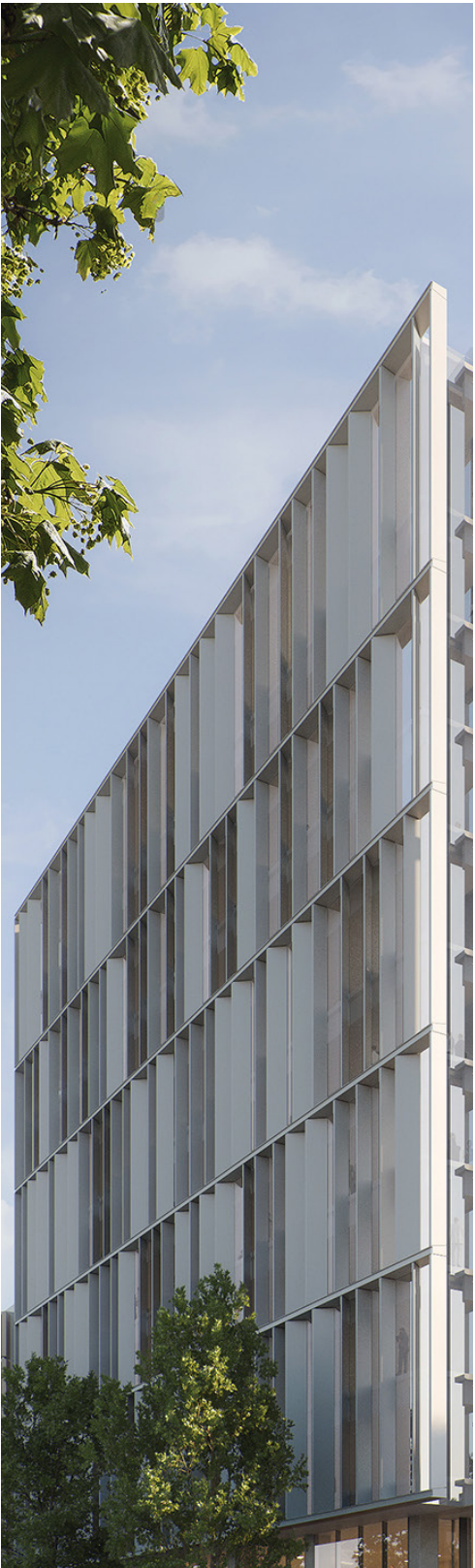
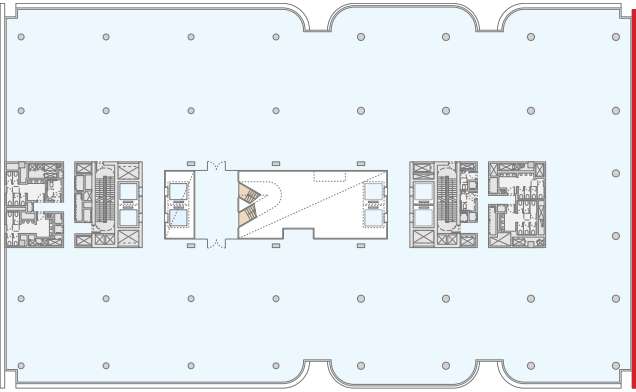
Facade Type FT-01A

This facade type presents a unique expression to the singular vertical plane that reinforces the alignment of the Northbourne Avenue axis, and frames the key vistas to City Hill.

The facade system comprises horizontal elements at two-storey intervals - a scale that corresponds with the height of the adjacent Melbourne Building. Vertical fins spanning between the horizontal elements adopt a playful rhythm that gives the expansive facade a dynamic character.

The textured warm off-white colour and fine leading edge detail respond to the colour and rounded geometry of elements of the Melbourne Building.

- Key**
- 1 Warm off-white textured metal horizontal shading elements, expressed every two levels to relate to scale and colour of Melbourne Building.
 - 2 Warm off-white textured metal vertical shading elements with different orientations, Inverted leading edge profile relates to rounded geometry of Melbourne Building facade.
 - 3 Double Glazed Vision Panel. Transom at sill height to maximise urban vistas.
 - 4 Double Glazed Spandrel Panel (colour consistent with vision panel). Transom at ceiling.
 - 5 Workplace



5 60 London Circuit

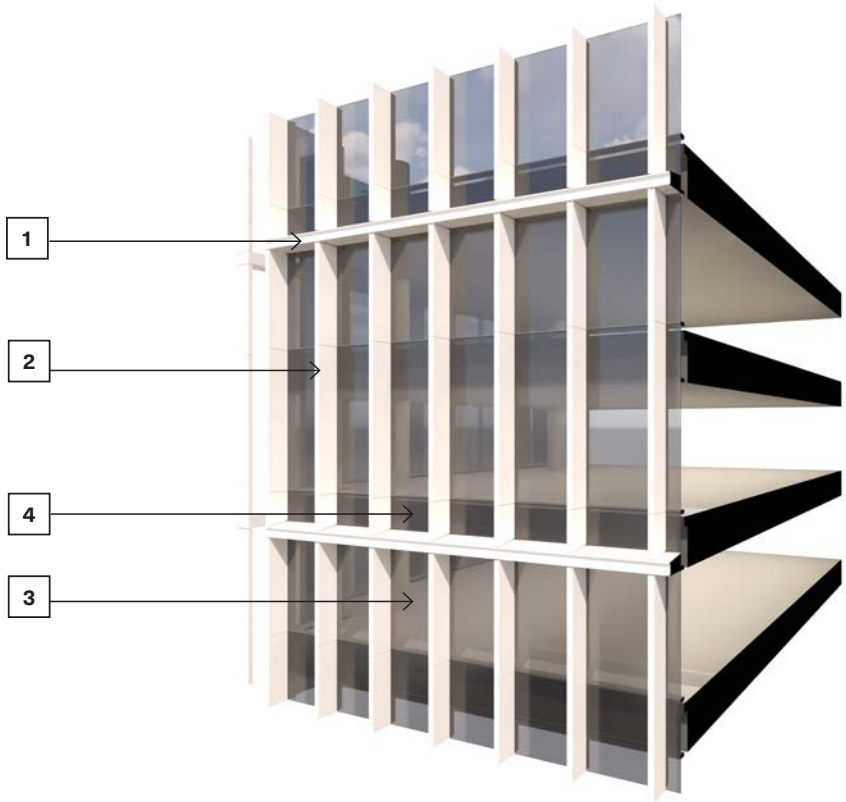
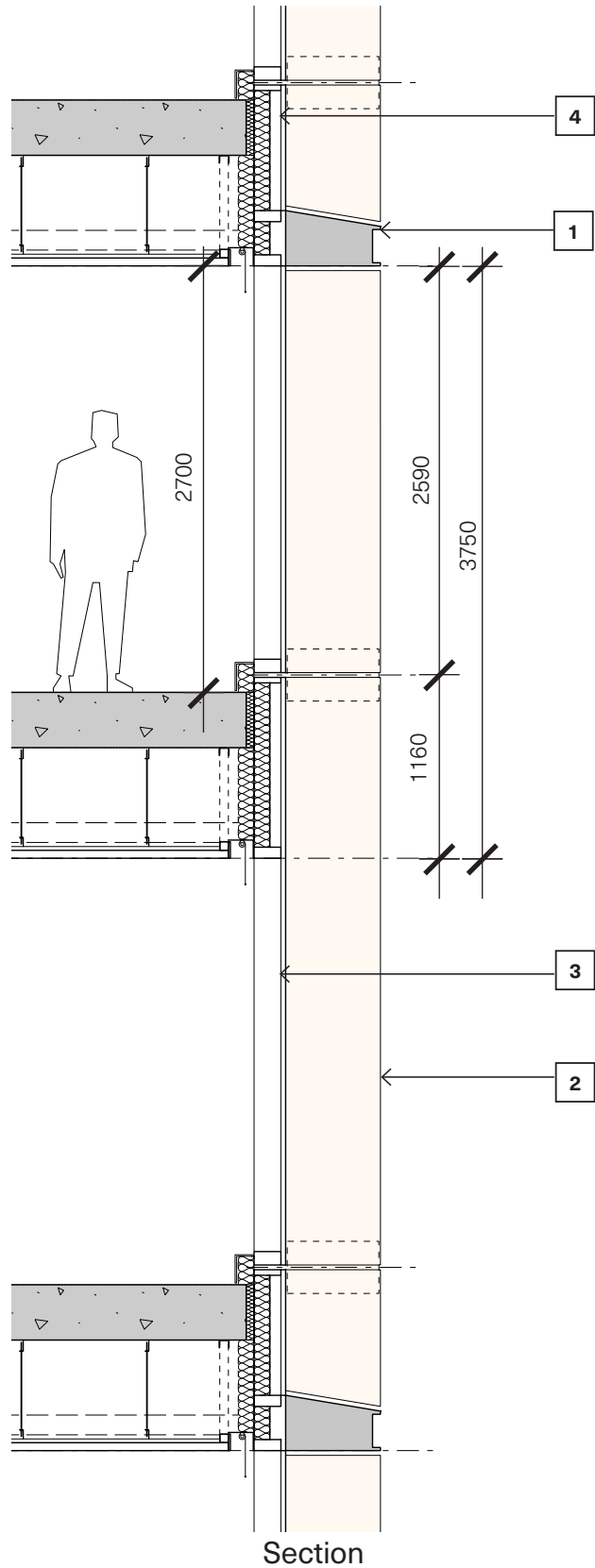
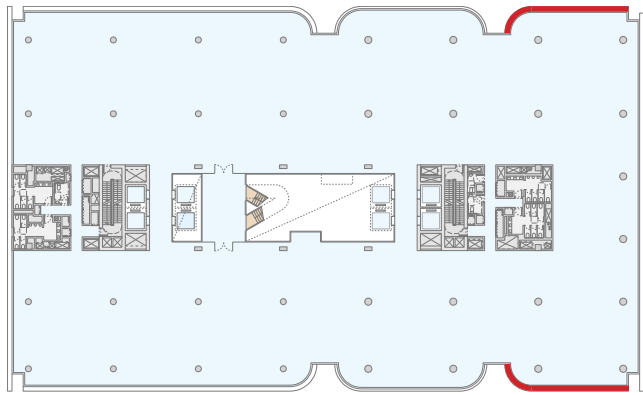
Facades

Facade Type FT-01

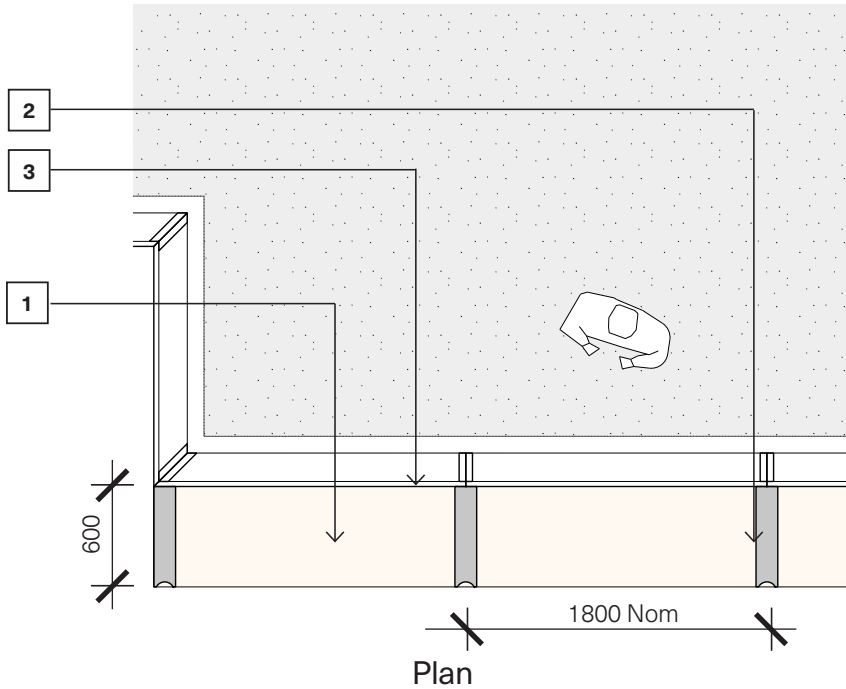
This facade type presents similar elements as FT01-A, but in a more ordered manner to the north and south frontages.

Key

- 1 Warm off-white textured metal horizontal shading elements, expressed every two levels to relate to scale and colour of Melbourne Building.
- 2 Warm off-white textured metal vertical shading elements. Inverted leading edge profile relates to rounded geometry of Melbourne Building facade.
- 3 Double Glazed Vision Panel. Transom at sill height to maximise urban vistas.
- 4 Double Glazed Spandrel Panel (colour consistent with vision panel). Transom at ceiling.
- 5 Workplace



Sectional Perspective



Plan

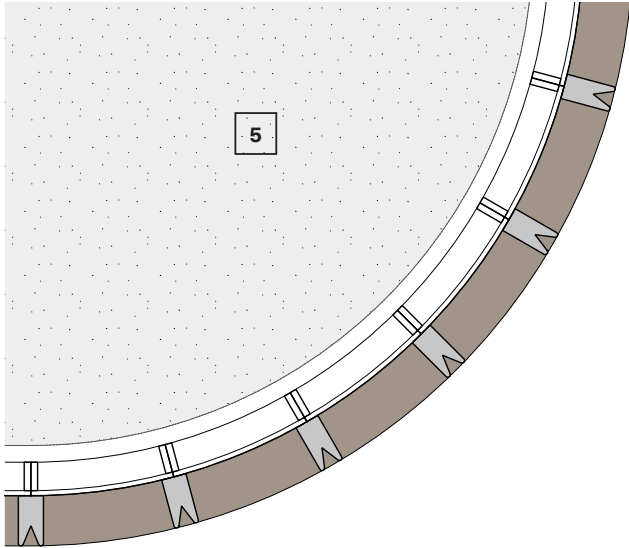
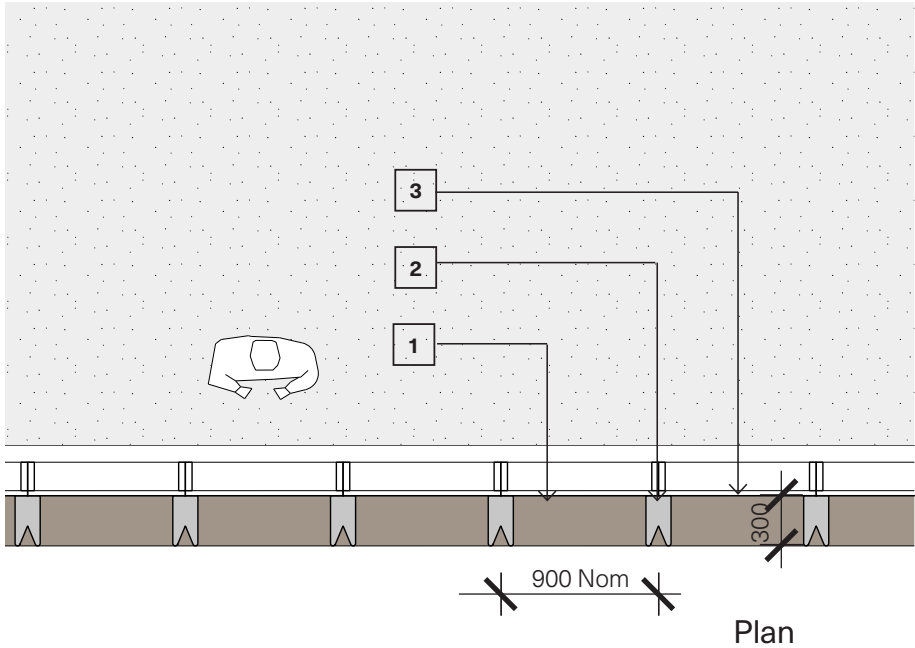
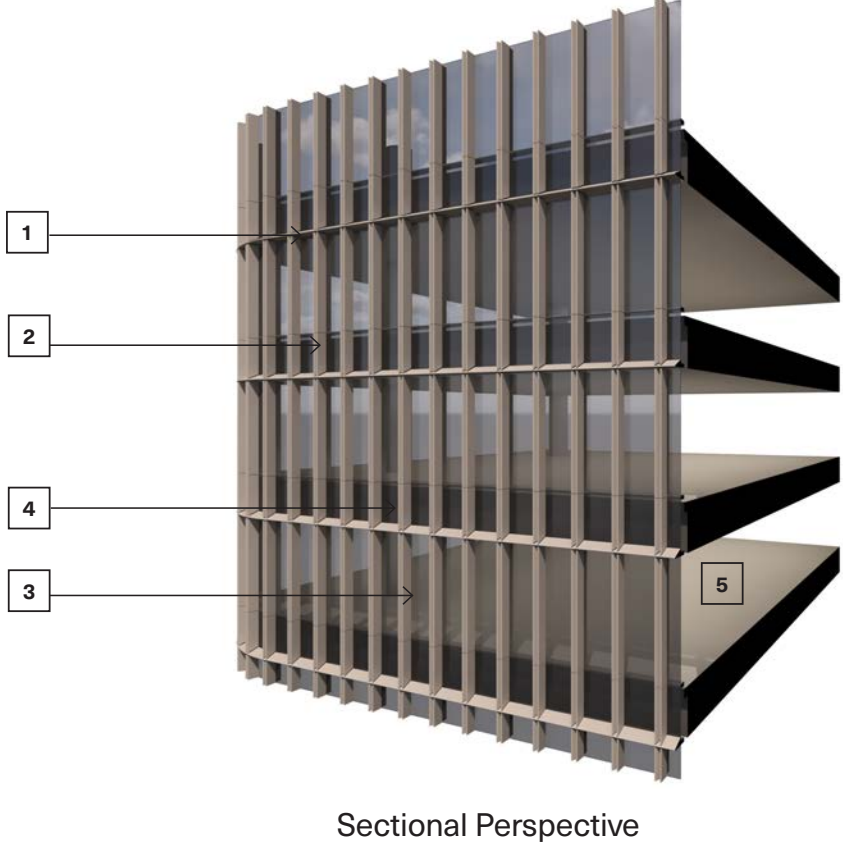
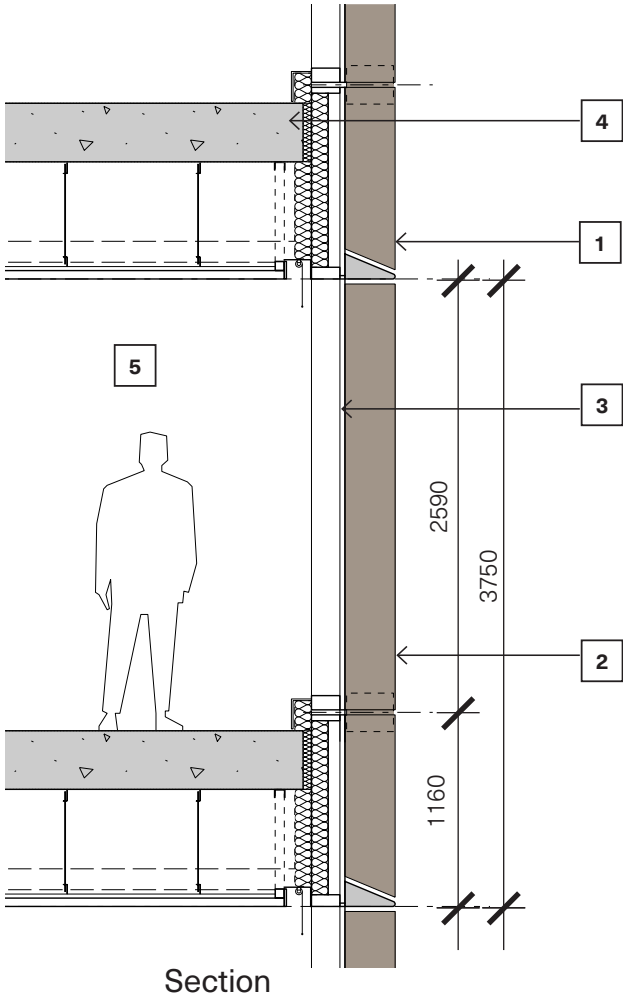
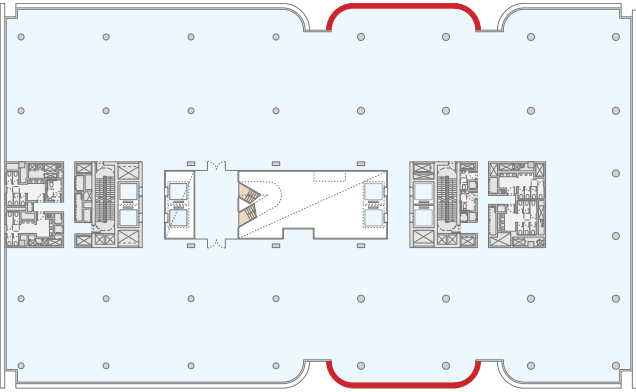
5 60 London Circuit

Facades

Facade Type FT02

This facade system employs a tighter rhythm of vertical elements, with reduced depth, and a textured, bronze colour to distinguish the form and contribute to a diversity of expression along the streetscape.

- Key**
- 1 Bronzed textured metal horizontal shading elements, expressed every two levels to relate to scale and colour of Melbourne Building.
 - 2 Bronzed textured metal vertical shading elements with different orientations, Inverted leading edge profile relates to rounded geometry of Melbourne Building facade.
 - 3 Double Glazed Vision Panel. Transom at sill height to maximise urban vistas.
 - 4 Double Glazed Spandrel Panel (colour consistent with vision panel). Transom at ceiling.
 - 5 Workplace



5 60 London Circuit

Facades

Facade Type FT-03

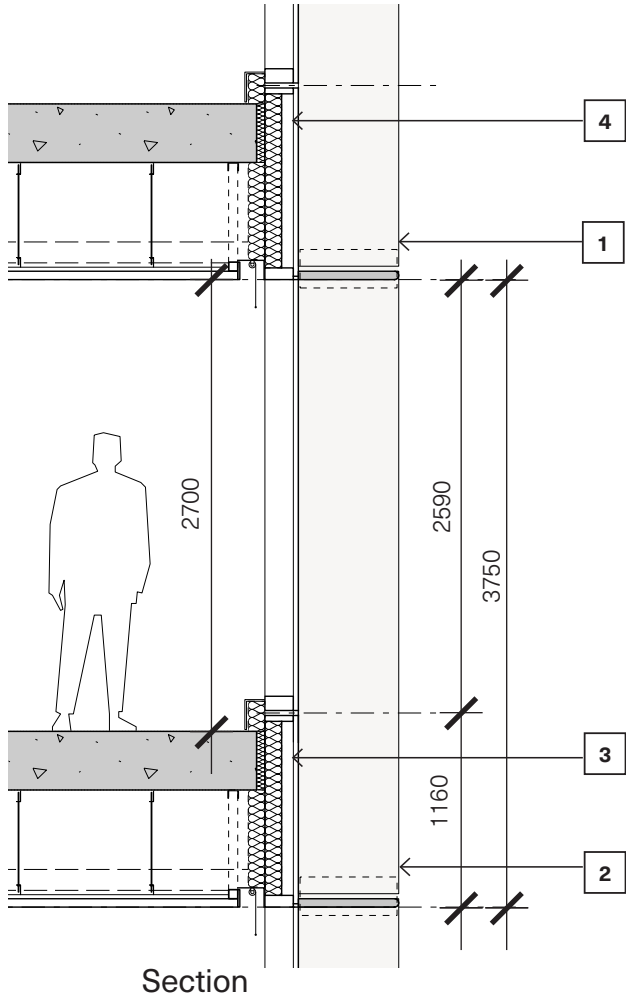
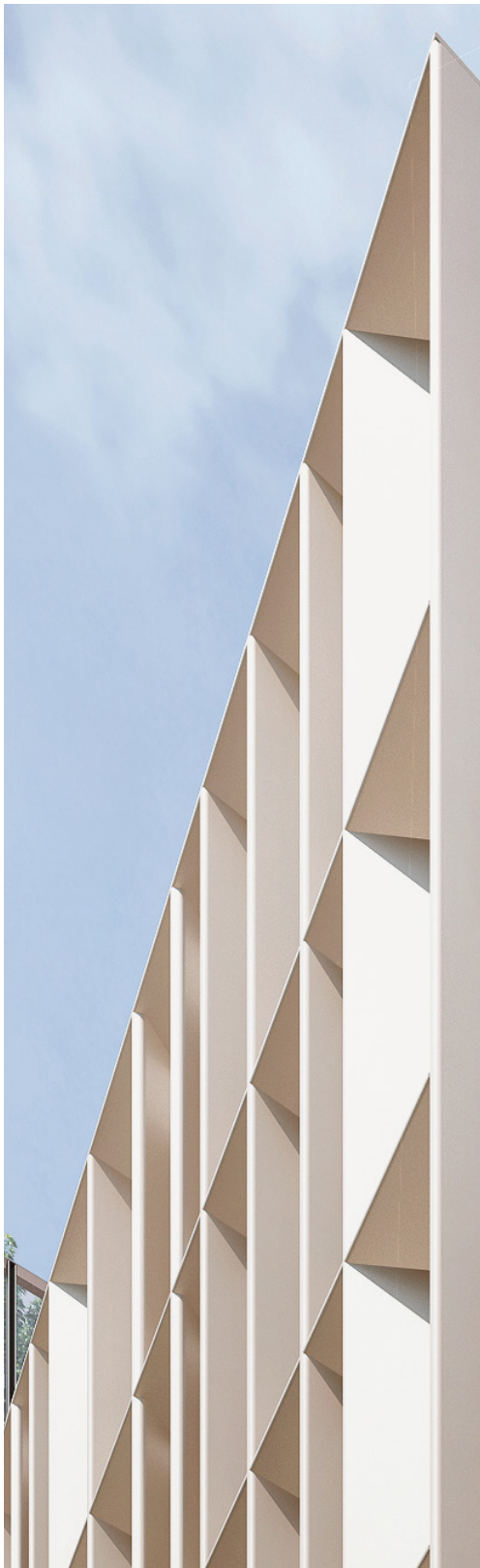
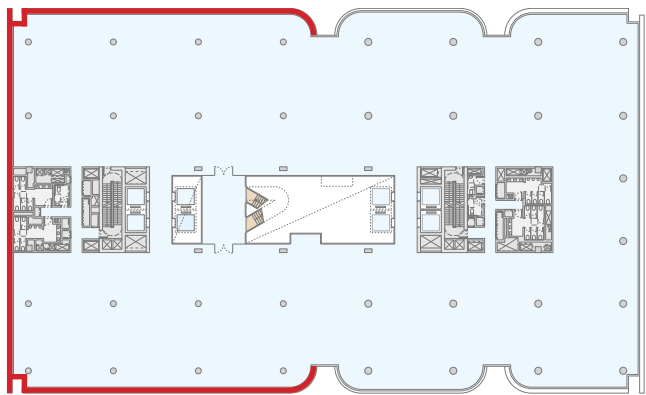
The detail of the western extent of the tower form mirrors that of the eastern extent, reinforcing an alignment and architectural relationship with the adjacent Melbourne Building.

This facade system incorporates a playful arrangement of angled vertical facade elements overlaid with horizontal shading at every level.

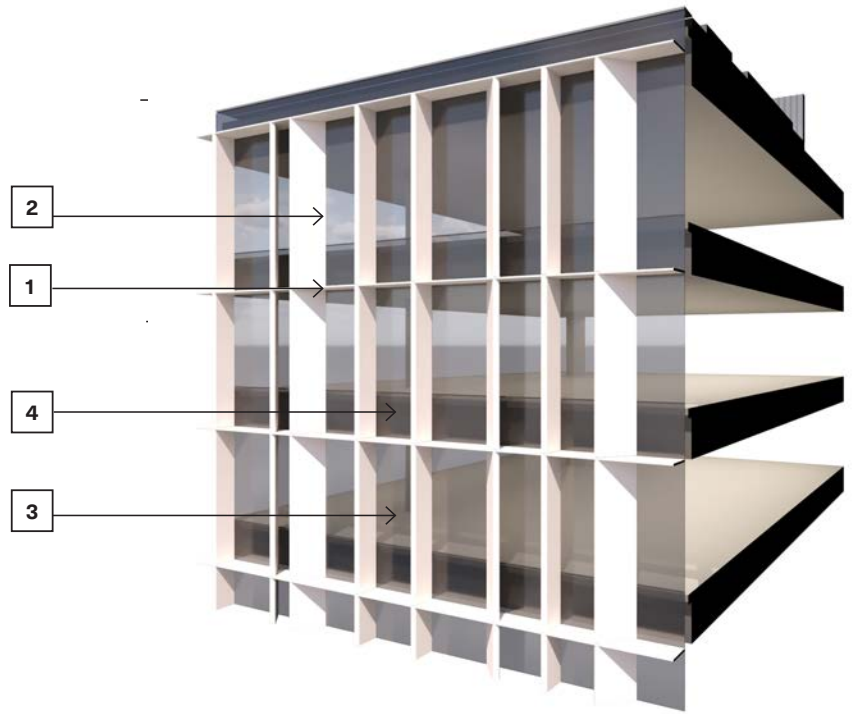
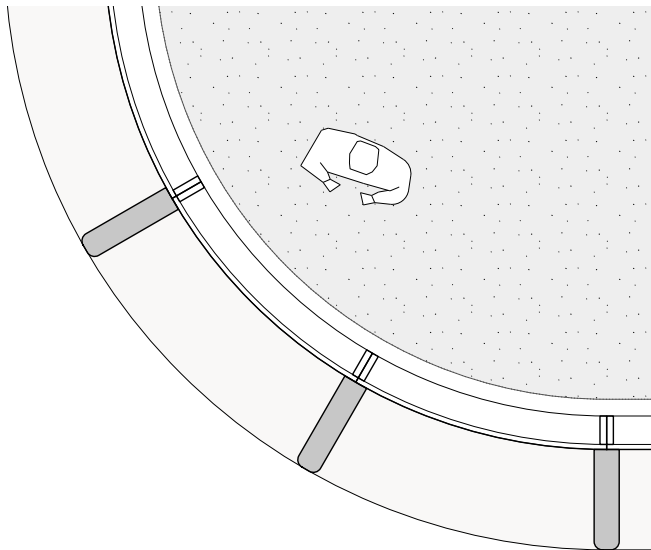
The facade elements employ a rounded detail at their leading edge, inverting the expression of FT-01. This detail, and the light sand colour of the facade, reinforcing the relationship with the circular geometry and colour of the Melbourne Building facade.

Key

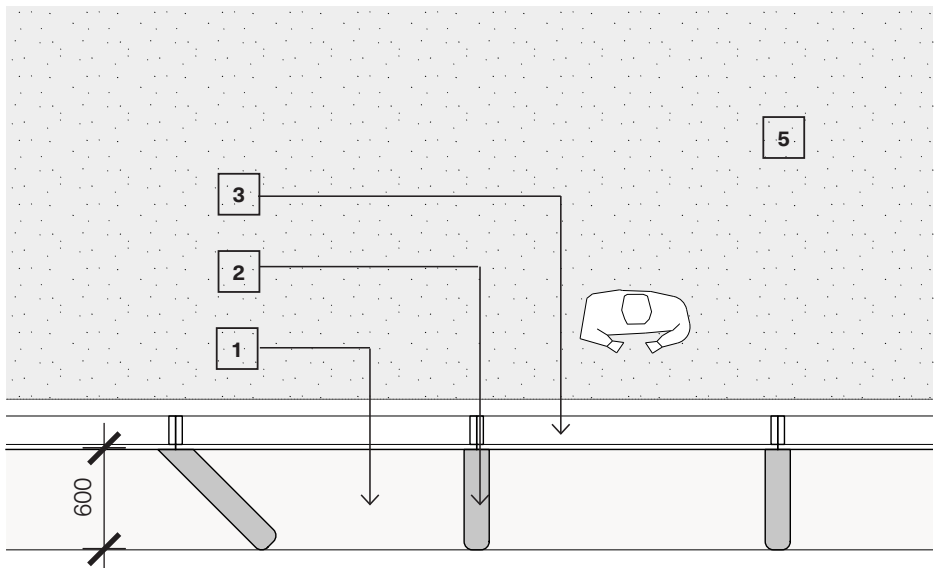
- 1 Textured sandstone coloured horizontal metal shading elements expressed at every level.
- 2 Textured sandstone coloured vertical metal shading elements., Bull-nose leading edge profile relates to rounded geometry of Melbourne Building facade.
- 3 Double Glazed Vision Panel. Transom at sill height to transom to maximise urban vistas.
- 4 Double Glazed Spandrel Panel (colour consistent with vision panel). Transom at ceiling.
- 5 Workplace



Section



Sectional Perspective



Plan

4 60 London Circuit

Facades

North Elevation

The northern frontage presents all three building forms to London Circuit, distinguished by their facade treatments that vary in colour, grain, depth and detail.

Ground and Level 1 facades are recessed to provide a generous covered walkway to the London Circuit streetscape and weather protection for outdoor cafe seating. Stone treatment of columns reinforce a consistent structural module that responds to the symmetry of the adjacent Melbourne Building.

- Key**
- 1 Arrival to Commercial Foyer
 - 2 Foyer Frontage
 - 3 Retail Frontage (east)
 - 4 Retail Frontage (west)
 - 5 Landscaping and Integrated PV Cells
 - 6 Plant Room Facade - increased set back
 - 7 Accessible Terrace Behind Facade
- (Refer p61 for Facade Type details)



4 60 London Circuit

Facades

East Elevation

The eastern frontage presents a singular vertical plane and unique facade treatment to reinforce the alignment of the Northbourne Avenue axis, and frame key vistas to City Hill.

The facade system expresses horizontal elements at two-storey intervals - a scale that corresponds with the height of the adjacent Melbourne Building. Vertical fins spanning between the horizontal elements adopt a playful rhythm that gives the expansive facade a dynamic character.

Like the other frontages, Ground and Level 1 façades are recessed, with stone column cladding and vertical fins reinforcing the double height frontage and contributing to the civic nature of the streetscape.

- Key**
- 1 Retail Frontage (double height)
 - 2 Retail Frontage (single height)
 - 3 Commercial Office Frontage
- (Refer p61 for Facade Type details)



4 60 London Circuit

Facades

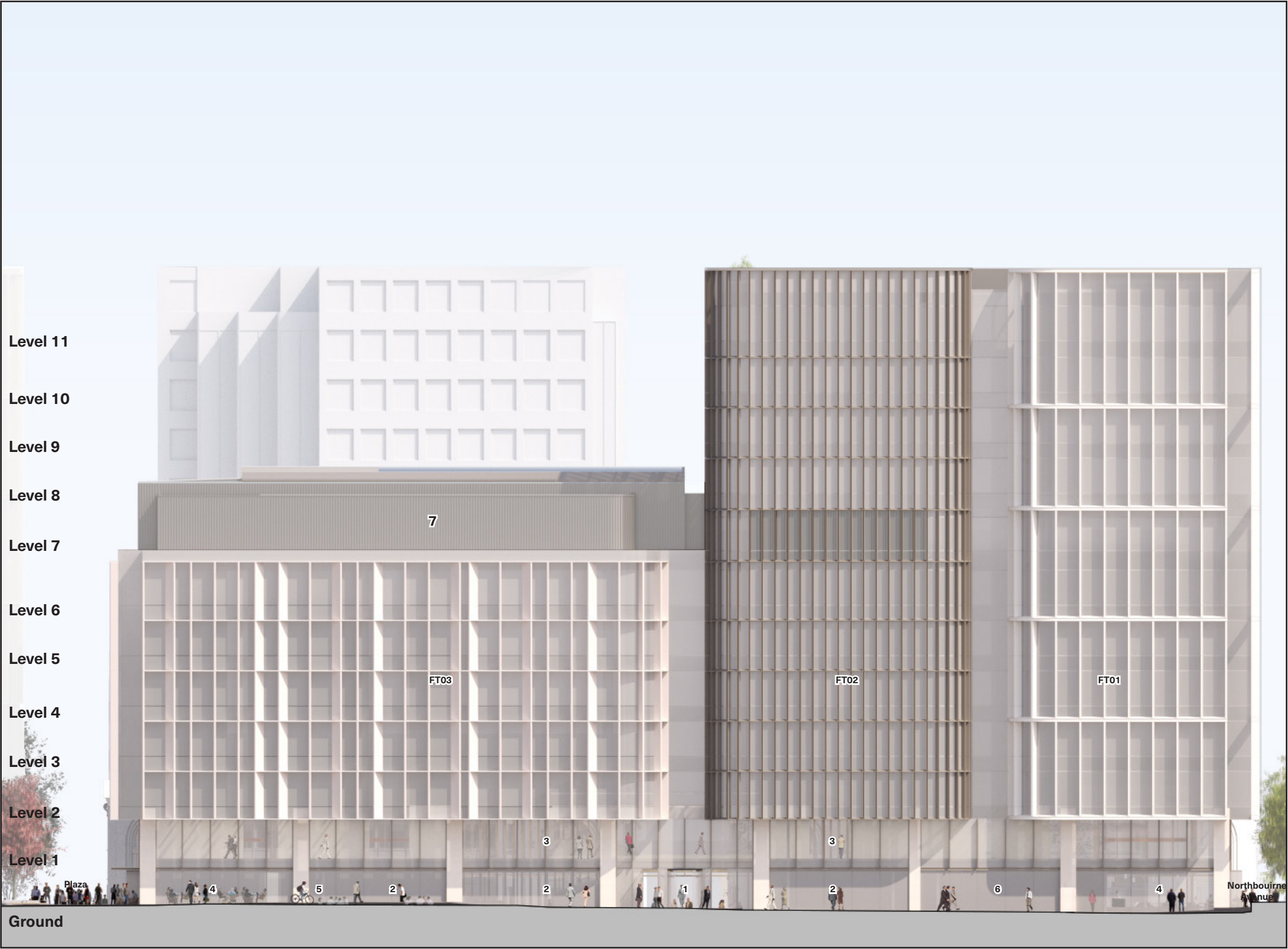
South Elevation

The Knowles Place frontage also presents the three primary tower elements, mirroring the formal expression of the Northern Elevation.

At Ground Level, the double height expression of the building form is maintained to provide weather protection to pedestrians on Knowles Place, with occupied space at Level 1 providing passive surveillance of the street.

Entry to the Commercial Foyer is located centrally, providing access through the building to the adjacent entry from London Circuit, flanked active frontage, including conference, retail and access to the End of Trip Facilities.

- Key**
- 1 Arrival to Commercial Foyer
 - 2 Foyer / Conference Space Frontage
 - 3 Office Frontage (Level 1)
 - 4 Retail Frontage
 - 5 End of Trip / Bicycle Entry
 - 6 Substation Facade
 - 7 Plant Room Facade - increased set back
- (Refer p61 for Facade Type details)



4 60 London Circuit

Facades

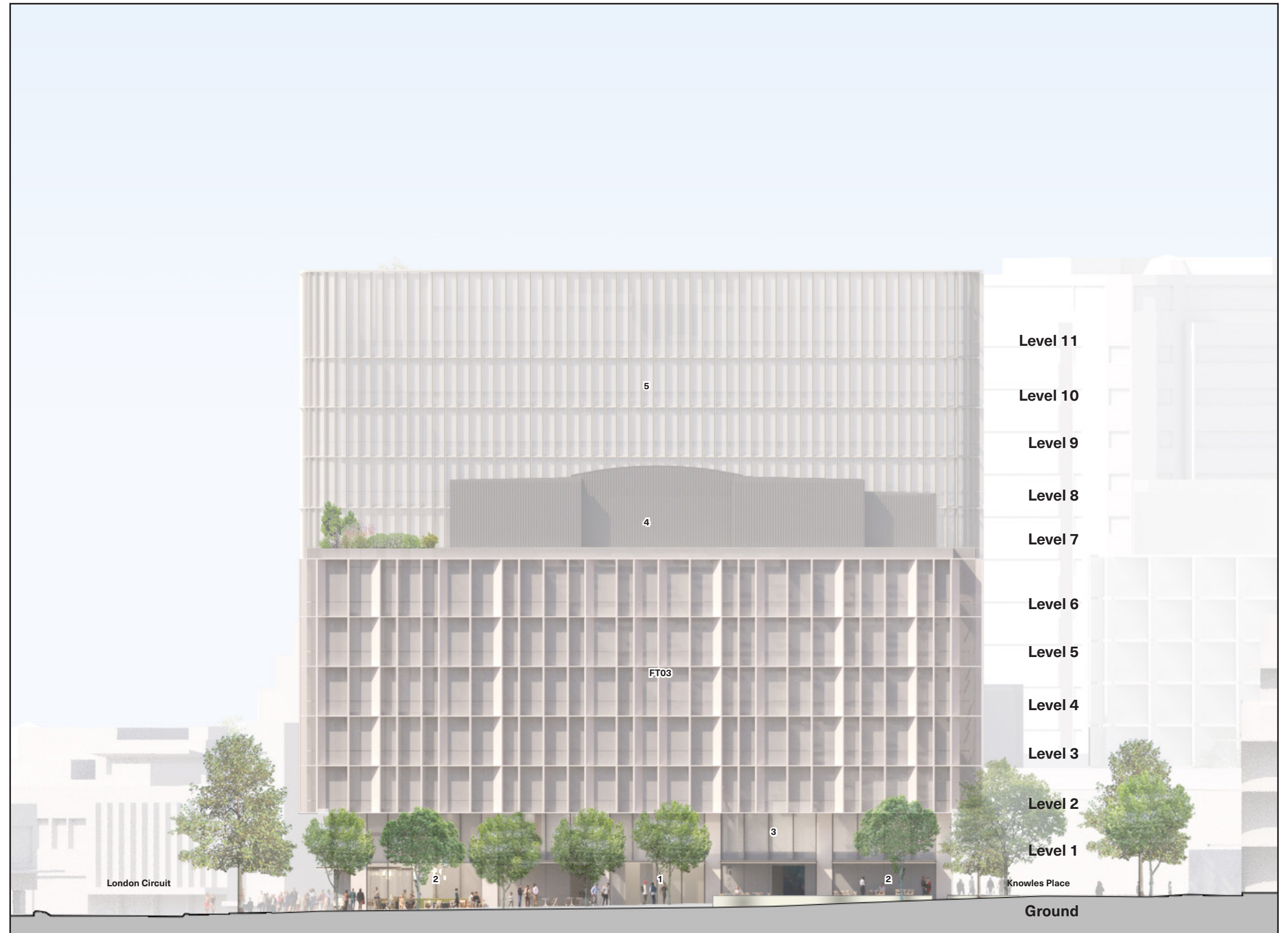
West Elevation

The western frontage expresses a lower-scale form that addresses the open public space (Plaza) and through site connection.

The FT03 facade systems employs shading elements that reinforce a vertical grain, in a playful and dynamic manner.

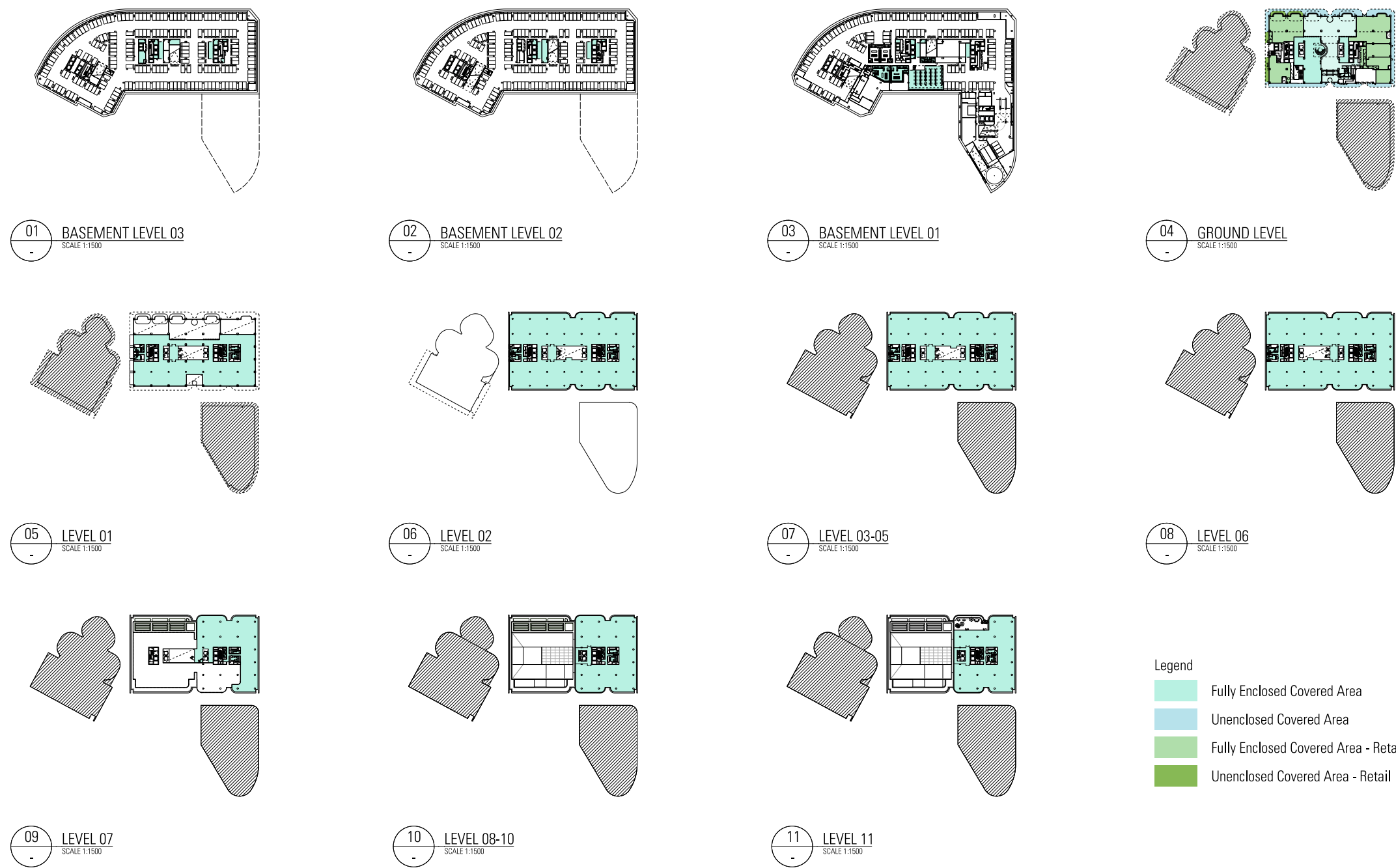
Key

- 1 Car Park Lift Lobby
 - 2 Retail Frontage
 - 3 Office Frontage (Level 1)
 - 4 Plant Room Facade - increased set back
 - 5 Tower of North Building beyond
- (Refer p61 for Facade Type details)



5 60 London Circuit

Gross Floor Area



GFA Schedule

| | | | NORTH - COMMERCIAL | | |
|----------------|--------|----------------|--------------------|-----|--------|
| FLOOR | FLR HT | USE | FECA | UCA | GFA |
| Roof | - | | | | |
| Level 11 | 5500 | Office | 1,642 | - | 1,642 |
| Level 10 | 3750 | Office | 1,848 | - | 1,848 |
| Level 9 | 3750 | Office | 1,848 | - | 1,848 |
| Level 8 | 3750 | Office | 1,848 | - | 1,848 |
| Level 7 | 4400 | Office / Plant | 1,359 | - | 1,359 |
| Level 6 | 3750 | Office | 3,704 | - | 3,704 |
| Level 5 | 3750 | Office | 3,708 | - | 3,708 |
| Level 4 | 3750 | Office | 3,708 | - | 3,708 |
| Level 3 | 3750 | Office | 3,708 | - | 3,708 |
| Level 2 | 3750 | Office | 3,708 | - | 3,708 |
| Level 1 | 3750 | Office | 2,068 | - | 2,068 |
| TOWER TOTAL | | | 29,149 | - | 29,149 |
| Ground | Varies | Tenant Foyer | 529 | 584 | 2,043 |
| | | Public Foyer | 930 | | |
| | | EOTF | - | - | - |
| | | Retail | 1,441 | 95 | 1,536 |
| PODIUM TOTAL | | | 2,900 | 679 | 3,579 |
| Basement 01 | Varies | Lift Lobby | 52 | - | 52 |
| | | Storage | 31 | - | 31 |
| | | EOTF | 584 | - | 584 |
| Basement 02 | 3200 | Lift Lobby | 66 | - | 66 |
| | | Storage | 84 | - | 84 |
| Basement 03 | 2900 | Lift Lobby | 66 | - | 66 |
| | | Storage | 100 | - | 100 |
| BASEMENT TOTAL | | | 983 | - | 983 |
| TOTAL | | | 33,032 | 679 | 33,711 |

6 Basement

The development provides an integrated basement, incorporating efficient and flexible car parking, and provision for services and facilities to serve each of the buildings above ground.

Basement Level 1

Vehicular Access to the basement is via a dive ramp located at the southern verge of Knowles Place on Ground Level.

Vehicle registration and boom-gates are located on B1, prior to cars accessing the full extent of the B1 Level, and levels below via additional ramps.

Pedestrian access to street level is provided via dedicated Car Park lifts (for the public), as well as via secure lifts within the cores for each of the buildings (for building occupants).

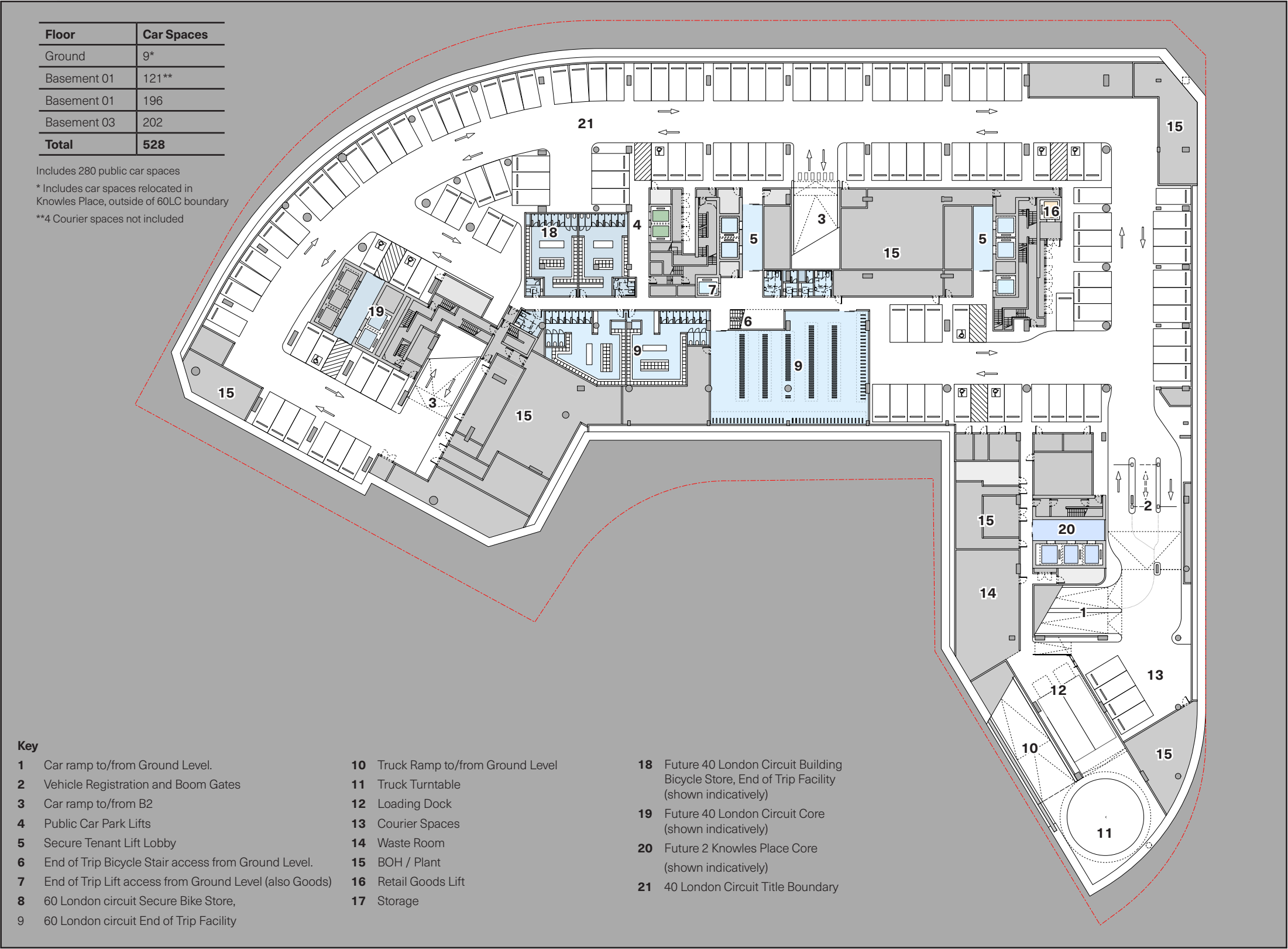
The **Loading Dock** is located on Basement Level 1, accessed via a dedicated service vehicle ramp from ground level (under 2 Knowles Place). Parking for two MRVs and several courier vehicles is provided.

The **Waste Room** is located directly adjacent the dock, whilst horizontal access to 60 London Circuit and future 2 Knowles PLace cores is provided on this level.

A majority of the **Plant** areas serving the basement and each of the above buildings are located on the Basement 1 Level.

High quality **End of Trip Facilities**, including secure bicycle storage, lockers, showers and toilets, are located at B1. Accessible and Gender Neutral facilities will be provided.

Bicycle access from Knowles Place is provided via a stair with bicycle track ramp, and a shuttle lift, located under 60 London Circuit. The lift is suitably sized and rated for larger, heavier electric bicycles.

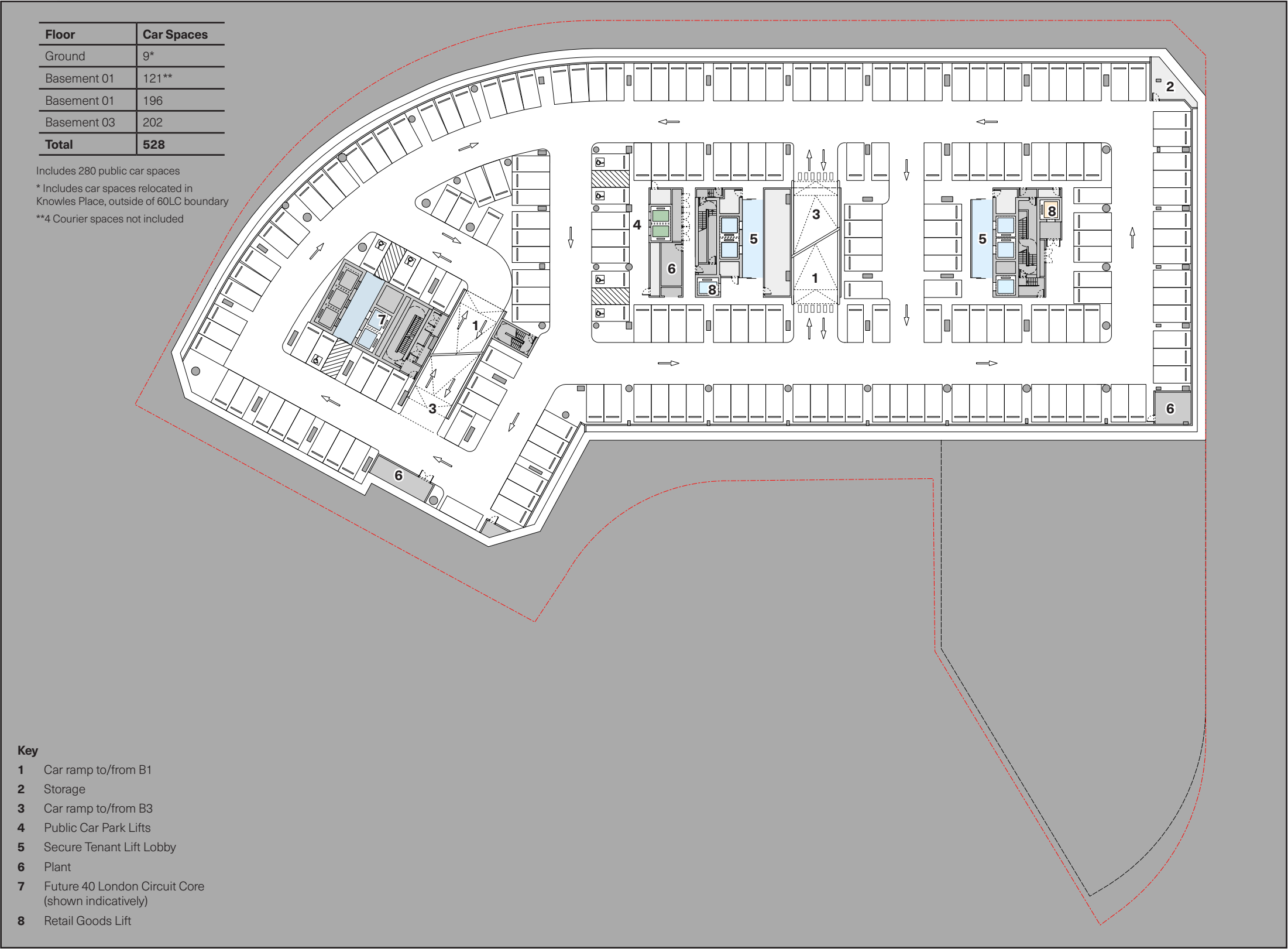


6 Basement

Basement Level 2

Baement Levels 2 and 3 are smaller in extent than Basement Level 1, with excavation limited to the north and western portions of the site only. This minimises excavation to contribute to a more efficient and sustainable development proposition, whilst also reducing disruption (noise, vibration) to the operations of the neighbouring ACT Courts during construction.

Substantial **Storage** areas are available on Basement Levels 2 and 3 to accommodate the needs of prospective tenants.



6 Basement

Basement Level 3

Basement Levels 3 is very similar to Basement Level 2, with the exception of spatial provision for Diesel Fuel tanks for generators located in the buildings above.

| Floor | Car Spaces |
|-------------|------------|
| Ground | 9* |
| Basement 01 | 121** |
| Basement 01 | 196 |
| Basement 03 | 202 |
| Total | 528 |

Includes 280 public car spaces
* Includes car spaces relocated in Knowles Place, outside of 60LC boundary
**4 Courier spaces not included

- Key
- 1 Car ramp to/from B2
 - 2 Storage
 - 3 Retail Goods Lift
 - 4 Public Car Park Lifts
 - 5 Secure Tenant Lift Lobby
 - 6 Plant
 - 7 Future 40 London Circuit Core (shown indicatively)

JPW

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