



2 Knowles Place

Works Approval Submission

Urban Design and Architectural Design Report

11 September 2025



**London
Central**



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 2 Knowles Place 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

Andrew Connor
Planning and Environment Manager
Capital Property Group
Level 4, 21 Terminal Avenue | Plaza Offices - West
Canberra Airport AT 2609
T 02 6275 2207
M 0428 171 487

Status

Version	Issue Date
00	11 September 2025

Project Team

Capital Property Group - Owner and Developer
JPW - Architecture & Urban Design
ECI Contractor - Construction Control
Hera - Structural Engineer
NDY - Engineering Services & Vertical Transport Consultant
Vital Design Solutions - Civil Engineer
Redbox Design Group - Landscape Design
Egis - Traffic Consultant
ELab - ESD Consultant
Facade Engineering - Apex
Wind Engineering - Windtech
BCA Consultant/Certifier - McKenzie Group
Fire Engineer - The Fire Engineering Co.

Contents

1 Vision	3
2 Place and Context	4
Country	4
Historic Context	5
Urban Context	6
Planning Controls and Guidelines	9
Urban Analysis	10
3 Precinct Masterplan	12
Design Principles	12
Public Realm and Ground Plane	14
Built Form and Massing	16
Shadow Diagrams	20
4 2 Knowles Place	24
Design Concept	24
Ground Floor and Public Domain Interfaces	26
Connected Workplace	29
Floor Plate Design Principles	32
Workplace Floors - Test Fit	34
Roof	35
Materials and Expression	36
Facades	37
Elevations	42
Gross Floor Area	46
Sustainability Strategy	47
Basement	48



1 Vision

2 Knowles Place is a key component of the masterplan vision for London Central; to create a vibrant new destination that capitalises on this site's landmark location at the heart of Canberra's city centre.

This landmark building will define the southern end of one of Canberra's most important civic boulevards - Northbourne Avenue, while reinforcing the urban form of the City Hill precinct.

2 Knowles Place will provide high quality workplace within a built form that is seamlessly integrated with its surroundings.

2 Place & Context

Country

The design for 2 Knowles Place has been informed by the site’s unique characteristics, setting and location.

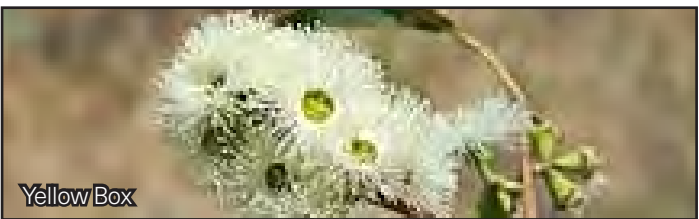
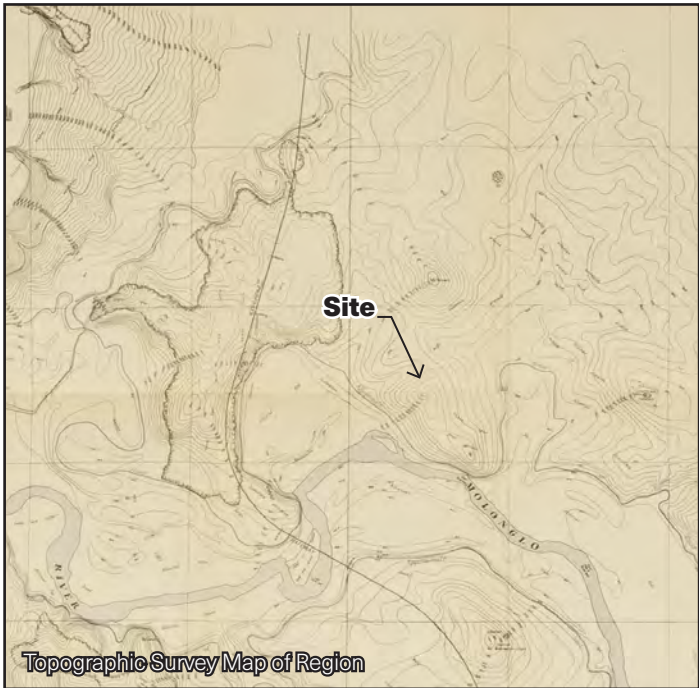
The site’s elevated position offers sight lines across the valleys and to the adjacent waterway of the Molonglo River, framed by the prominent landforms of Black Mountain and Mount Ainslie, whilst its unique geology intersects several distinct sub-subterranean conditions, including volcanic rock, sandstone,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

London Central 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.

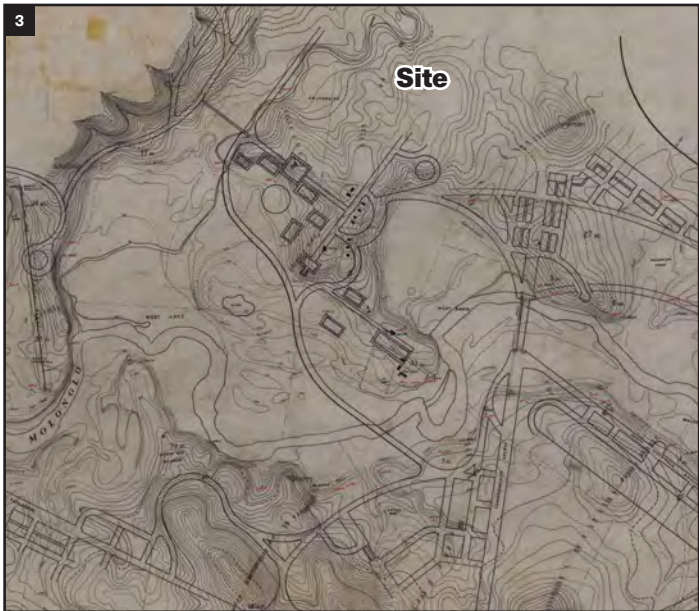
Two diagonal axes, from City Hill along Kings Avenue, and from Russell along Commonwealth Avenue, terminate at Capital Hill to form a triangular plan.

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 west 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 from Knowles Place towards Northbourne Avenue (future connection as part of masterplan), 2 Knowles Place site to the right, 60 London Circuit Site to the left.
- 4 View along interface with ACT Magistrates Court to the right, 2 Knowles Place site to the left and City Hill beyond.
- 5 Proposal for Canberra Theatre Expansion.



2 Place & Context

Urban Context

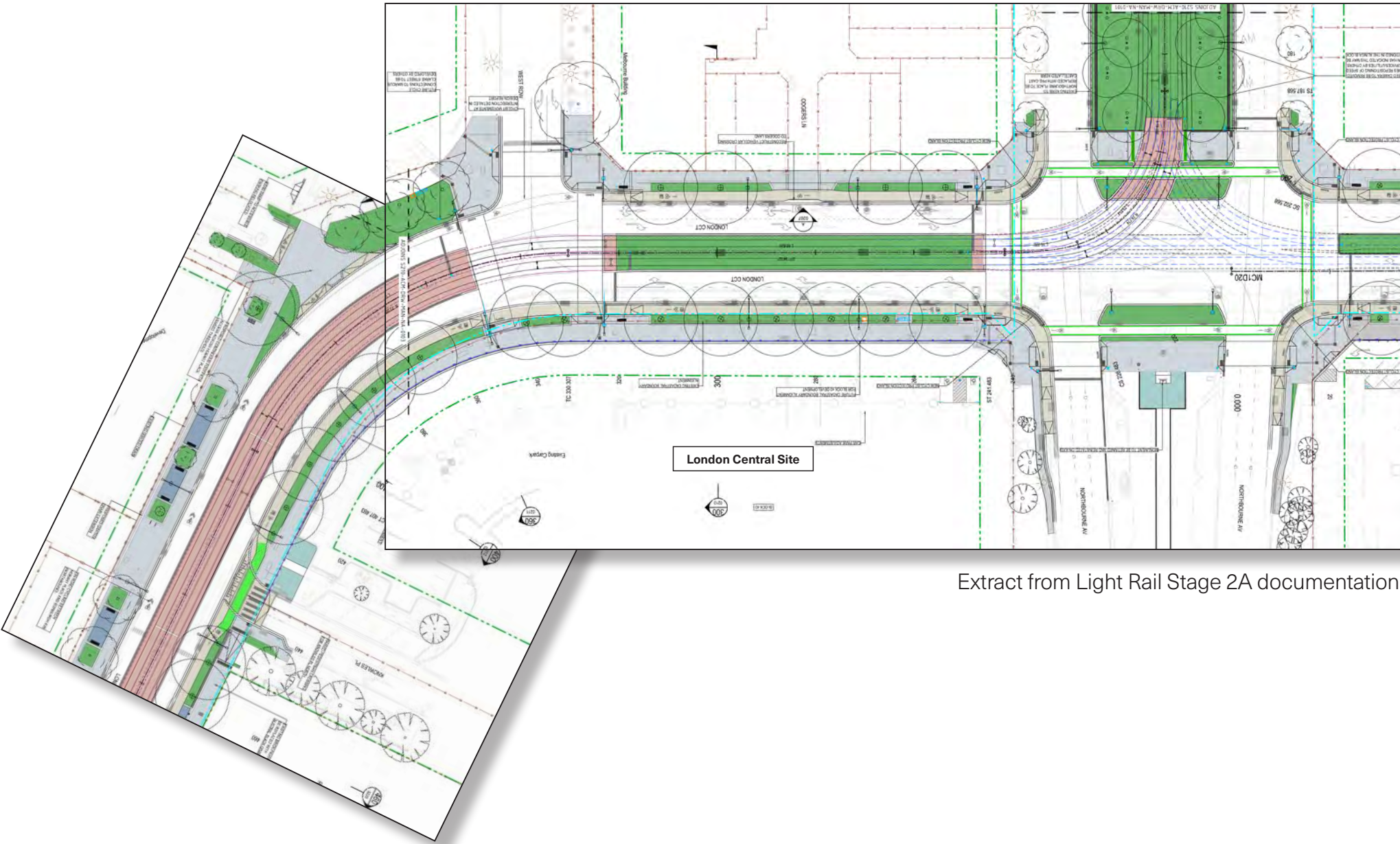
Light Rail Stage 2A

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. London Central 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.



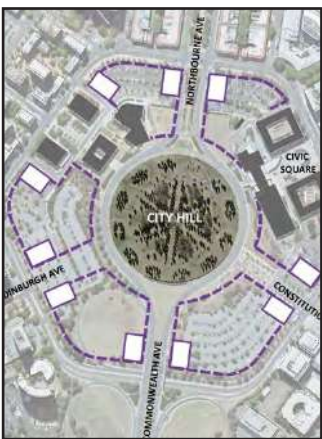
Land Use



Indicative Development



Avenue Connection and Vistas



Landmark Towers

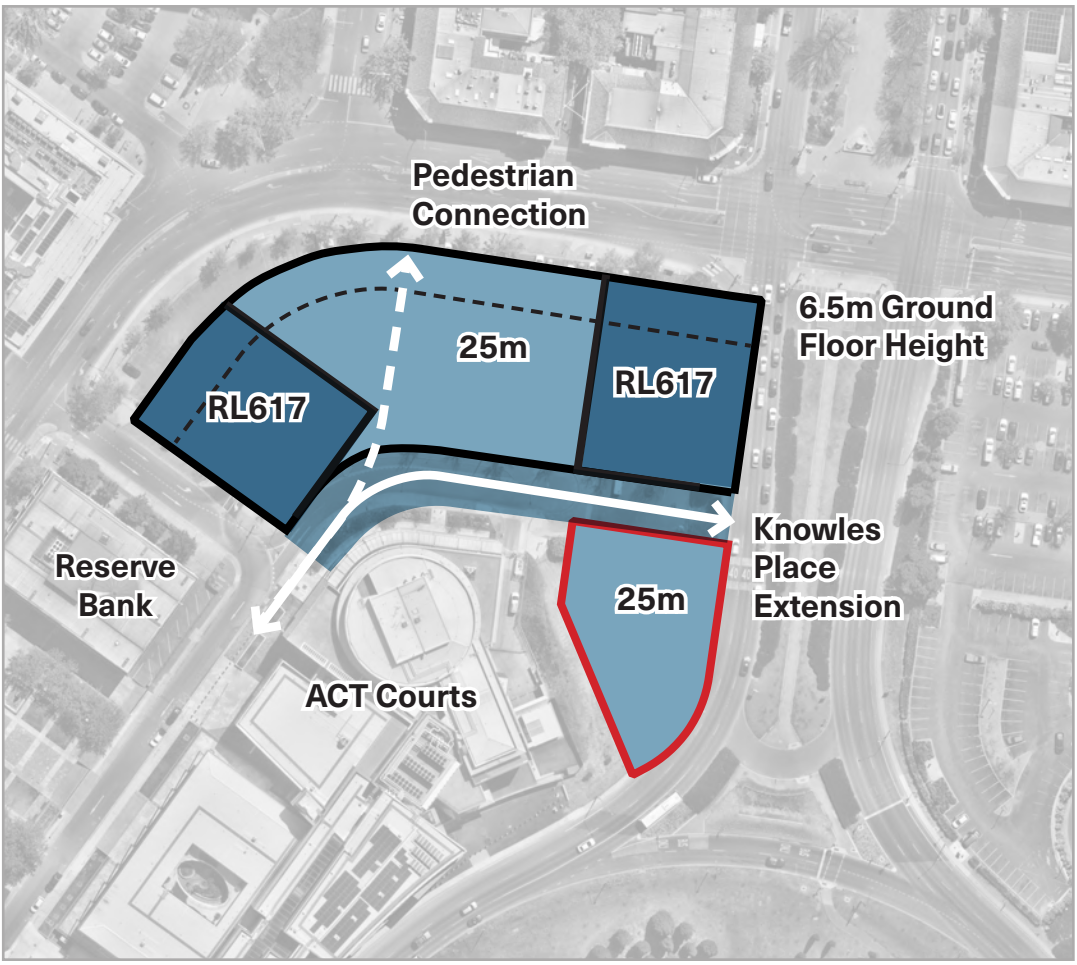


Laneways



Pedestrian Links

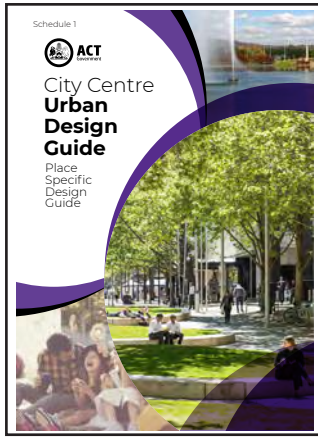
The diagram below overlays key NCP controls governing the site, including height, assignment of landmark buildings, land use (e.g. roads), through site connections and ground floor heights.



These controls form the basis of the site strategy for the London Central 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.



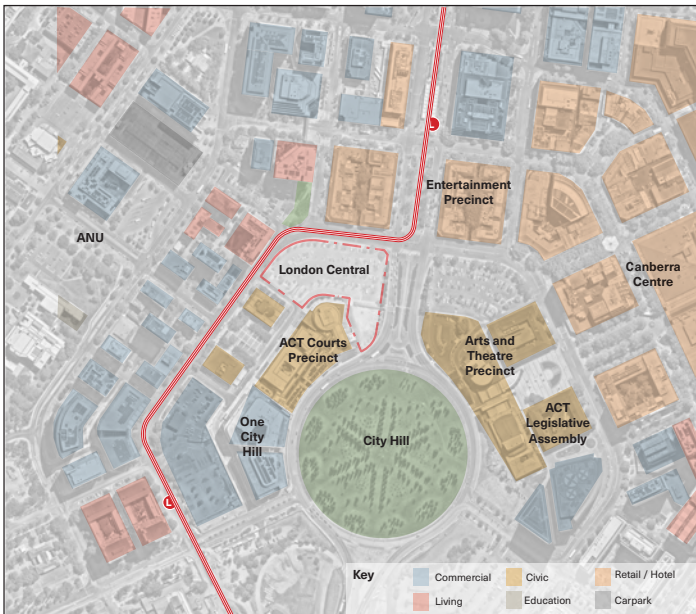
Pages 24-25 of the Guide relate specifically to the City Hill Precinct, identifying key moves such as reducing vehicle speed along Vernon Circle to 40km/h, improving public space along Northbourne Avenue, and providing active uses along London Circuit to address its role as the primary active street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

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

2 Place & Context

Urban Analysis

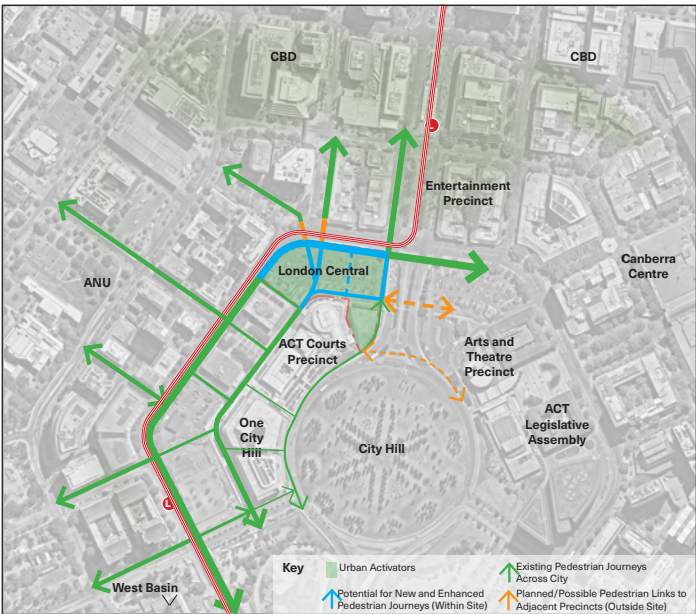
Land Use



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

London Central 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

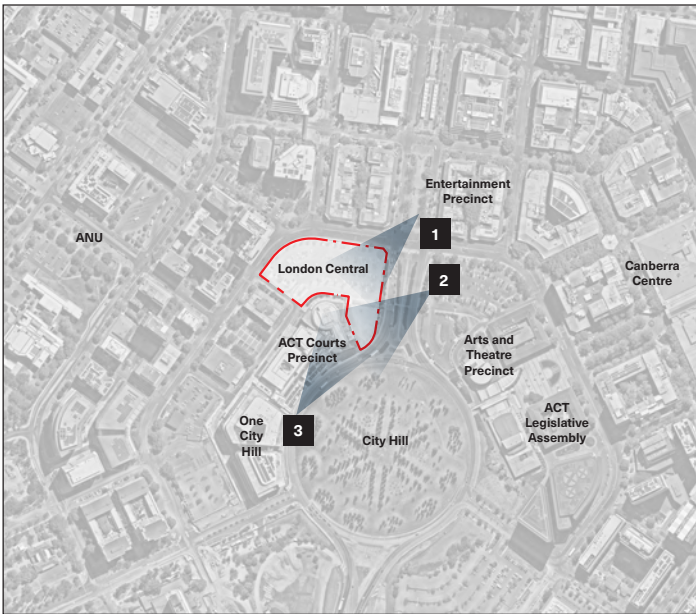


The site is located directly adjacent several heritage listed buildings and significant public spaces.

2 Place & Context

Urban Analysis

Urban Vistas

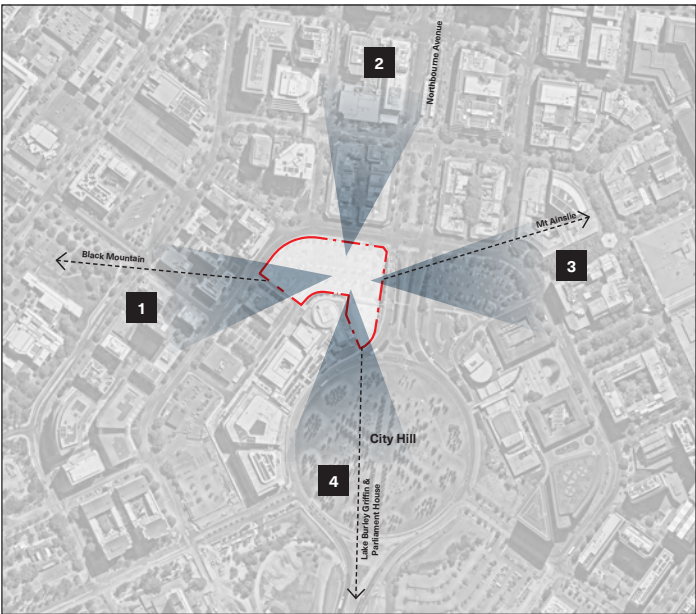


The site's prominence presents opportunities for quality urban vistas, inviting approaches and stronger definition of the precinct's public space network.

- 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 along Vernon Circle east towards 2 Knowles Place.

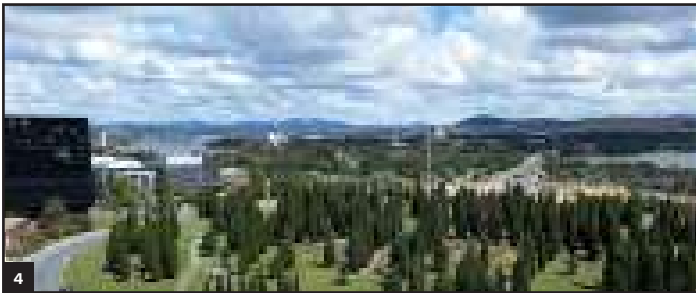
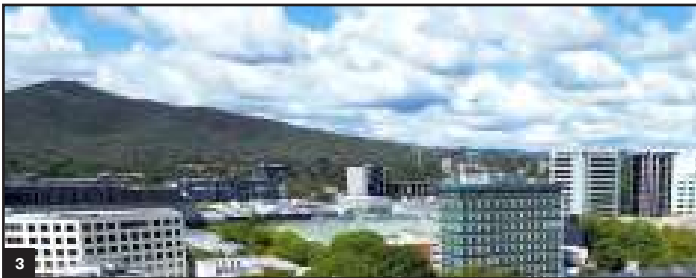
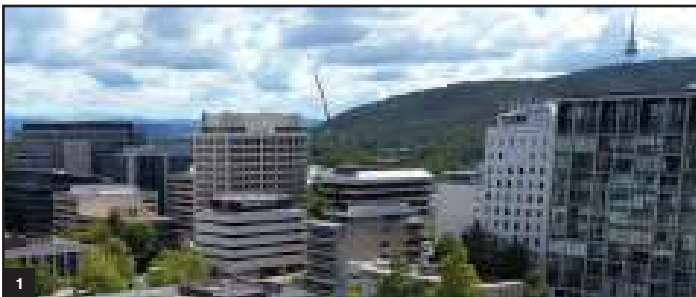


Views



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.

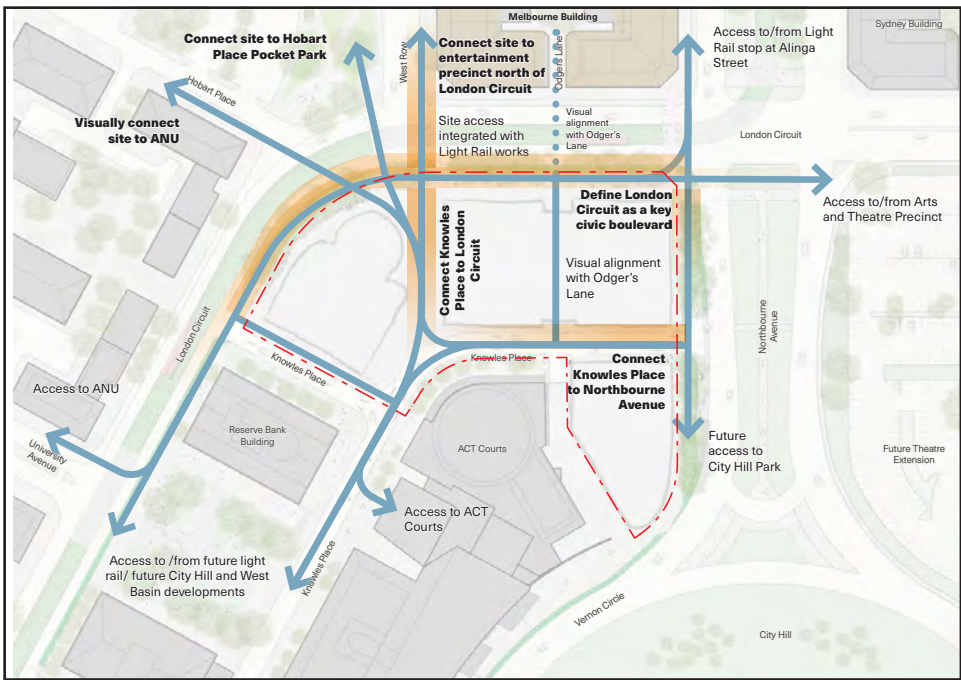


3 Precinct Masterplan

Design Principles

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

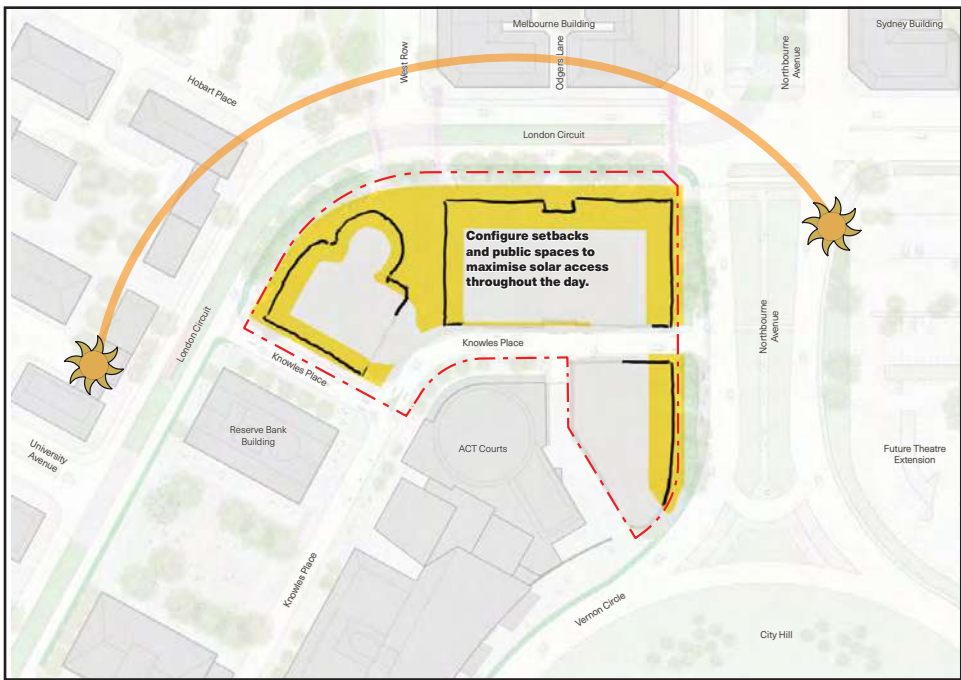
1 Site as an Urban Connector



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

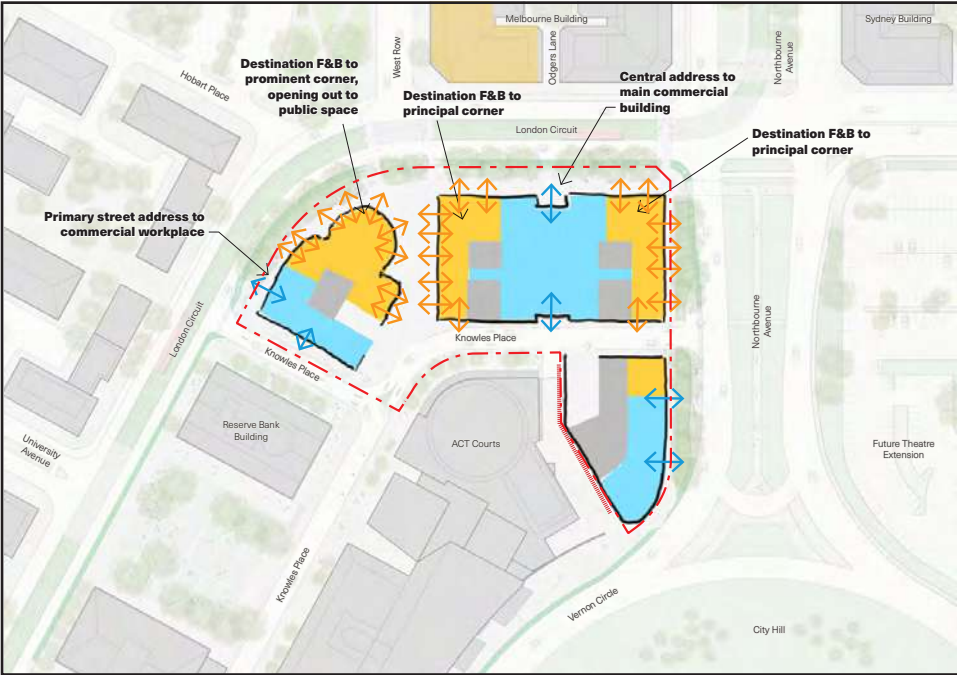


Extend green public spaces through the site that links Hobart Place Pocket Park and green infrastructure to be delivered as part of the Light Rail works, with upgraded landscaped interfaces with the ACT Courts, integrated with the London Central development.

3 Precinct Masterplan

Design Principles

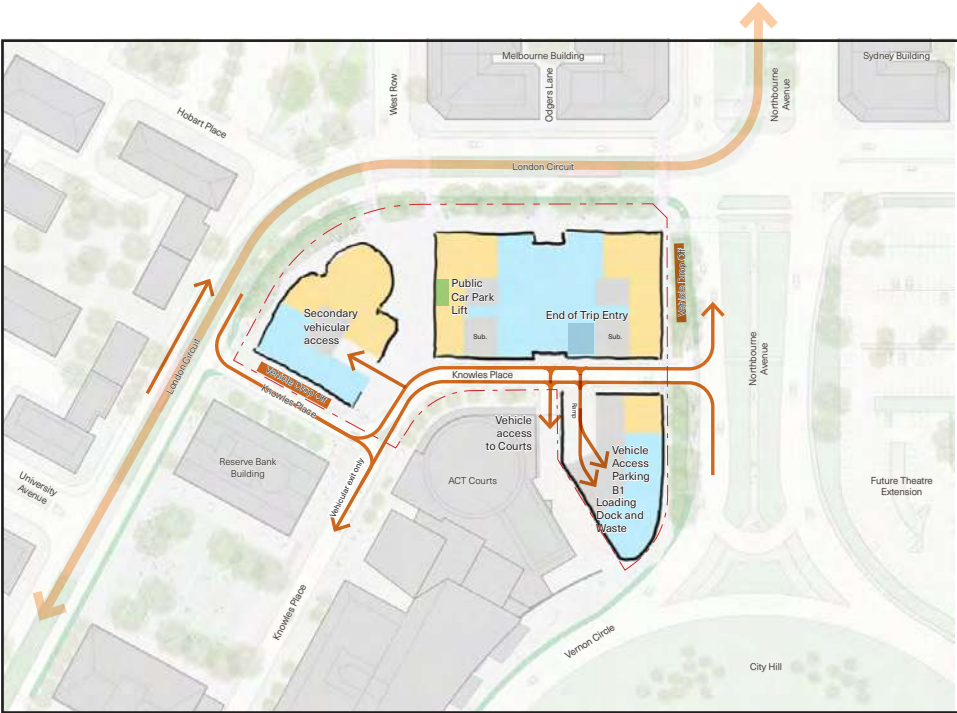
4 Diverse Uses to Activate Ground Plane



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.

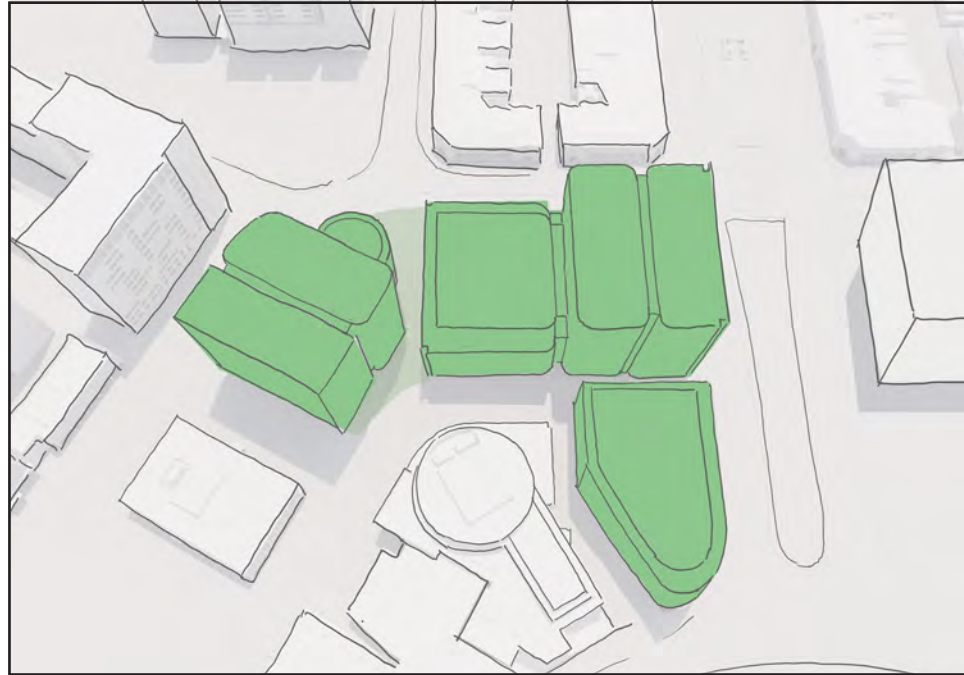
5 Considered Plan for Traffic and Access



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.

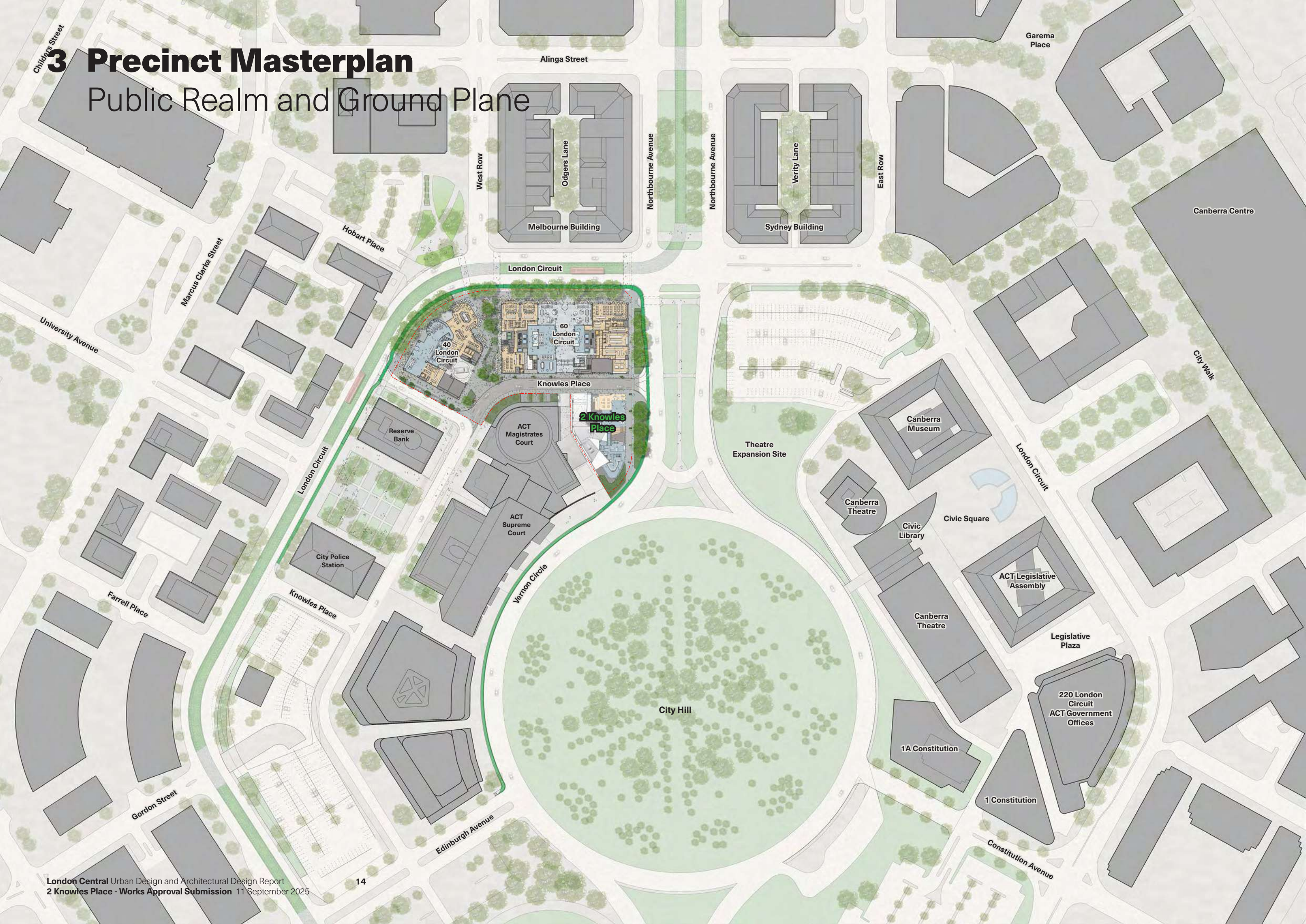
6 Sustainability and Resilience



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

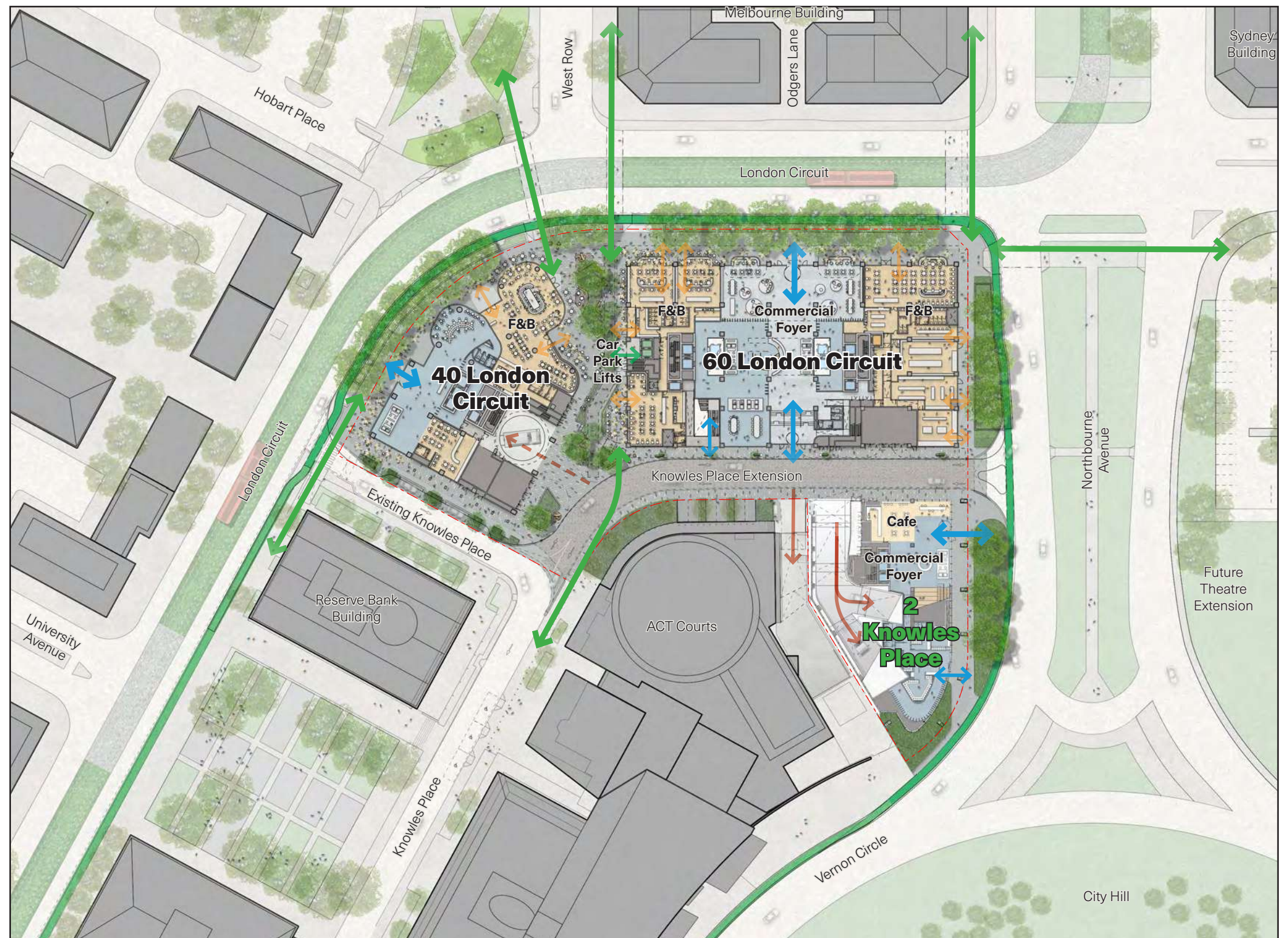


3 Precinct Masterplan

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

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

Edinburgh Avenue

Gordon Street

Knowles Place

Vernon Circle

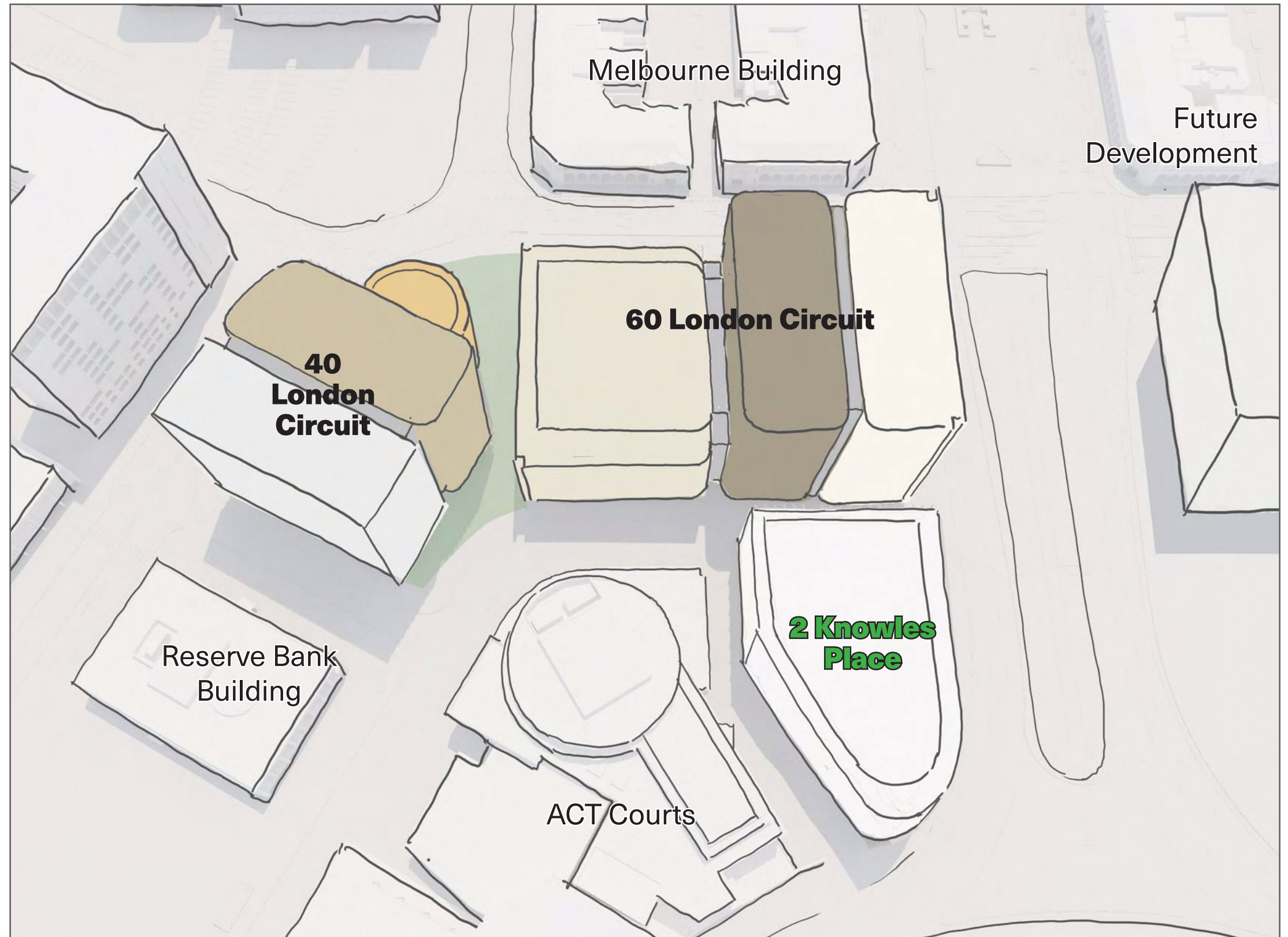
City Hill

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.



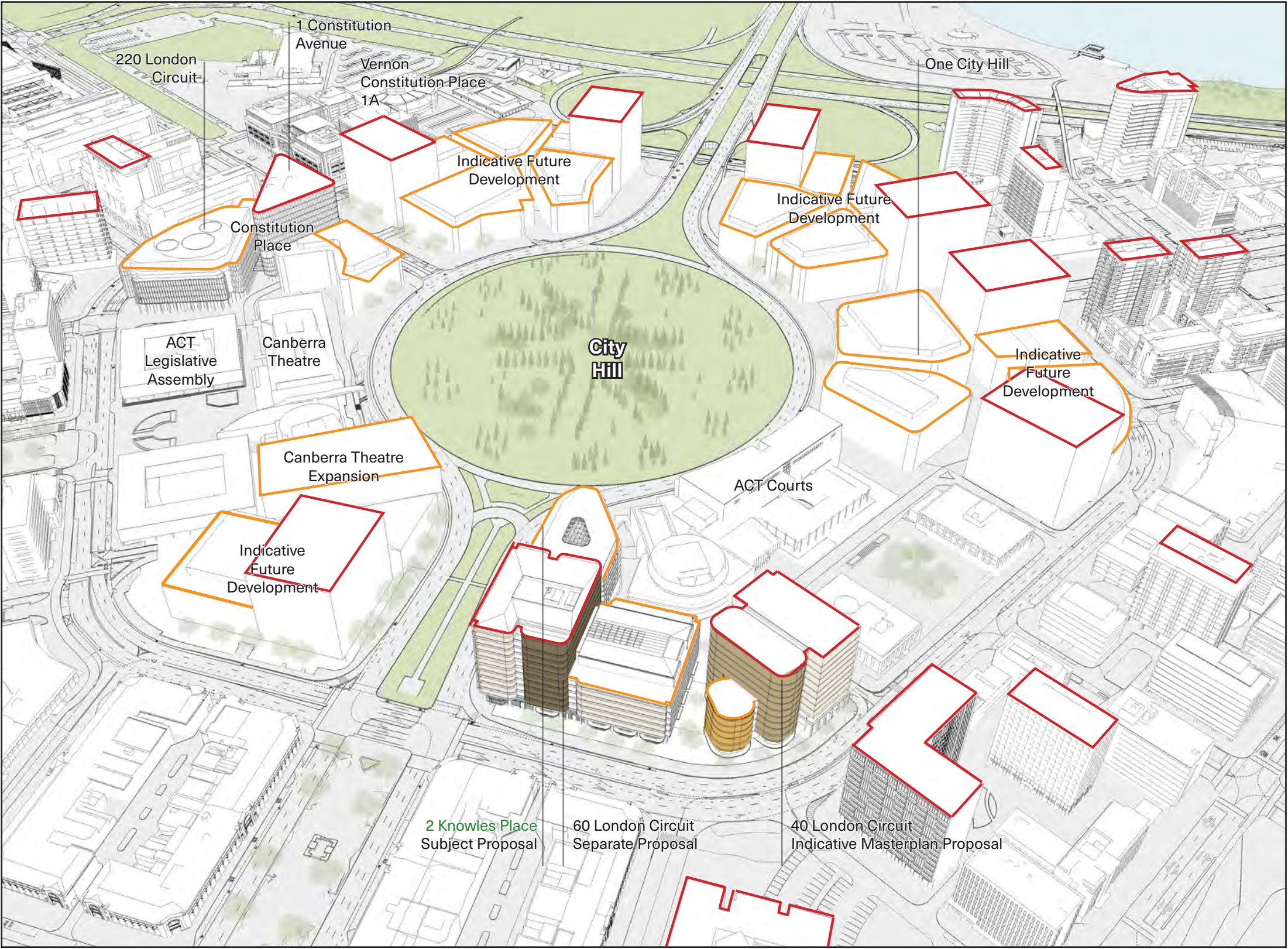
3 Precinct Masterplan

Massing and Built Form

Neighbouring Context

The image to the right illustrates the proposed built forms for 2 Knowles Place 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



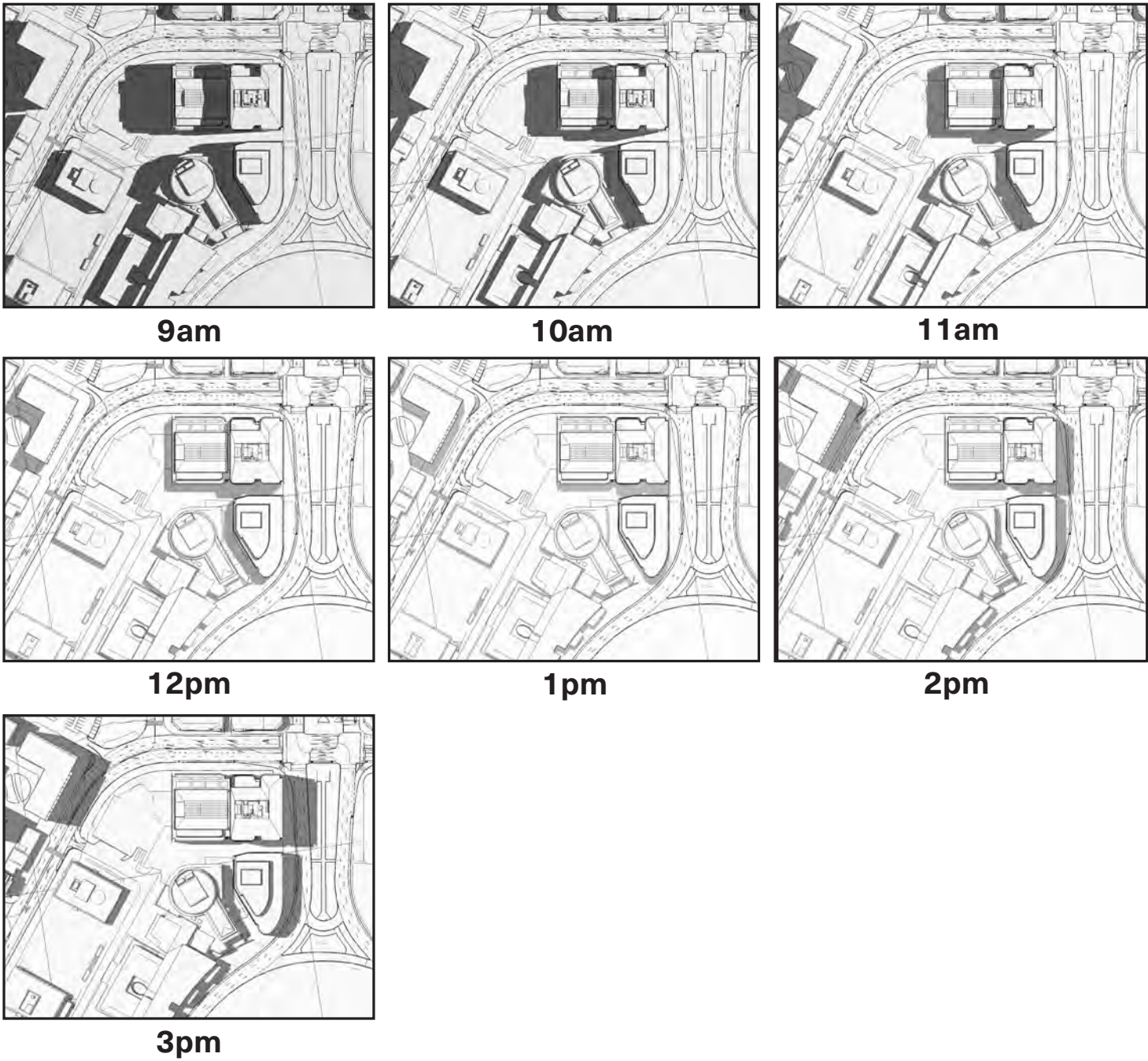
5 2 Knowles Place

Shadow Diagrams

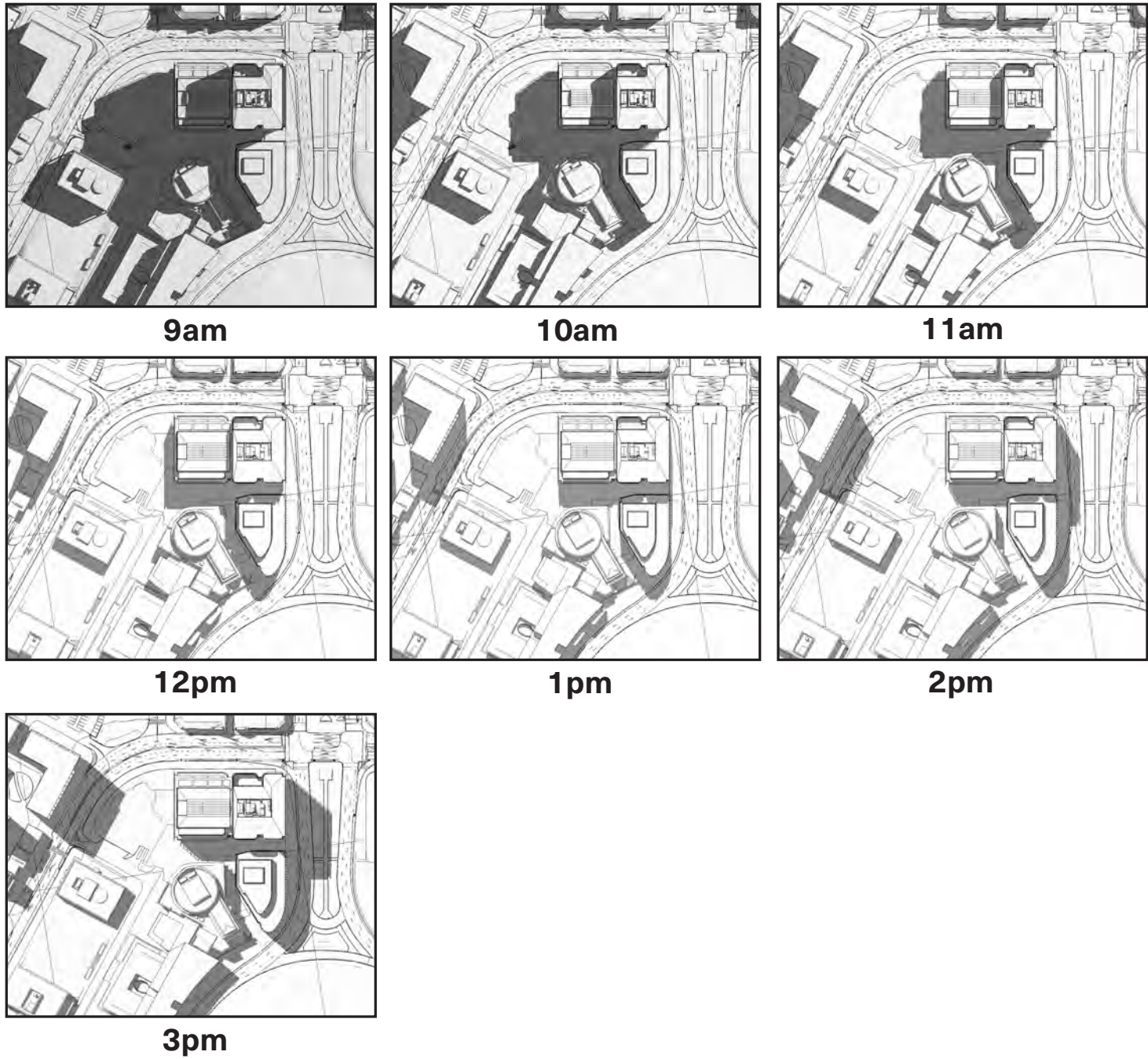
Solar Access

The proposal maintains solar access to surrounding public spaces.

Mid Summer - 22 December



Equinox 21 March (Daylight Savings Time)



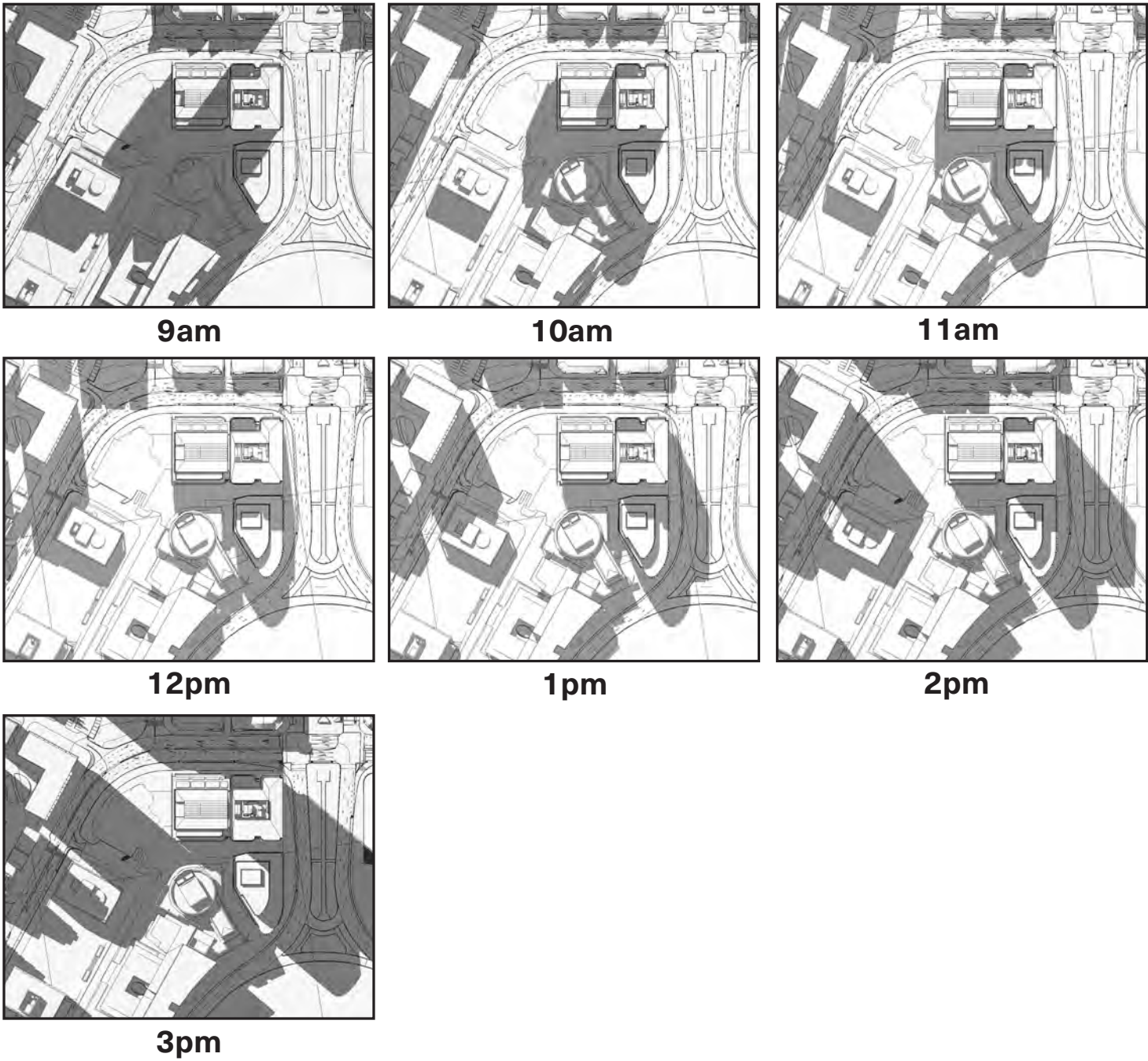
5 2 Knowles Place

Shadow Diagrams

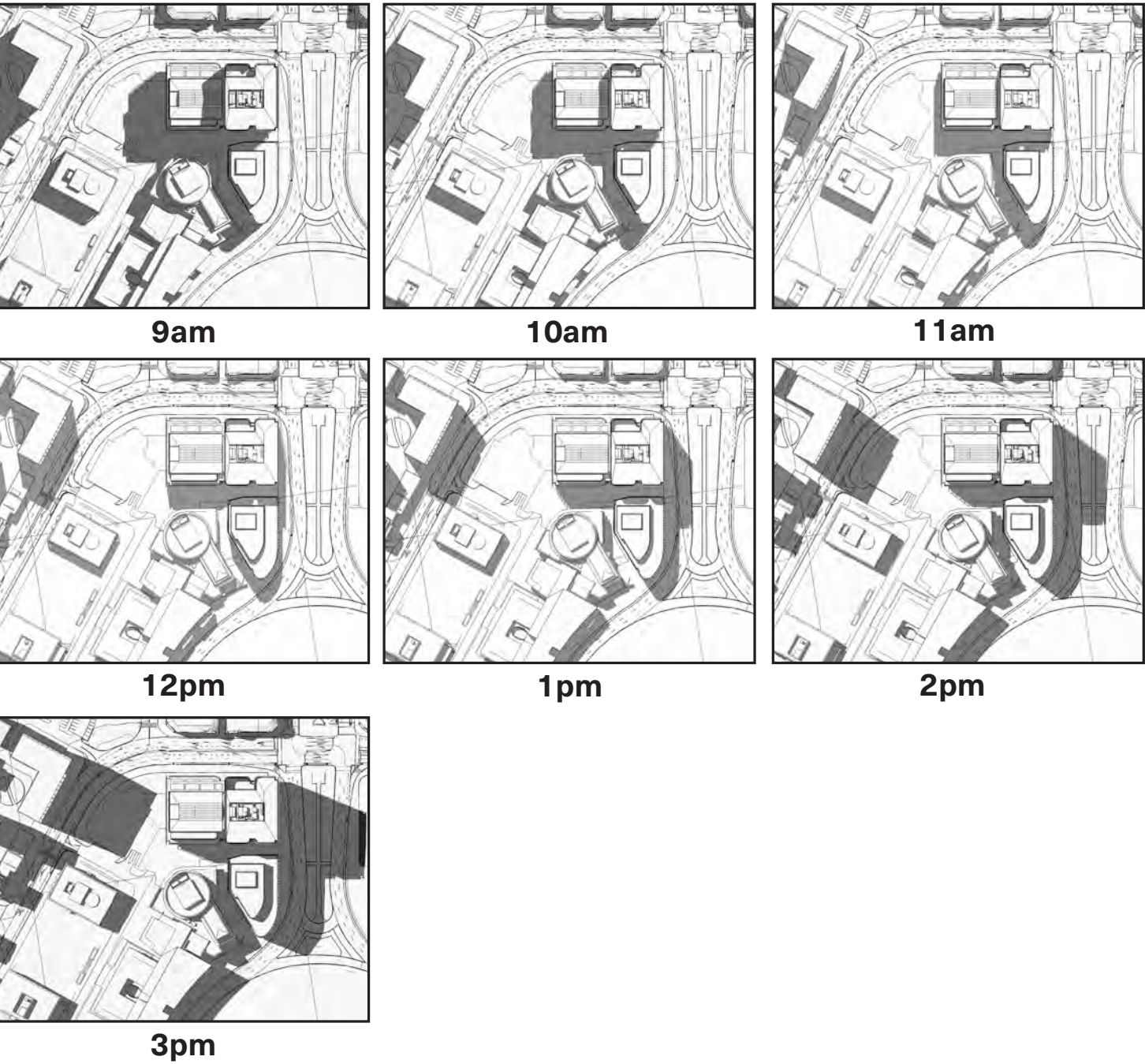
Solar Access

The proposal maintains solar access to surrounding public spaces.

Mid-Winter - 21 June



Equinox - 21 September



3 Precinct Masterplan

Northbourne Avenue





4 2 Knowles Place

Design Concept

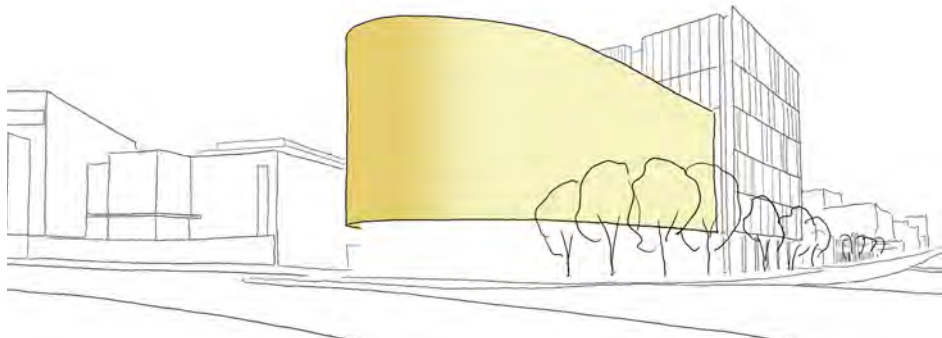


4 2 Knowles Place

Design Concept

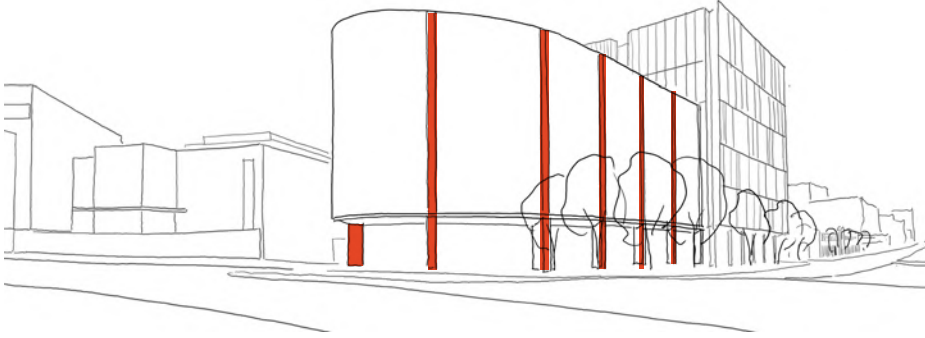
Design Principles

Form



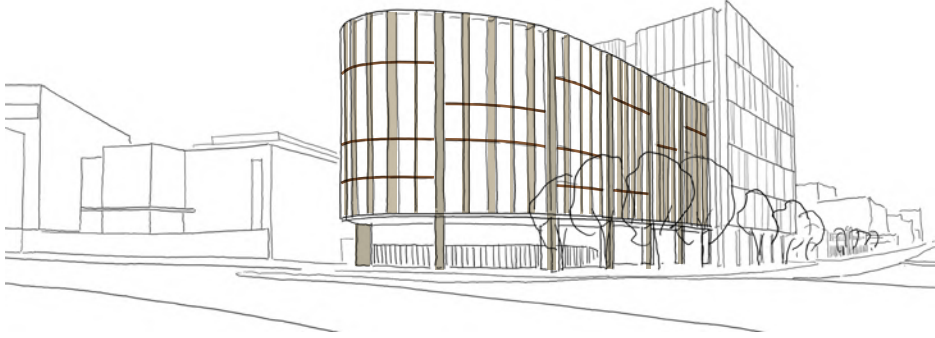
Create a dynamic built form that enhances the urban definition of City Hill, and provides a striking urban marker that identifies the southern termination of Northbourne Avenue at City Hill.

Structure / Order



Present an ordered architectural expression that reinforces the civic character of Northbourne Avenue.

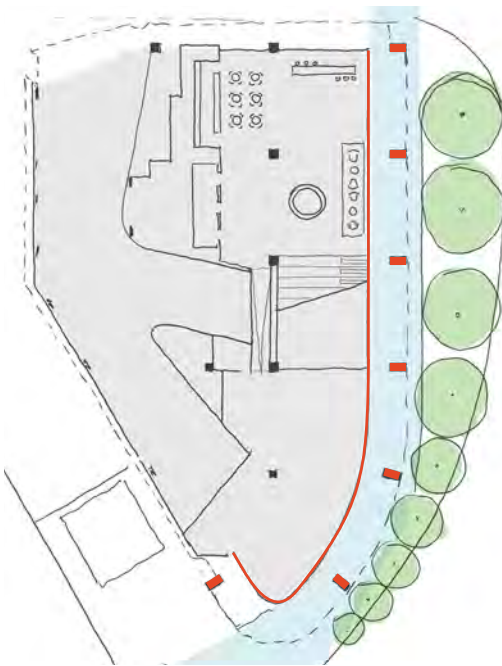
Dynamic Expression



Incorporate fine grain facade elements that respond to various opportunities for views, maintain privacy, achieve internal comfort objectives (solar shading and glare control), and contribute to the dynamic expression of the built form.

Colonnade

Provide a covered pedestrian walkway to the Northbourne Avenue and Vernon Circle frontages, integrated with landscape and aligned with future Territory aspirations for pedestrian access across City Hill.

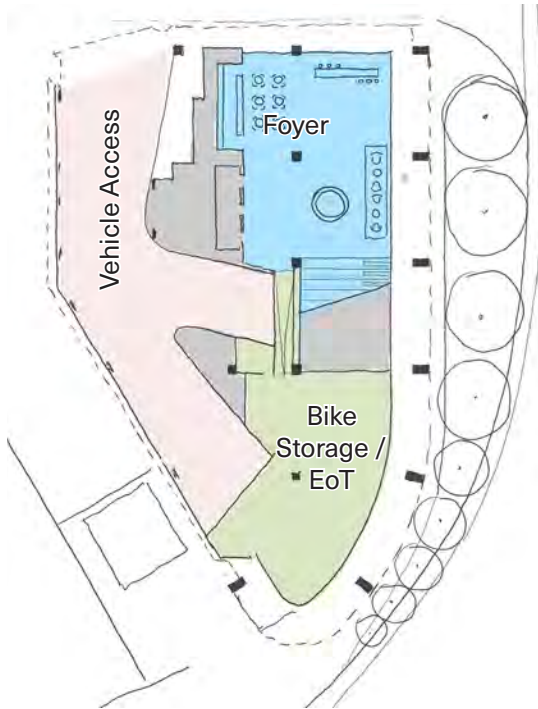


Ground Level Program

Present a high-quality, civic scaled foyer and workplace experience.

Provide highly accessible active transport facilities on the ground floor.

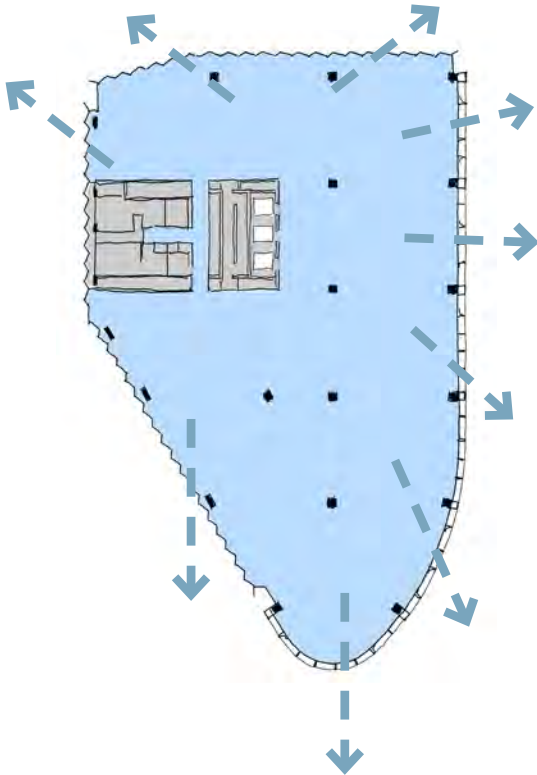
Discretely accommodate vehicular access to the basement, including services vehicles and parking to serve the precinct.



High Quality Workplace

Side core floor plate configuration that supports a flexible and adaptable commercial workplace.

Facilitate precinct views to the east and south over City Hill, and direct views away from the adjacent ACT Courts building.



4 2 Knowles Place

Ground Floor and Public Domain Interfaces



4 2 Knowles Place

Ground Floor and Public Domain Interfaces

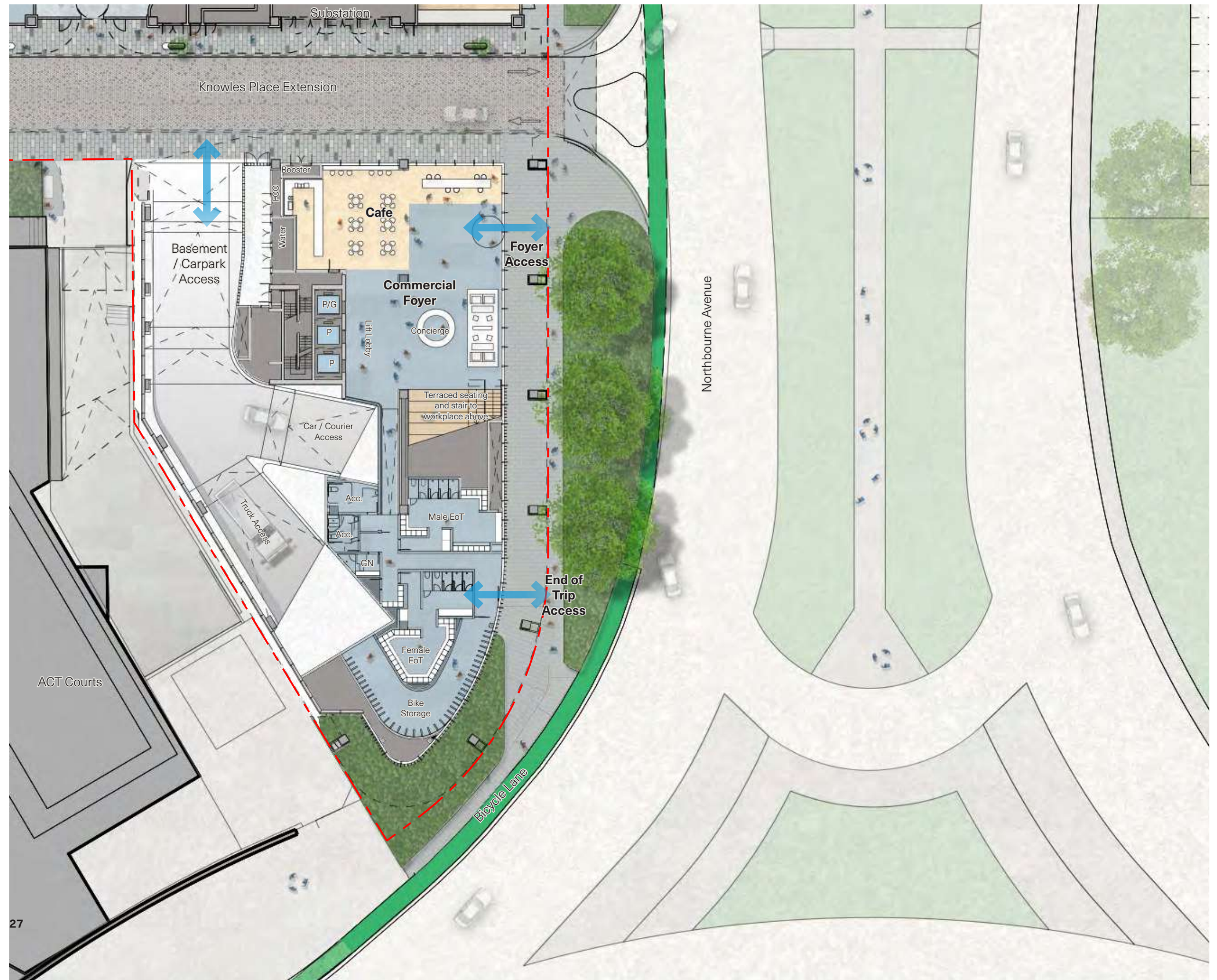
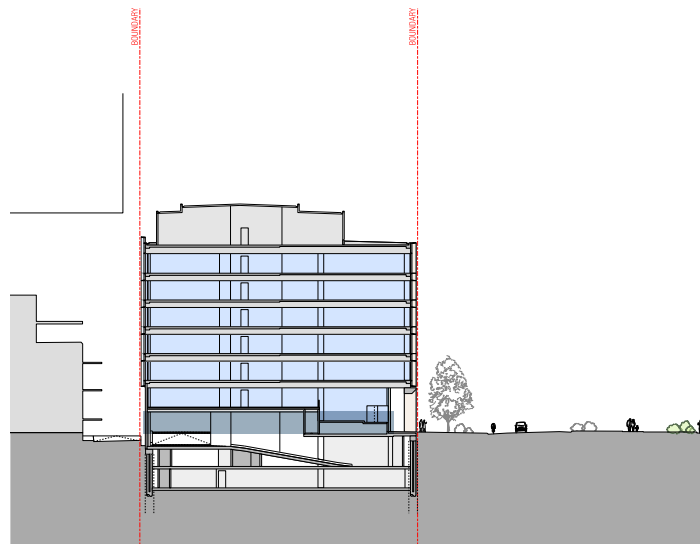
Ground Level Plan

2 Knowles Place presents an accessible and well-connected ground plane that accommodates a diverse range of uses and activation on key frontages.

A civic colonnade defines the eastern extent of the site and interface with Northbourne Avenue, integrated with a verge landscape design by Redbox Design Group, accommodating covered pedestrian access for the public and building occupants arriving to the building.

A premium commercial address is positioned prominently at the corner of Northbourne Avenue and Knowles Place, providing on-grade access from the public realm and activated by a cafe, 'town hall' seating, concierge and lift lobby that contribute to a high quality workplace experience.

The west of the site accommodates vehicular access for service vehicles to an integrated loading dock in the basement that serves 2 Knowles Place and 60 London Circuit, as well as a carpark serving the entire precinct (submitted under a separate Works Approval).



4 2 Knowles Place

Ground Floor and Public Domain Interfaces



4 2 Knowles Place

Connected Workplace

East-West Section

The foyer leads directly to Level 1 via 'town hall steps' that provide a habitable space for tenants and visitors to engage and collaborate.

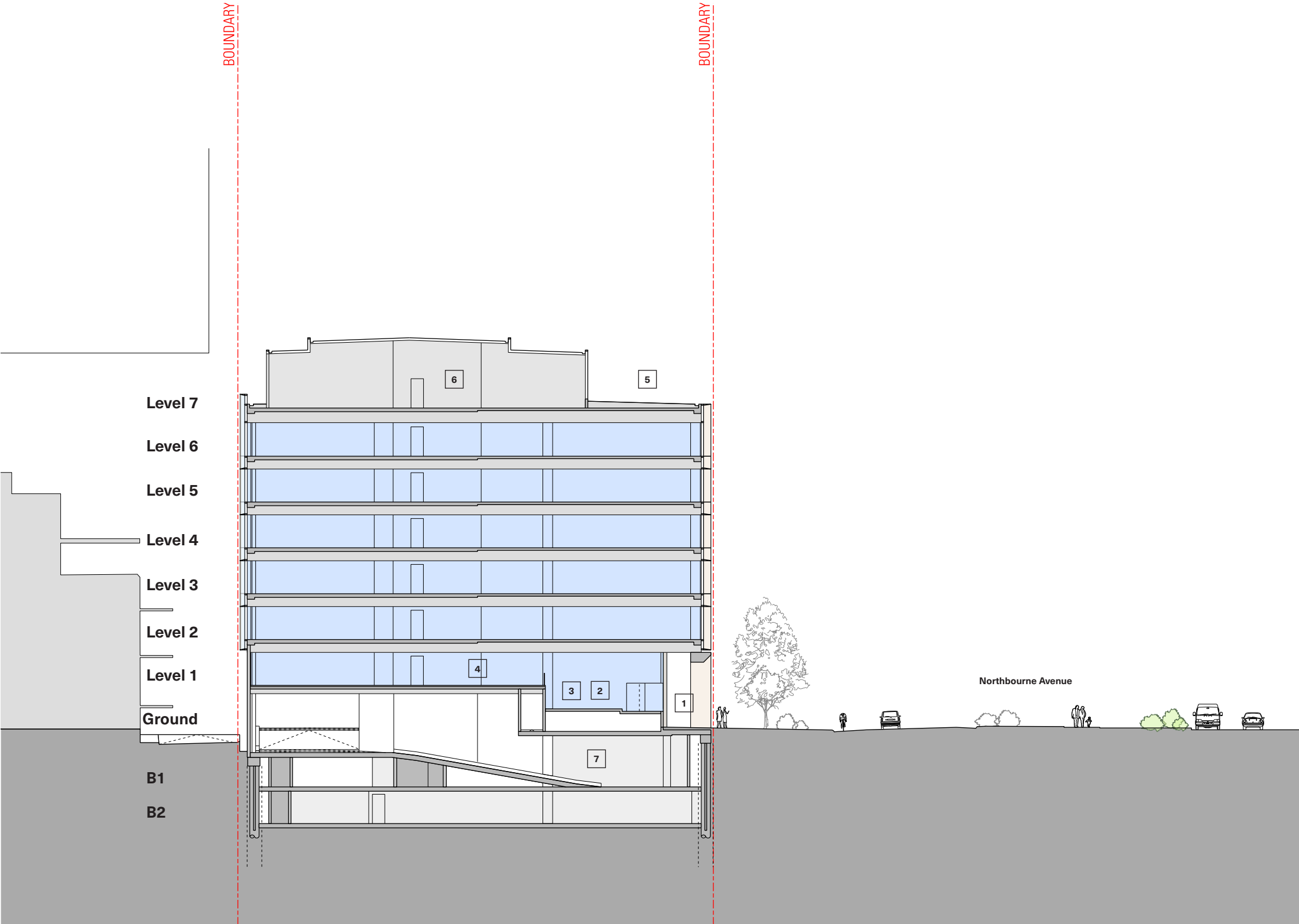
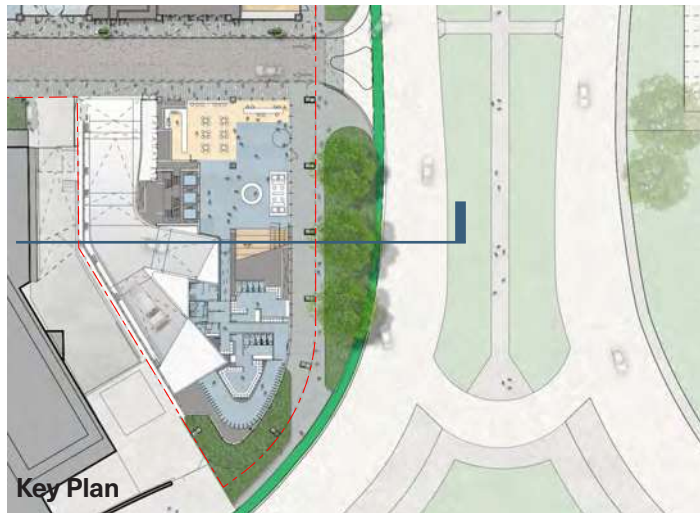
Three lifts connect the foyer to Level 1, and five typical workplace floors on the levels above.

A plant room is located on Level 7 that is set back from the eastern and southern boundaries to minimise its visual appearance from the adjacent streetscapes of Northbourne Avenue and Vernon Circle.

Solar PV cells will be installed at the lower roof portion to provide renewable energy for building use and achievement of sustainability objectives.

Key

- 1 Colonnade
- 2 Foyer
- 3 "Town Hall Steps" within Foyer
- 4 Workplace
- 5 Lower Roof
- 6 Plant
- 7 Basement



4 2 Knowles Place

Connected Workplace

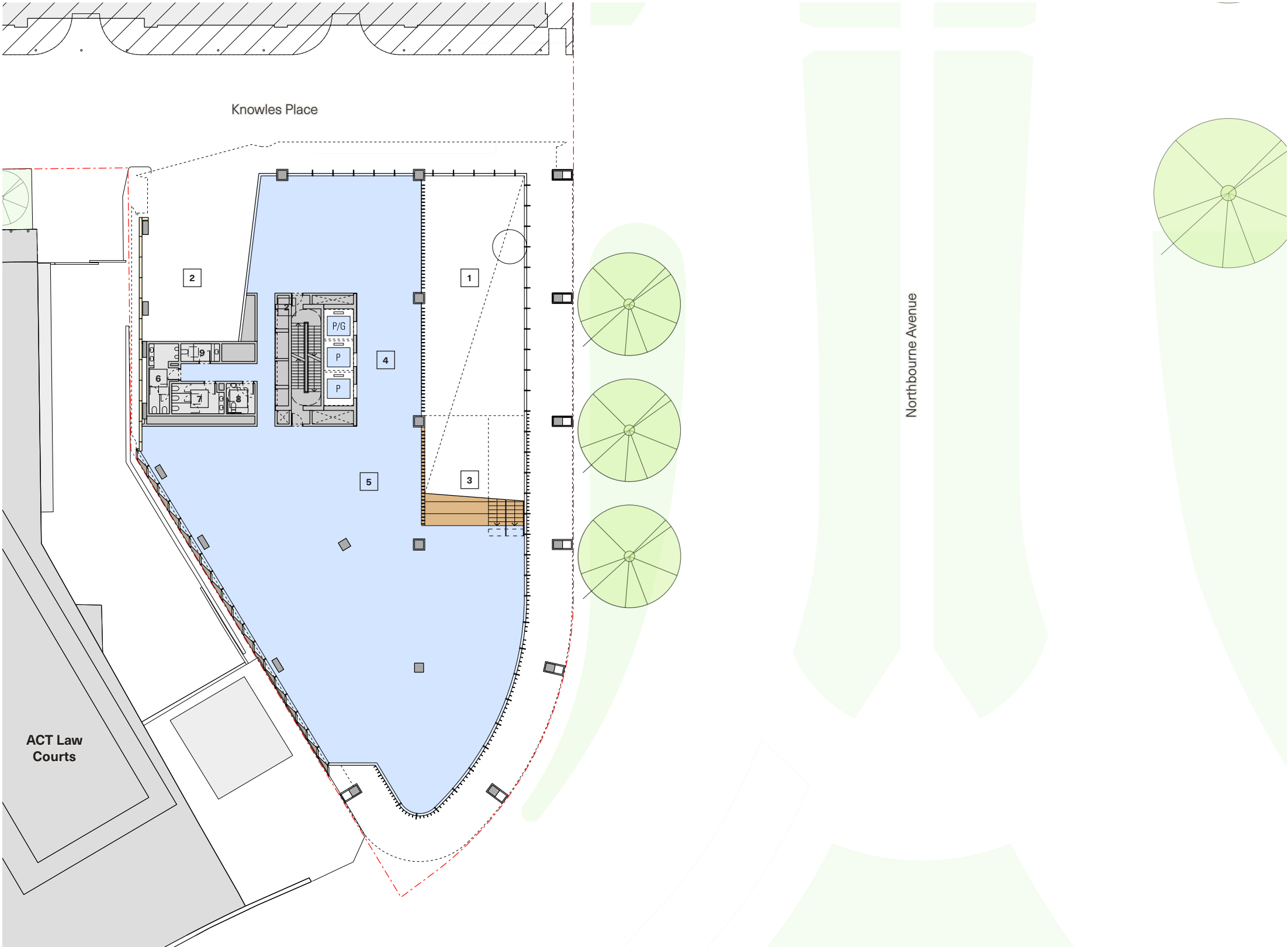
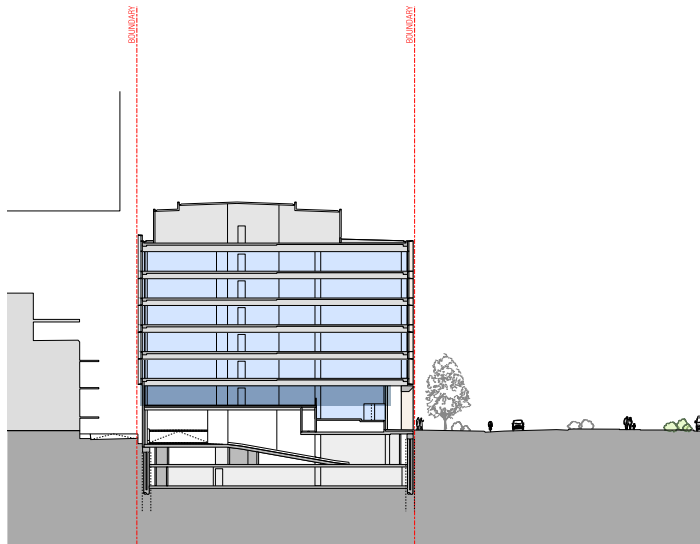
Level 1

The floor plate of Level 1 is set back from the external frontage of Northbourne Avenue to define a vertically proportioned civic colonnade, double height foyer and workplace floor.

Town hall steps provide a strong visual and physical connection to the foyer space below.

Key

- 1 Void over Ground Level Entry and Foyer
- 2 Void over vehicular entry
- 3 Town Hall Steps
- 4 Lift Lobby
- 5 High Performance Workplace showing indicative fitout
- 6 Male Amenities
- 7 Female Amenities
- 8 Accessible WC
- 9 Gender Neutral WC



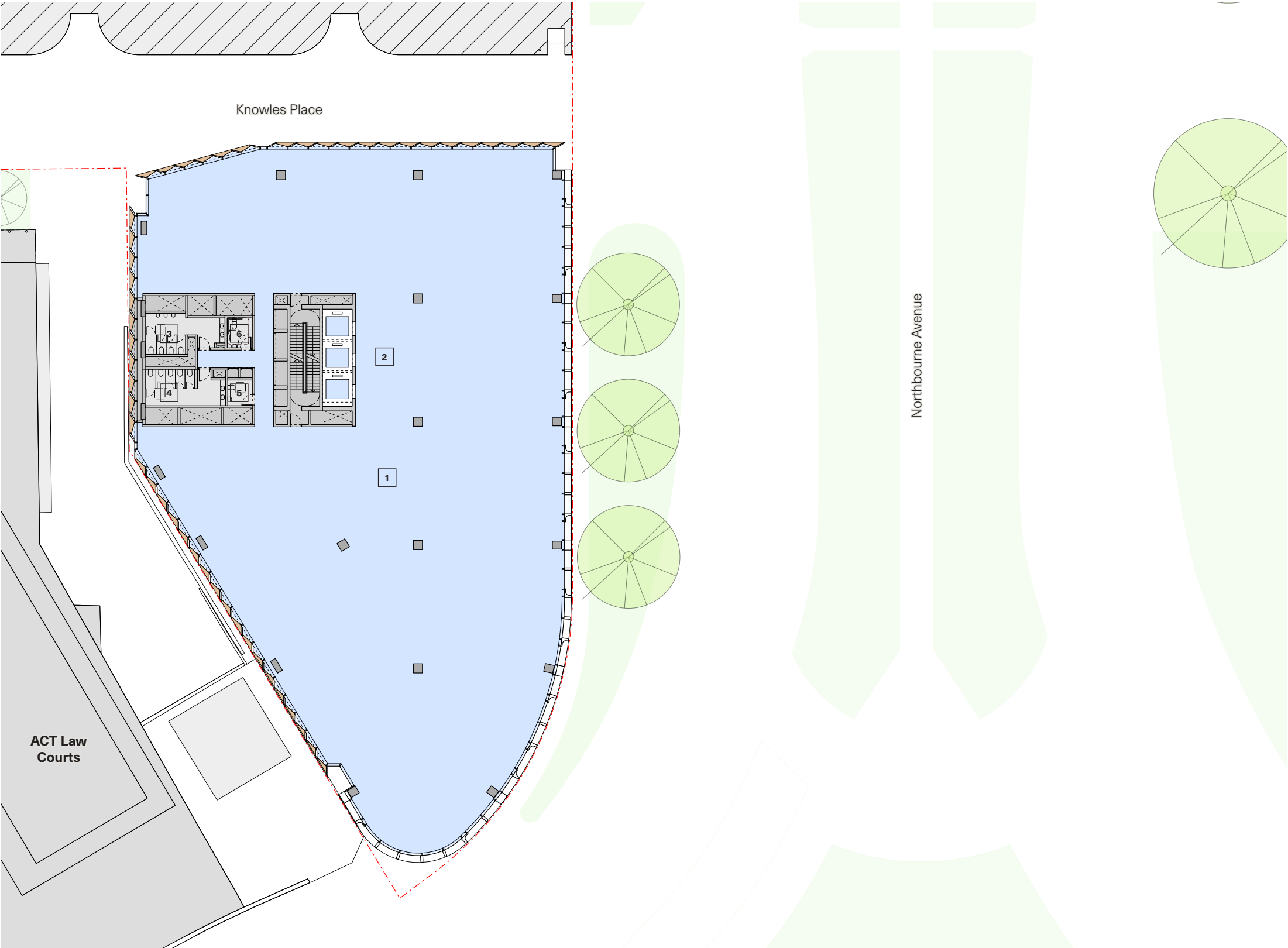
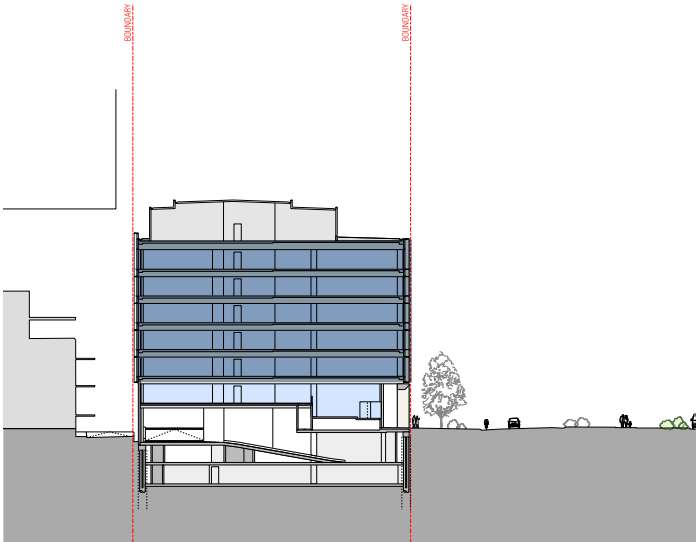
4 2 Knowles Place

Connected Workplace

Campus Levels 2-6

Typical floor plates are approximately 1,640m2 in size, to cater for a highly efficient, connected and flexible workplace environments.

- Key**
- 1 Workspace
 - 2 Lift Lobby
 - 3 Male Amenities
 - 4 Female Amenities
 - 5 Accessible WC
 - 6 Gender Neutral WC



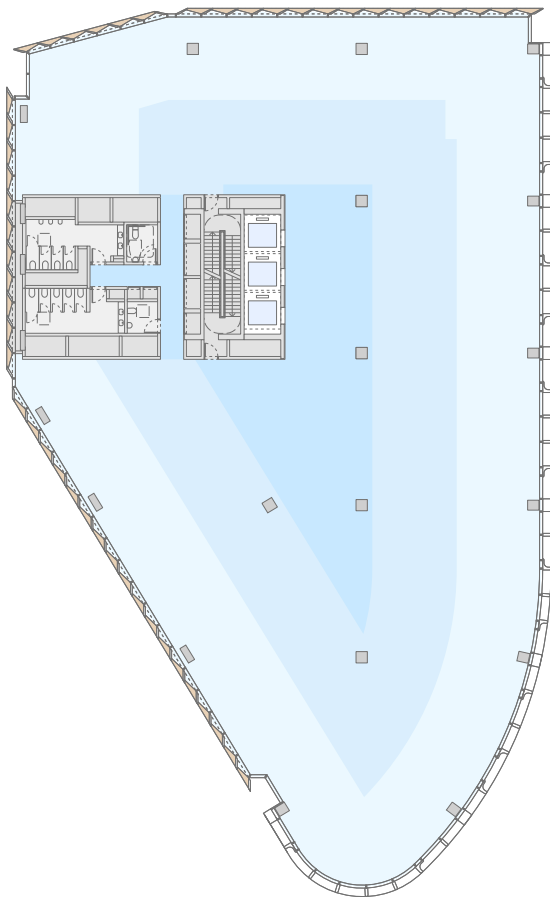
4 2 Knowles Place

Floor Plate Design Principles

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

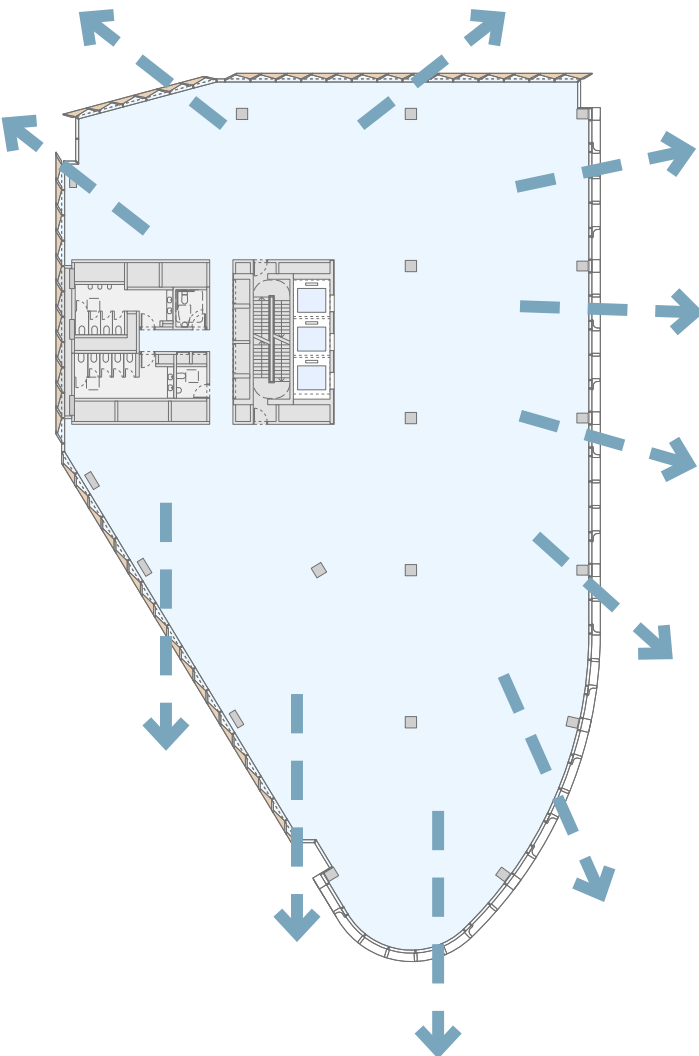
Daylight

The core location and floor plate configuration ensures excellent daylight penetration into the workplace.



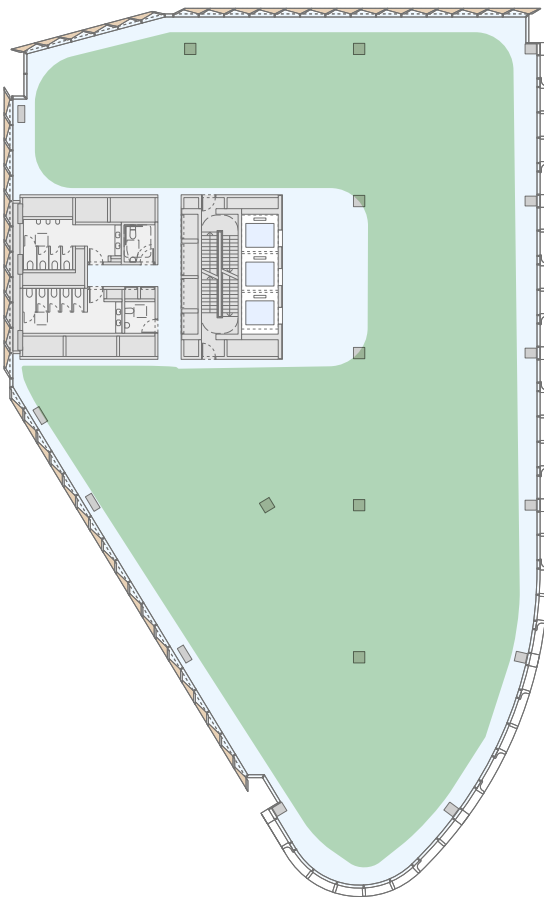
Views

The core location and facade treatments direct views towards the south, east, northeast and northwest, and away from the ACT Courts building to the west.



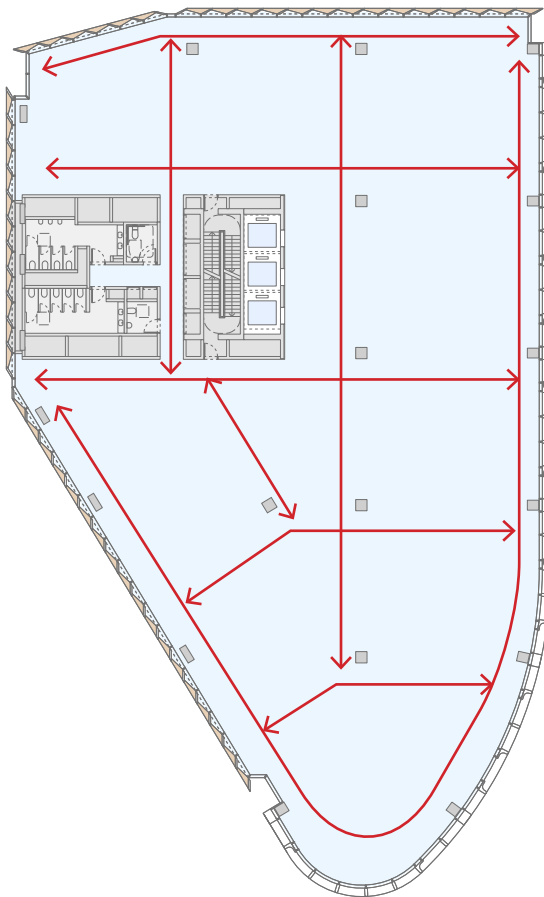
Flexibility

Floor plates provide expansive and contiguous work spaces defined by a consistent structural grid. Internal columns are minimised to offer a variety of tenancy fitout configurations to be implemented.



Connectivity

The core and floor plate configuration promotes strong physical connections across the workplace.



4 2 Knowles Place

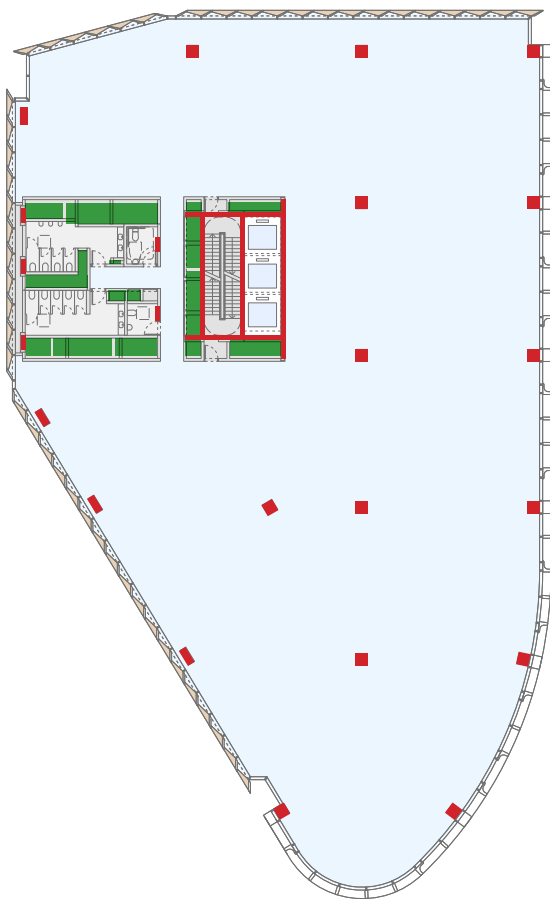
Floor Plate Design Principles

Efficient Structure & Services

The floor plates adopt an efficient and consistent structural grid, with no structural transfers.

The structural core is rational and allows efficient allocation of services risers to the core perimeter

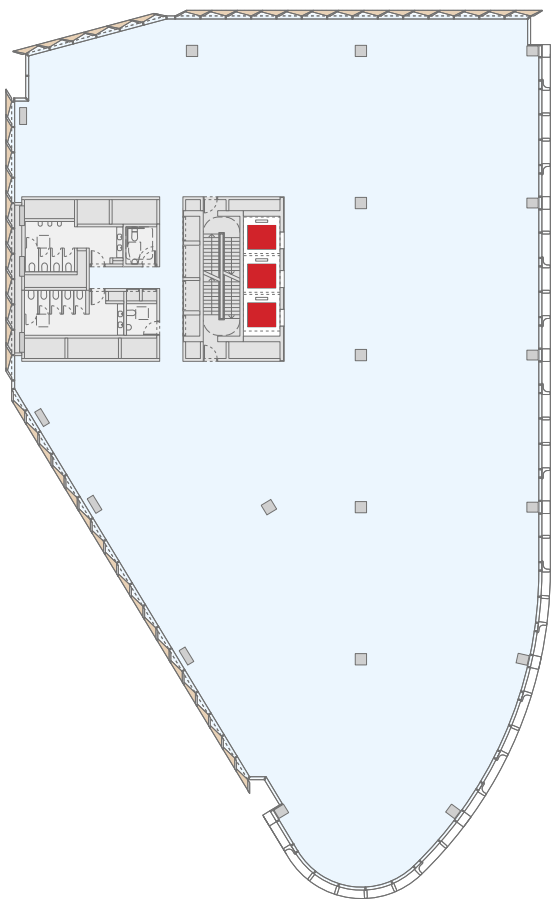
Access to communication and electrical cupboards allocated in circulation spaces to present a ‘clean core’ to the adjacent workspaces.



Flexible Lifting

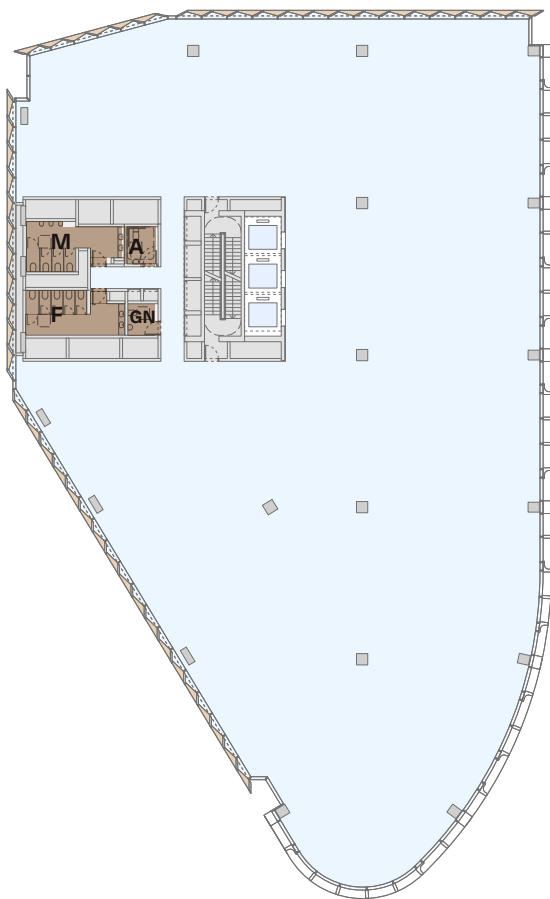
The floor plates are served by a single lift core with three lifts, one serving as a good lift, which provide flexibility for a range of different tenant occupation configurations.

Two lifts connect to basement level for car park access.



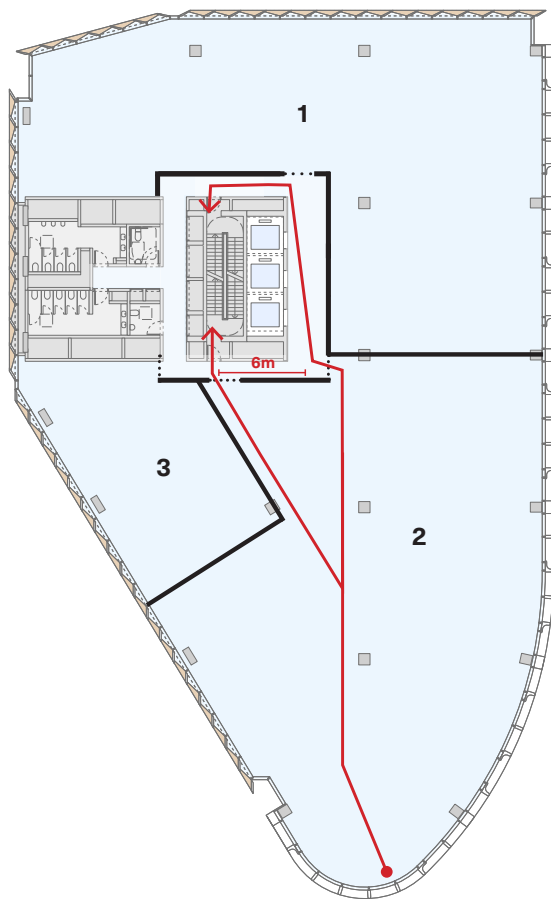
Equitable Amenities

High quality amenities in the core includes the provision of male, female, accessible WCs and gender-neutral facilities on each floor.



Sub-Divisibility

The floor plate has been designed to accommodate sub-division for up to three separate tenancies per floor.



4 2 Knowles Place

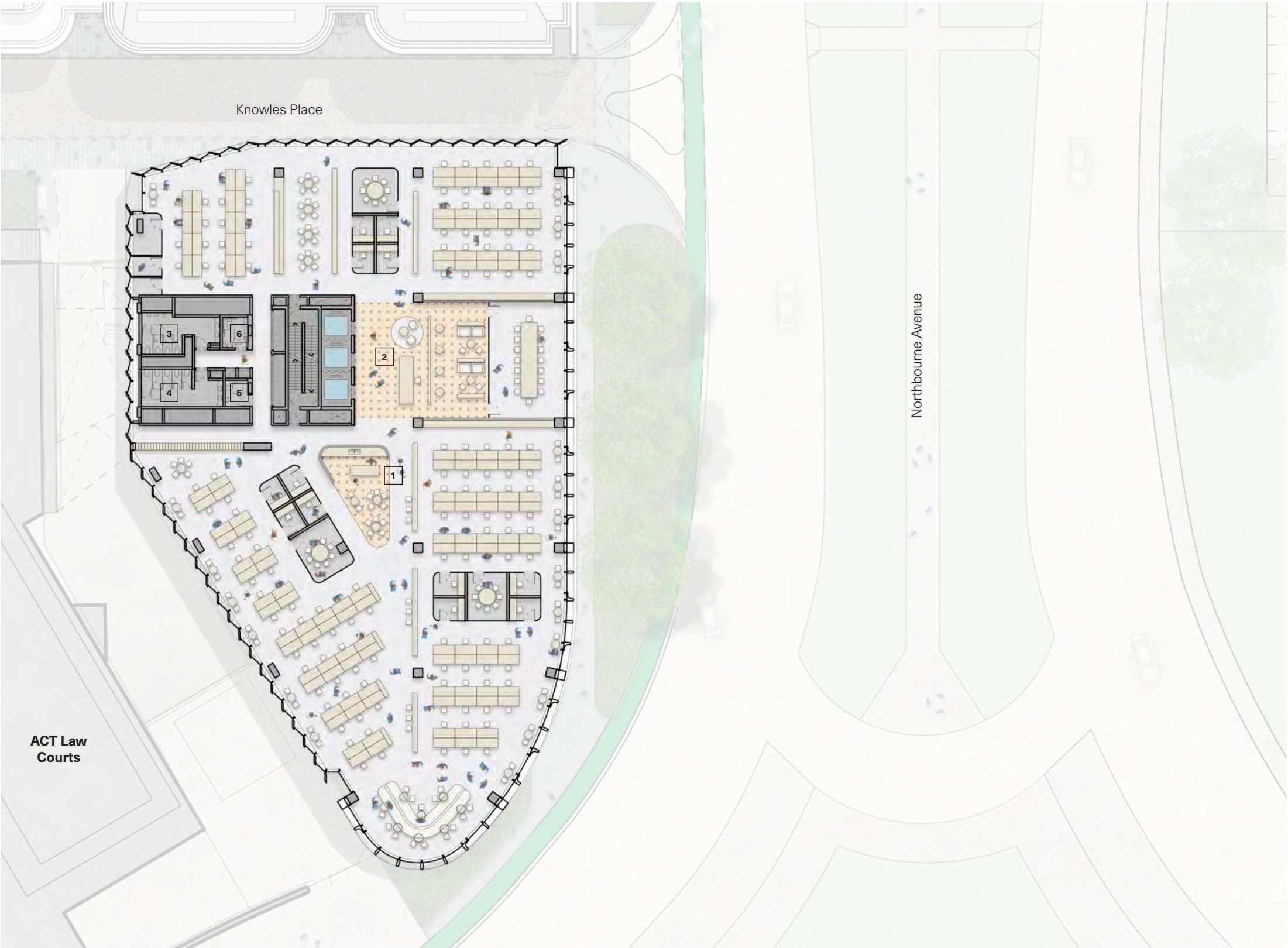
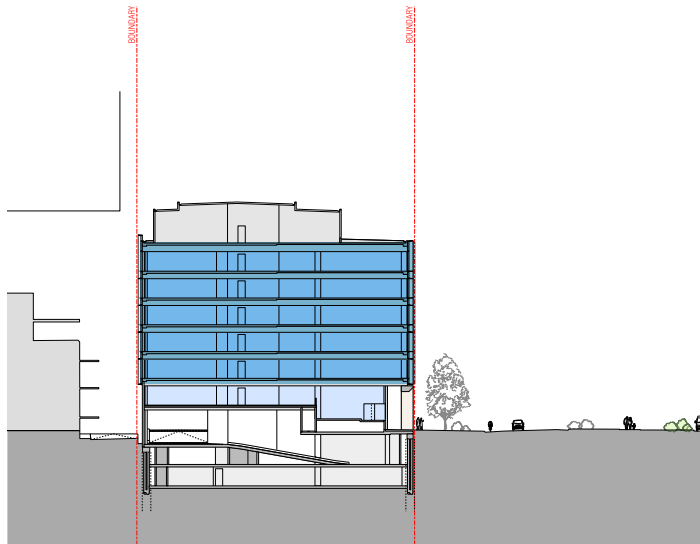
Workplace Floors - Test Fit

Campus Levels 2-6

The floor plate allows for a variety of configurations to suit contemporary tenant workplace requirements, such as this example test fit.

Key

- 1 High Performance Workplace showing indicative fitout
- 2 Lifts
- 3 Male Amenities
- 4 Female Amenities
- 5 Accessible WC
- 6 Gender Neutral WC



4 2 Knowles Place

Roof

Roof Plan

The roof presents an ordered arrangement that considers vistas of the building in the round, and from above.

A plant room on Level 7 is set back from the eastern and southern boundaries to minimise its visual appearance from Northbourne Avenue, Vernon Circle and Knowles Place.

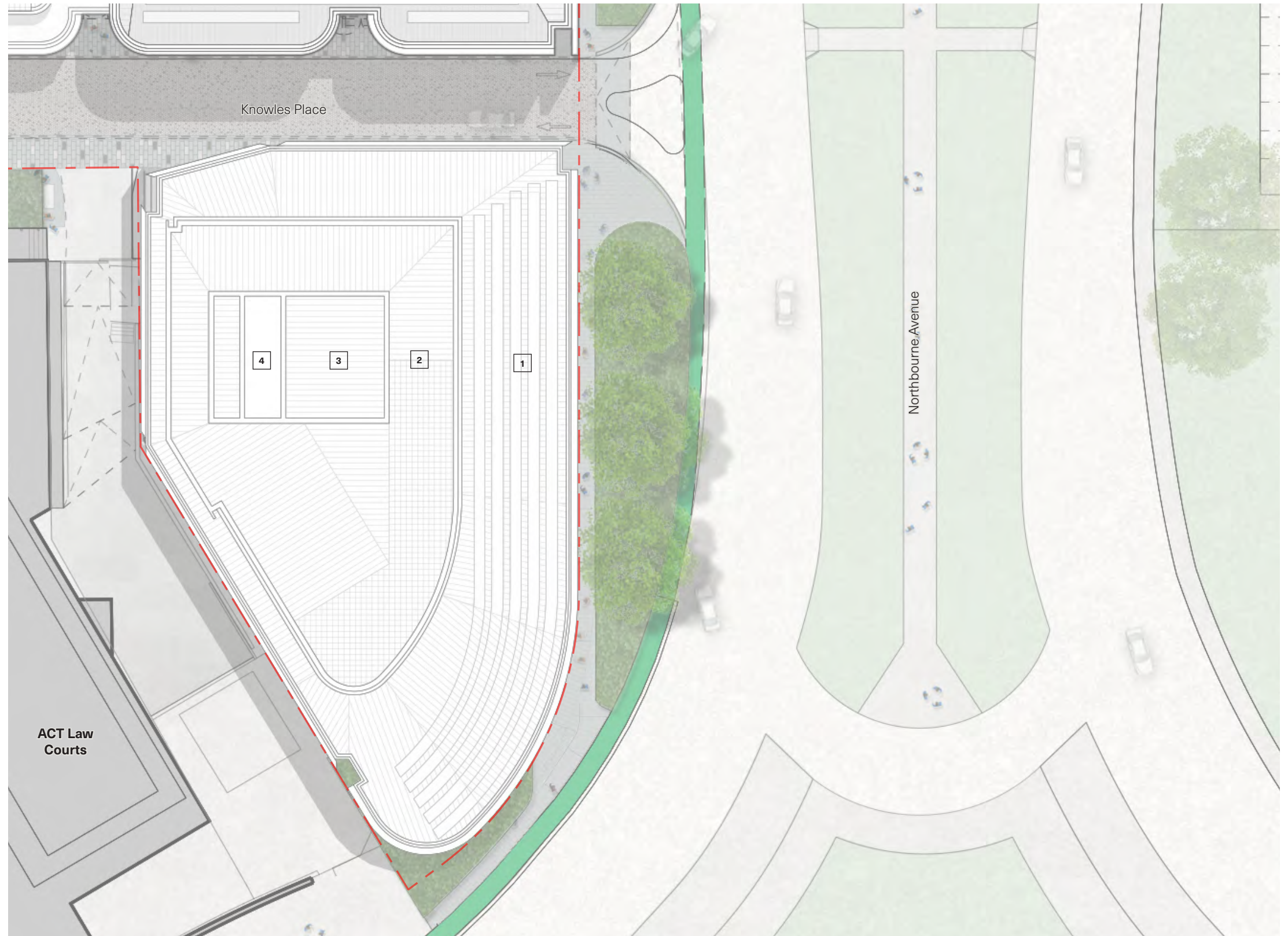
Solar PV cells will be installed at the lower roof portion to provide renewable energy for building use and achievement of sustainability objectives.

A consistent parapet will conceal various roof-top elements such as hipped roof lines, lift overruns and other equipment, as well as integrated safe access systems.

Roof finishes and details will present a neutral expression when viewed from nearby taller buildings.

Key

- 1 Lower Roof (L7) - Metal Roof with PV Cells
- 2 Plant Room Roof (Lower) - Metal Roof
- 3 Plant Room Roof (Upper) - Metal roof
- 4 Roof Access



4 2 Knowles Place

Materials and Finishes

Context and Expression

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

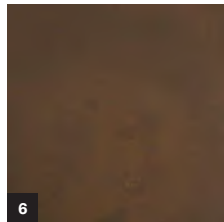
The region's unique geology, including limestone and sandstone has informed the selection of precast concrete elements and stone finishes across the ground plane and podium spaces.

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 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 (Details)
- 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 Foyer Internal
- 14 Podium Frontage



4 2 Knowles Place

Facades



4 2 Knowles Place

Facades

Podium Facades

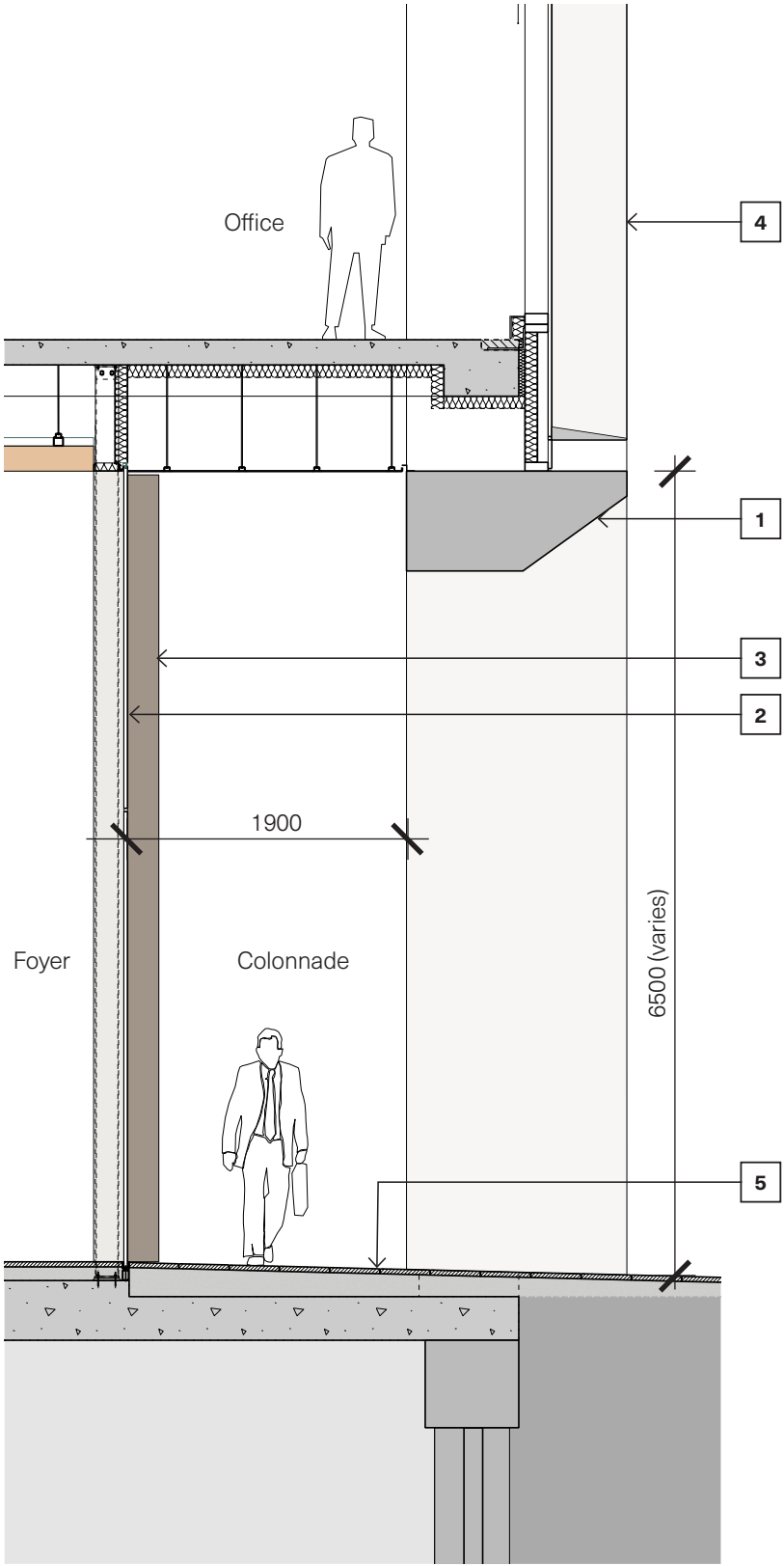
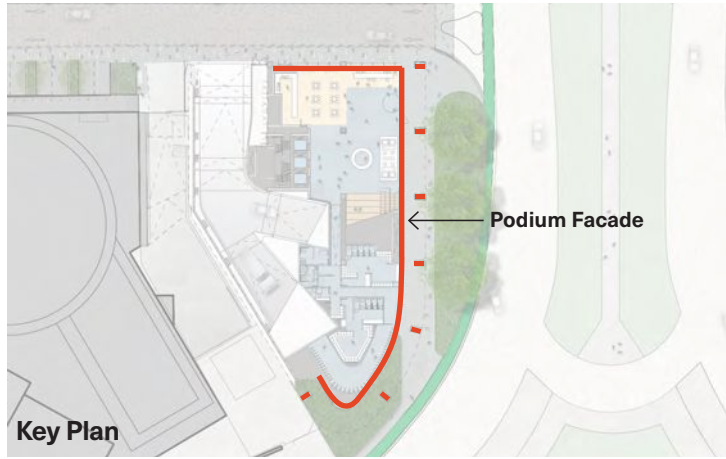
The podium presents a civic colonnade to the Northbourne Avenue frontage, providing covered pedestrian access around the building and to a prominent foyer entry, as well as End of Trip access further to the south.

Stone clad external columns define the outer colonnade, and finely detailed bronzed metal elements create the setback facades for both active and non-active frontages.

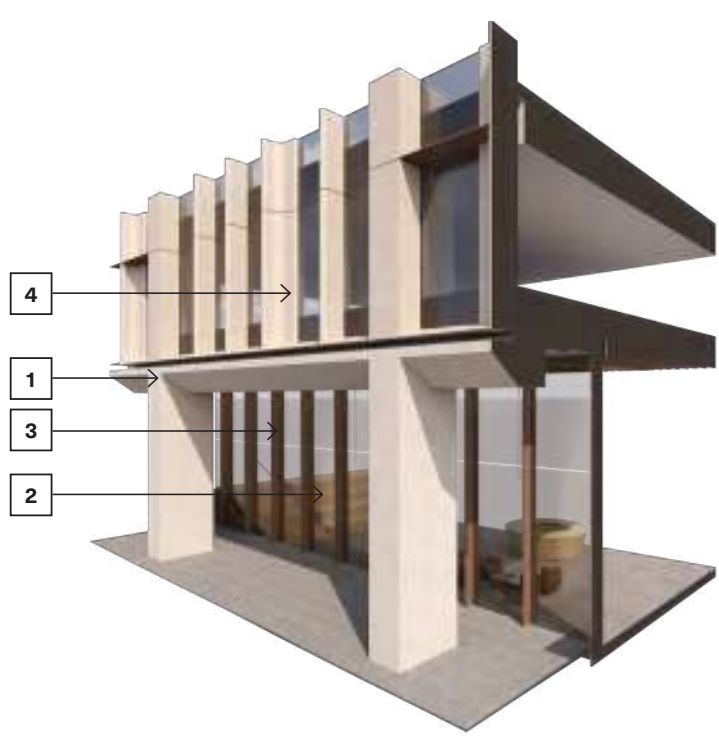
High VLT double glazing maximises visual connection into and out of the foyer.

Key

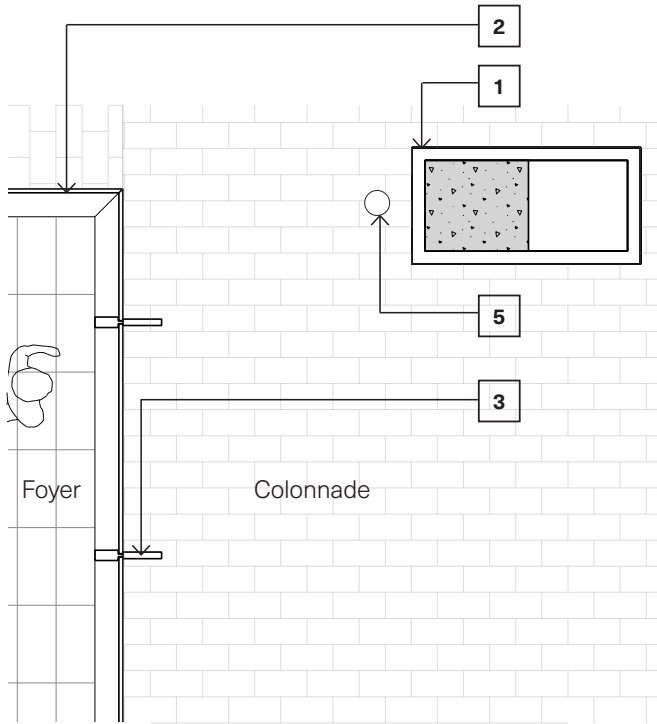
- 1 Stone cladding to external colonnade
- 2 High VLT double glazed panels
- 3 Bronzed metal facade detailing
- 4 FT01 Facade
- 5 In-ground uplighting



Section



Sectional Perspective



Plan

4 2 Knowles Place

Facades

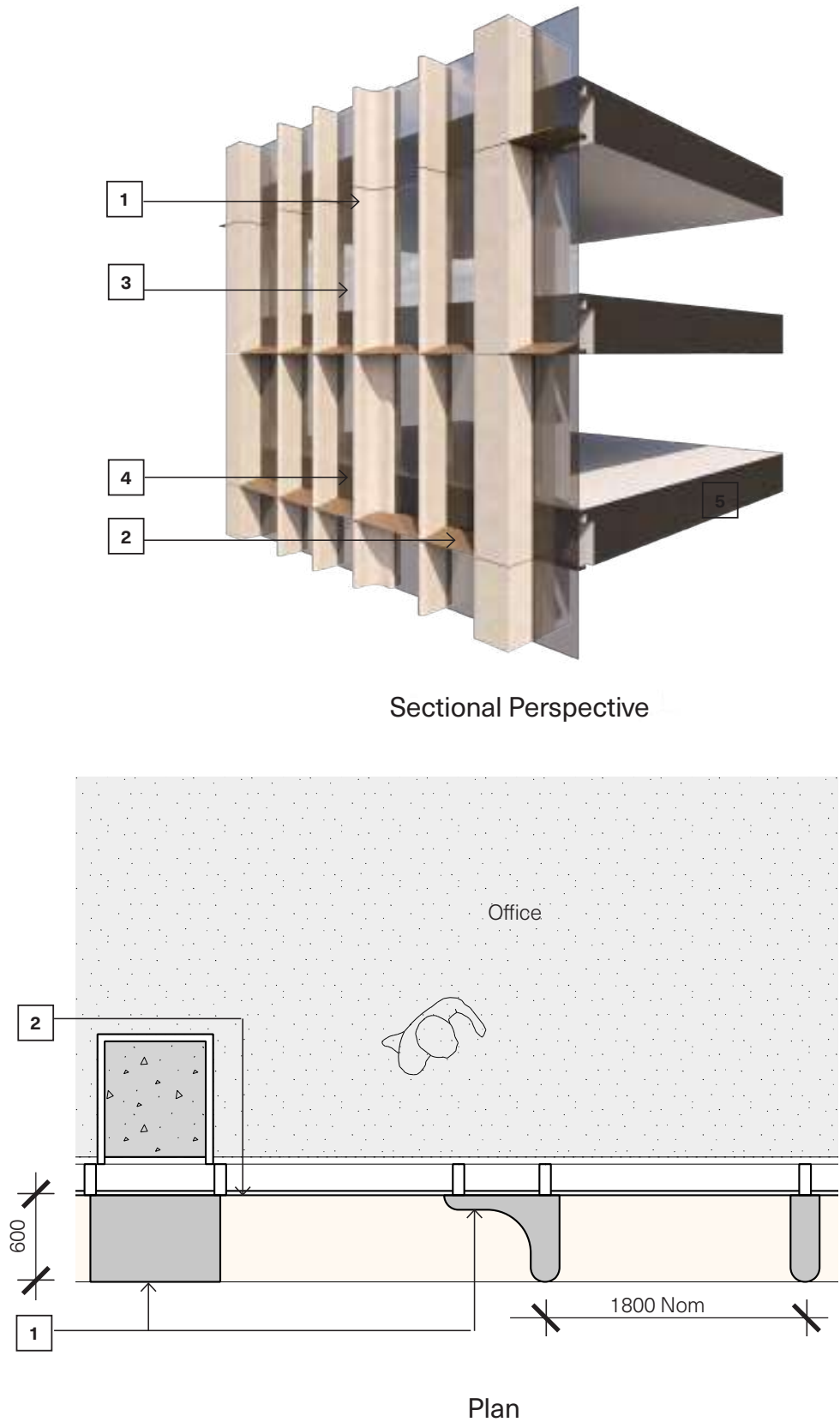
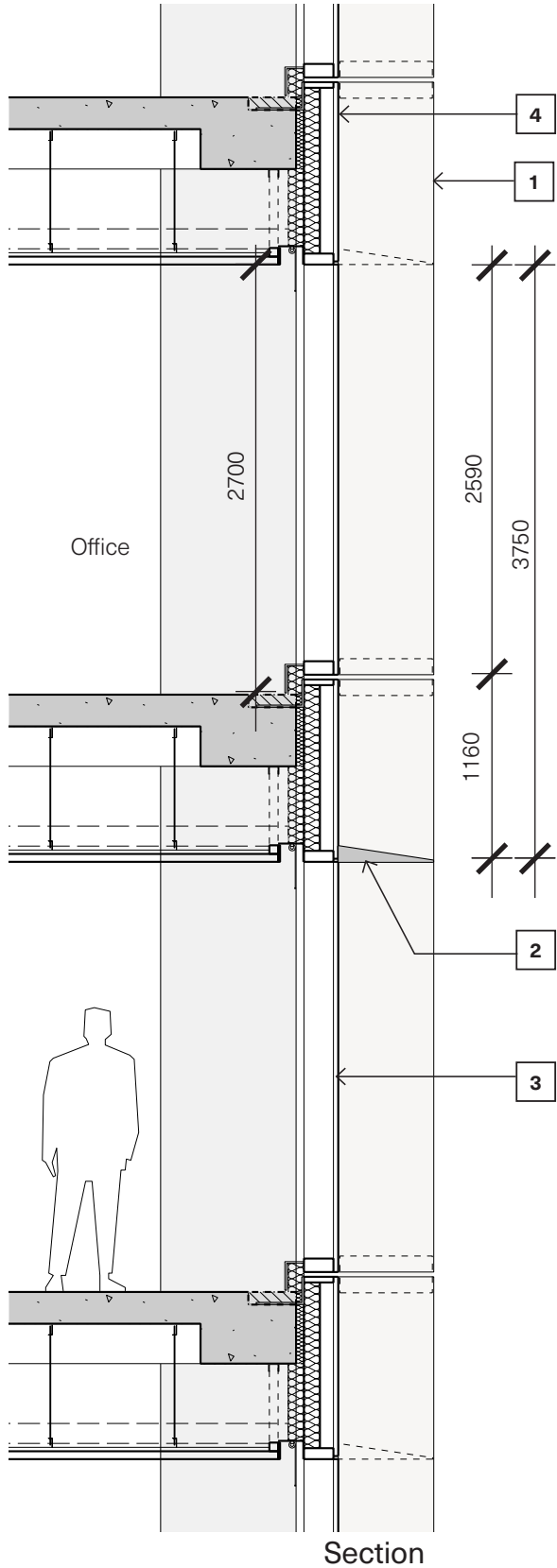
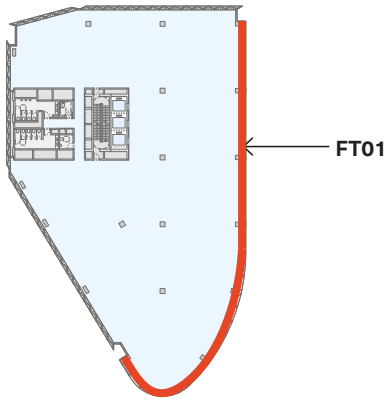
Facade Type FT-01A

This facade system reinforces the expression of a consistent structural module at the building perimeter, extending from the stone base that defines the colonnade at ground level.

Textured metal vertical elements of varying profiles and orientations reinforce a primary vertical grain, which is complimented by bronzed metal horizontal shading elements that are playfully arranged across the frontage.

Key

- 1 Warm off-white textured metal facade elements of varying profiles and orientations, including insulated vertical spandrels for some.
- 2 Bronzed textured metal horizontal shading elements aligned to ceiling height, playfully applied across the frontage.
- 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.



4 2 Knowles Place

Facades

Facade Type FT-02

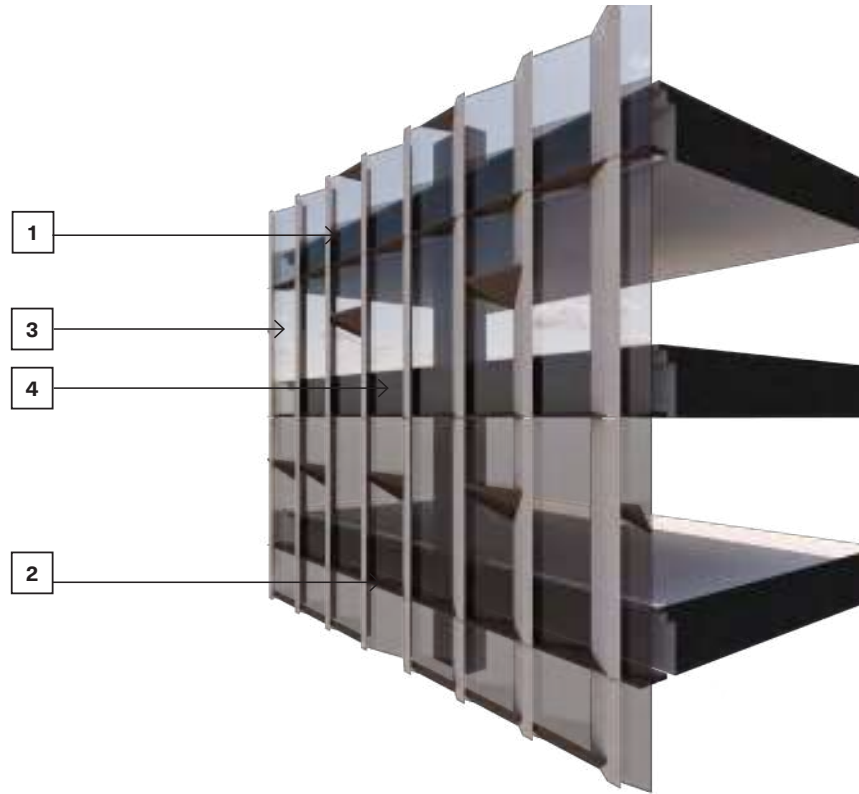
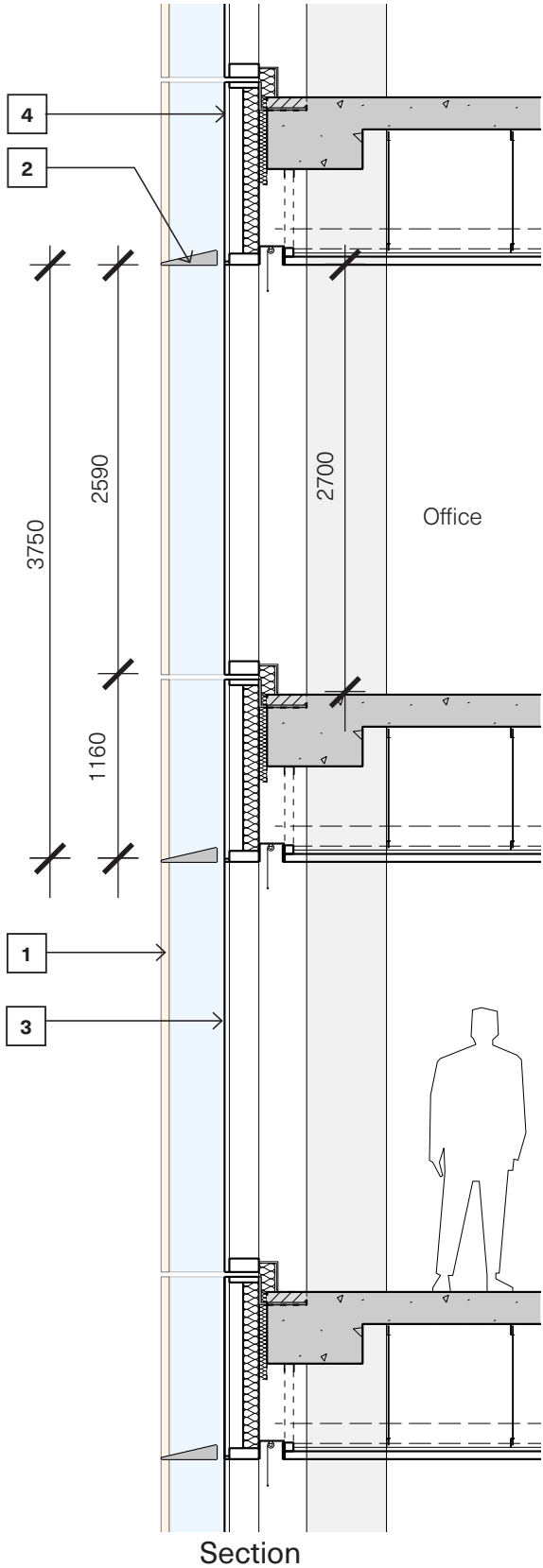
This facade type fronts the western interface with the adjacent ACT Law Courts.

The pleated facade geometry directs views away from the ACT Law Courts, and promotes views towards City Hill.

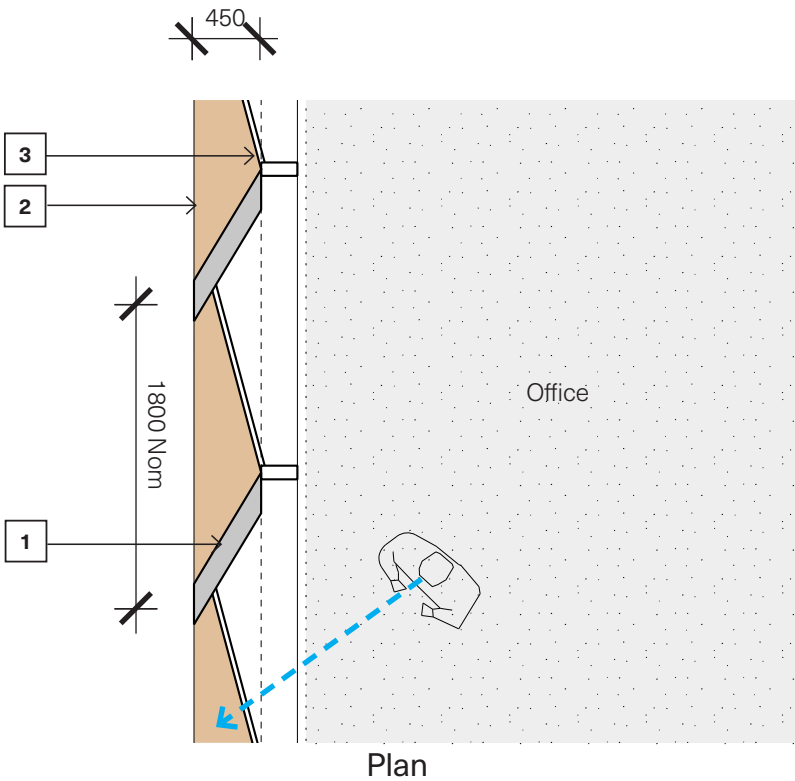
At lower levels, horizontal facade elements provide an additional privacy measure, whilst maintaining opportunities for daylight into the workplace.

Key

- 1 Pleated facade consisting of warm off-white textured metal vertical shading elements to obscure outlook to the adjacent Courts building, and direct views to the south over City Hill.
- 2 Bronzed metal horizontal shading elements at ceiling level at each floor.
- 3 Double glazed Vision Panel.
- 4 Double glazed Spandrel Panel (colour consistent with vision panel). Transom at ceiling.



Sectional Perspective



4 2 Knowles Place

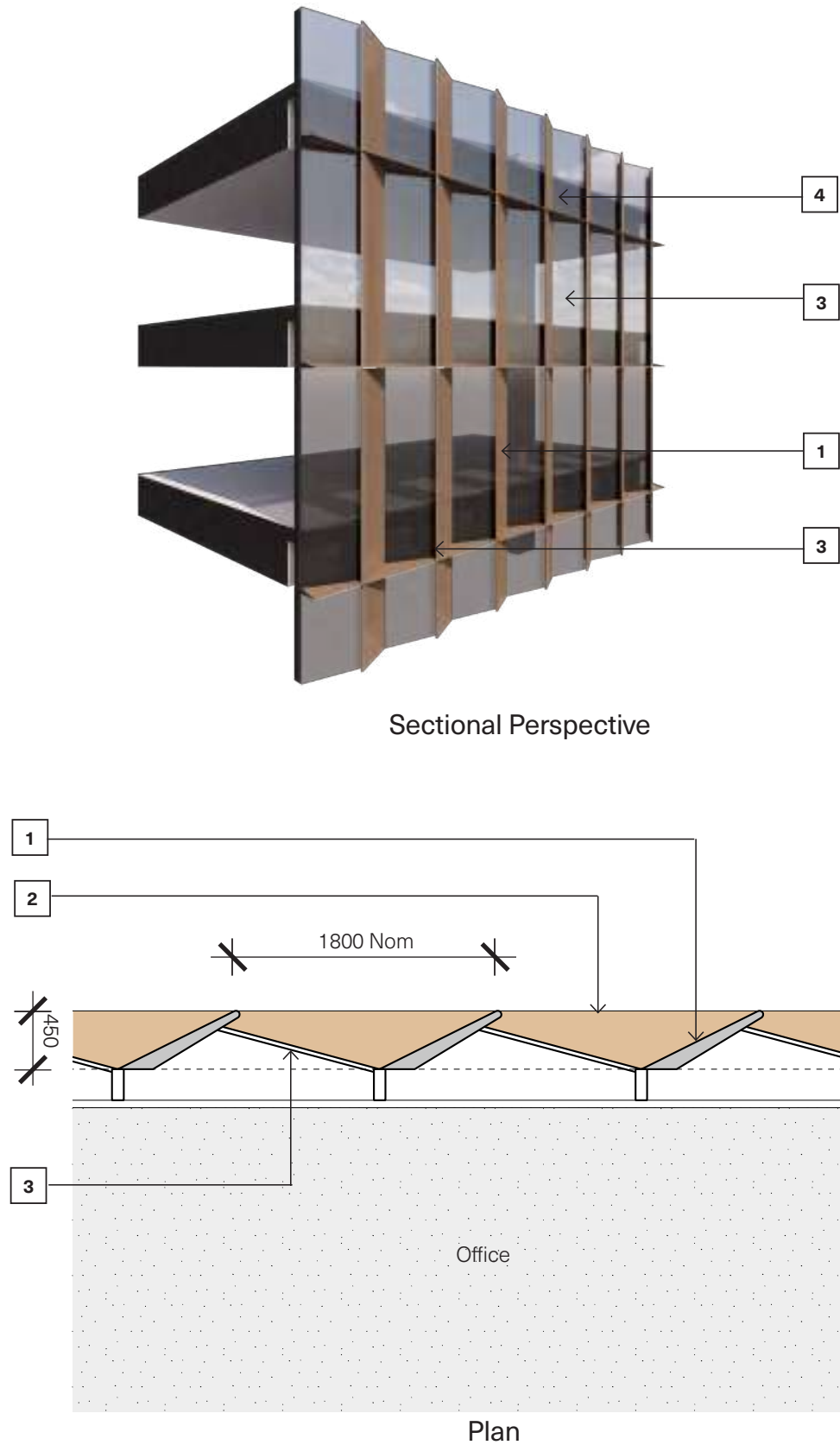
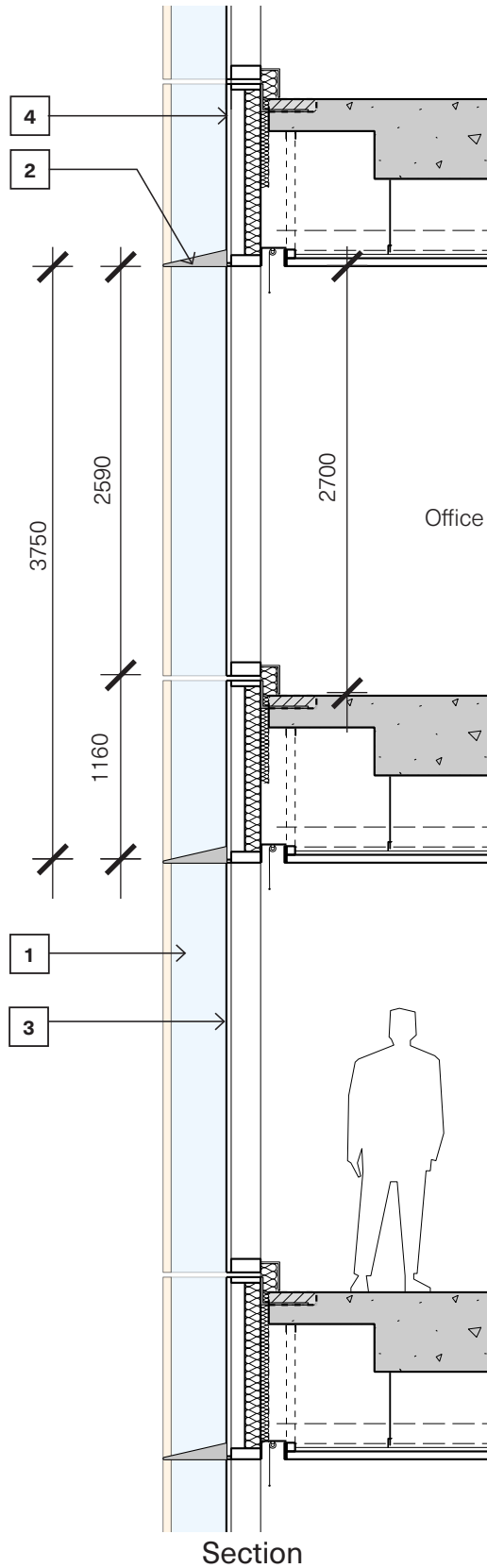
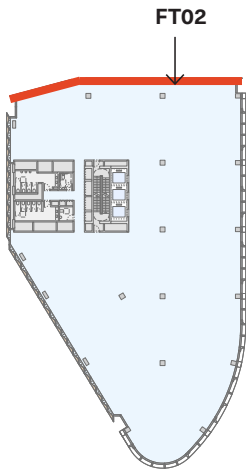
Facades

Facade Type FT03

Like FT02, this facade system is pleated to direct vistas to the east (across Northbourne Avenue) and west along Knowles Place.

Key

- 1 Pleated facade consisting of bronzed textured metal vertical shading elements to obscure outlook to the adjacent 60 London Circuit and direct views to the east and west.
- 2 Bronzed metal horizontal shading elements at ceiling level at each floor.
- 3 Double glazed Vision Panel.
- 4 Double glazed Spandrel Panel (colour consistent with vision panel). Transom at ceiling.



4 2 Knowles Place

Facades

East Elevation

- Key**
- 1 Arrival to Commercial Foyer
 - 2 Colonnade and Podium Facade
 - 3 End of Trip Entry
 - 4 FT01 Facade
 - 5 Vertical louvred facade to plant room



4 2 Knowles Place

Facades

South Elevation

- Key**
- 1 Colonnade and Podium Facade
 - 2 FT01 Facade
 - 3 FT02 Facade
 - 4 Vertical louvred facade to plant room

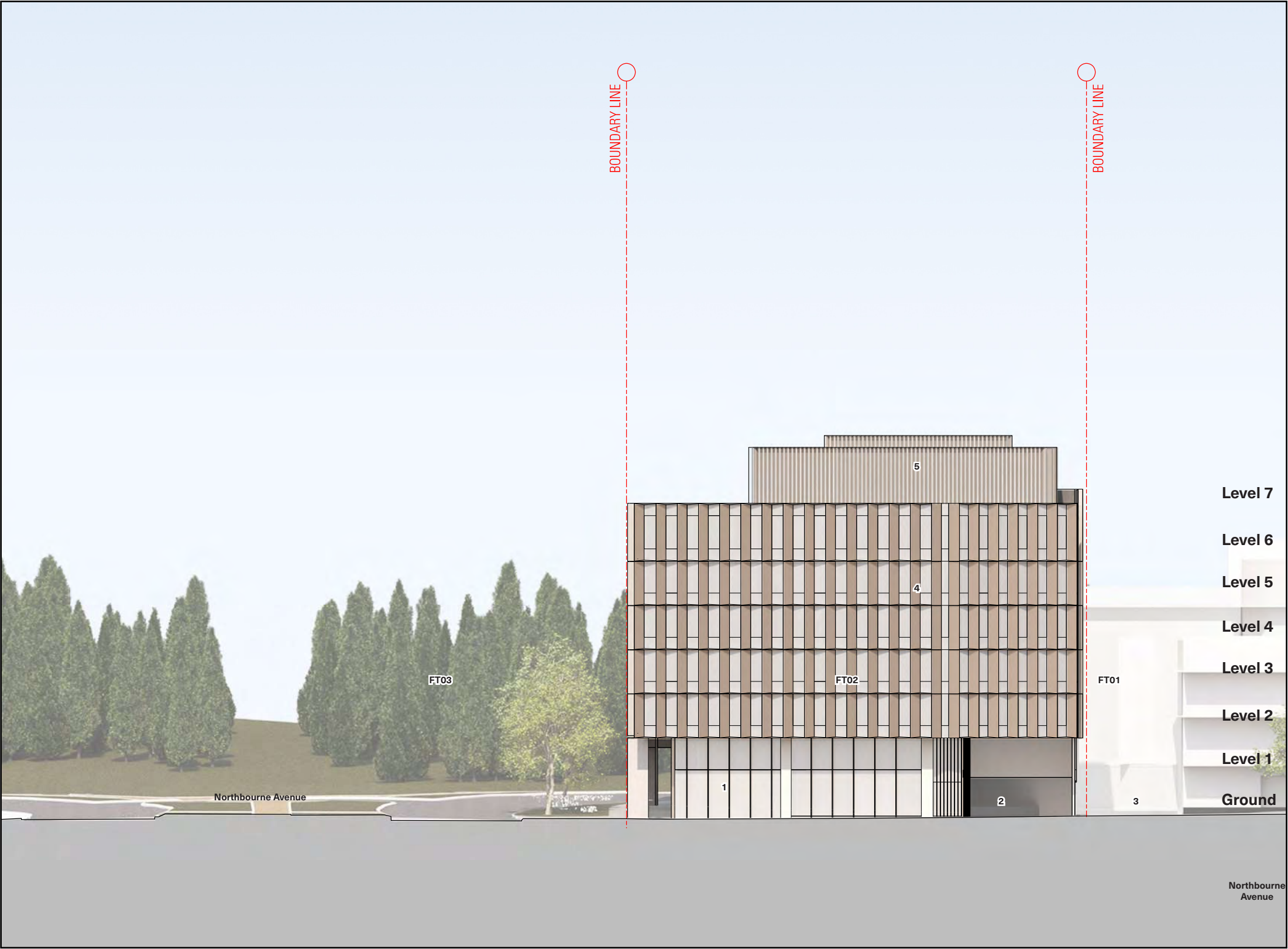


4 2 Knowles Place

Facades

North Elevation

- Key**
- 1 Colonnade and Podium Facade
 - 2 London Central Vehicle Entry
 - 3 ACT Law Courts Vehicle Entry
 - 4 FT03 Facade
 - 5 Vertical louvred facade to plant room

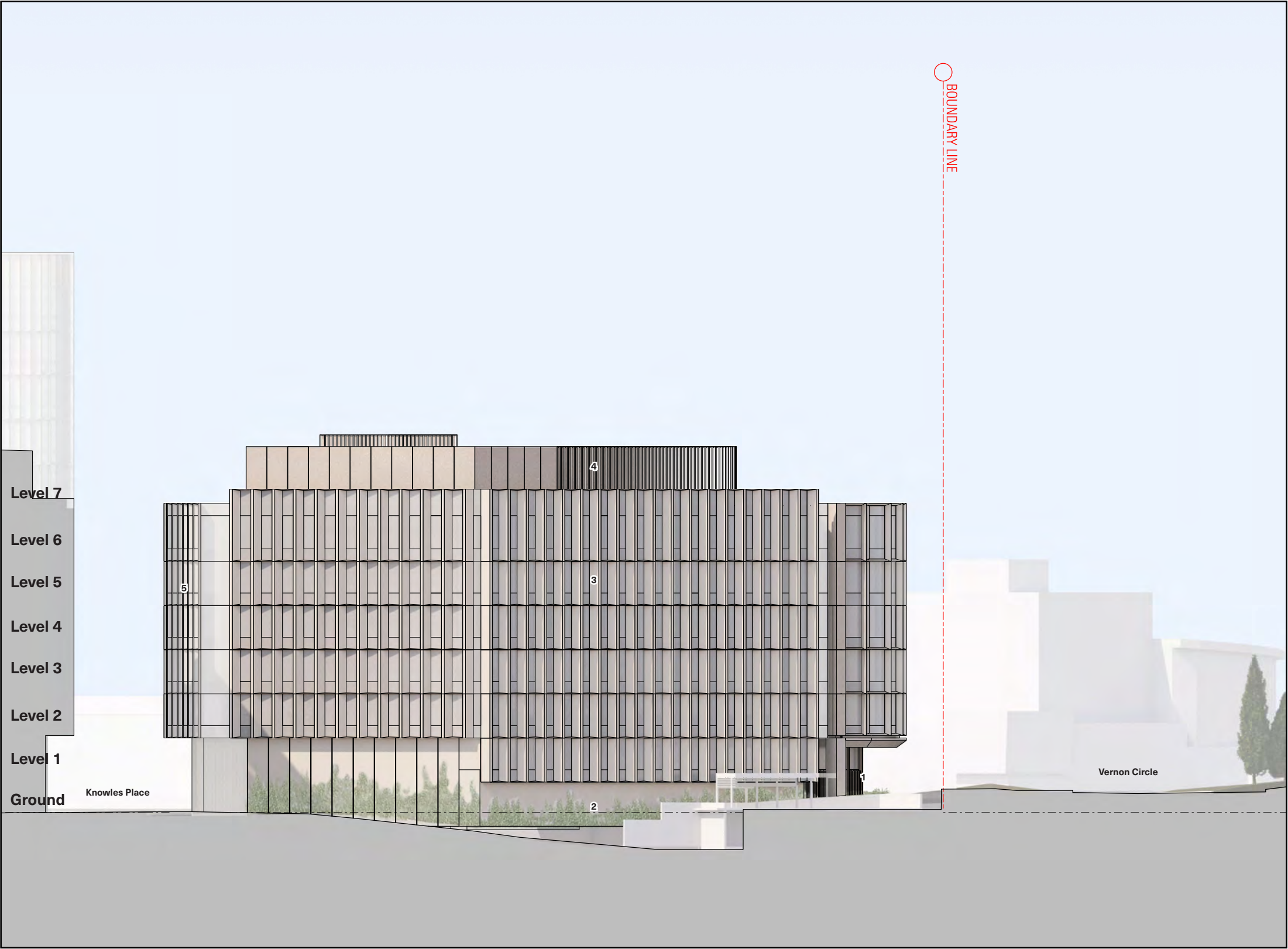


4 2 Knowles Place

Facades

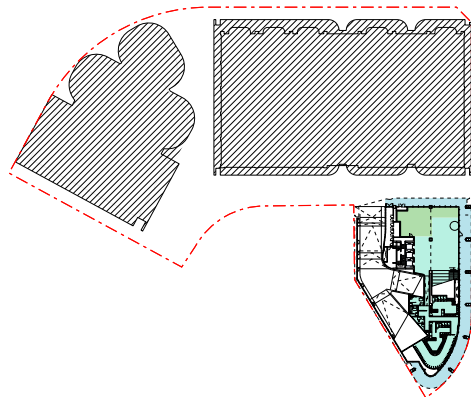
West Elevation

- Key**
- 1 Colonnade and Podium Facade
 - 2 Architectural (textured) precast
 - 3 FT02 Facade
 - 4 Vertical louvred facade to plant room
 - 5 FT03 Facade

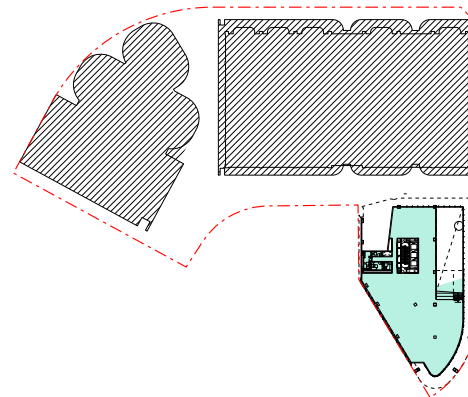


5 2 Knowles Place

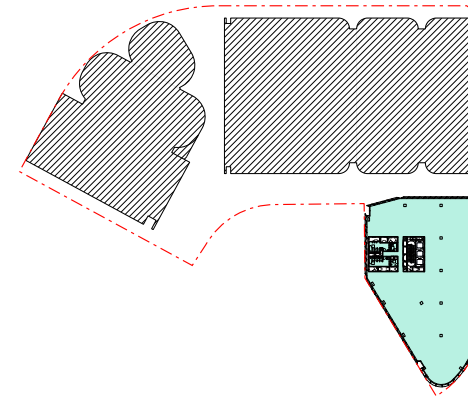
Gross Floor Area



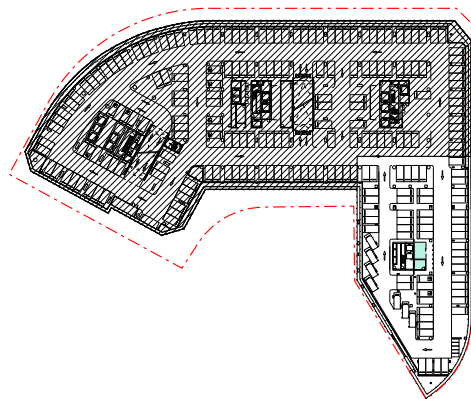
Ground Level



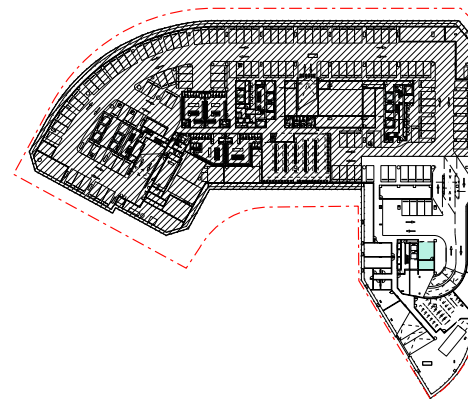
Level 1



Level 2-6 (Typical)



Basement Level B2



Basement Level B1

GFA Schedule

FLOOR	FLR HT	USE	FECA	UCA	GFA
Roof	-				
Level 7	4400	Plant	-	-	
Level 6	3750	Office	1,717	-	1,717
Level 5	3750	Office	1,717	-	1,717
Level 4	3750	Office	1,717	-	1,717
Level 3	3750	Office	1,717	-	1,717
Level 2	3750	Office	1,717	-	1,717
Level 1	3750	Office	1,048	-	1,048
TOWER TOTAL			9,633	-	9,633
Public Foyer			263	360	623
EOTF			274	-	274
Retail			139	-	139
Storage			3	-	3
PODIUM TOTAL			679	360	1,039
Basement 01	Varies	Lift Lobby	30	-	30
		Storage	15	-	15
Basement 02	Varies	Lift Lobby	22	-	22
		Storage	12	-	12
BASEMENT TOTAL			79	-	45
TOTAL			10,391	360	10,717

Legend

-  Fully Enclosed Covered Area
-  Unenclosed Covered Area
-  Fully Enclosed Covered Area - Retail

5 2 Knowles Place

Sustainability Strategy

Sustainability is integral to every aspect of the London Central masterplan.

All buildings, including 2 Knowles Place, 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



5 2 Knowles Place

Basement

The proposal incorporates adjustments to the basement for London Central that provide increased space for vehicle movements and enhanced operation.

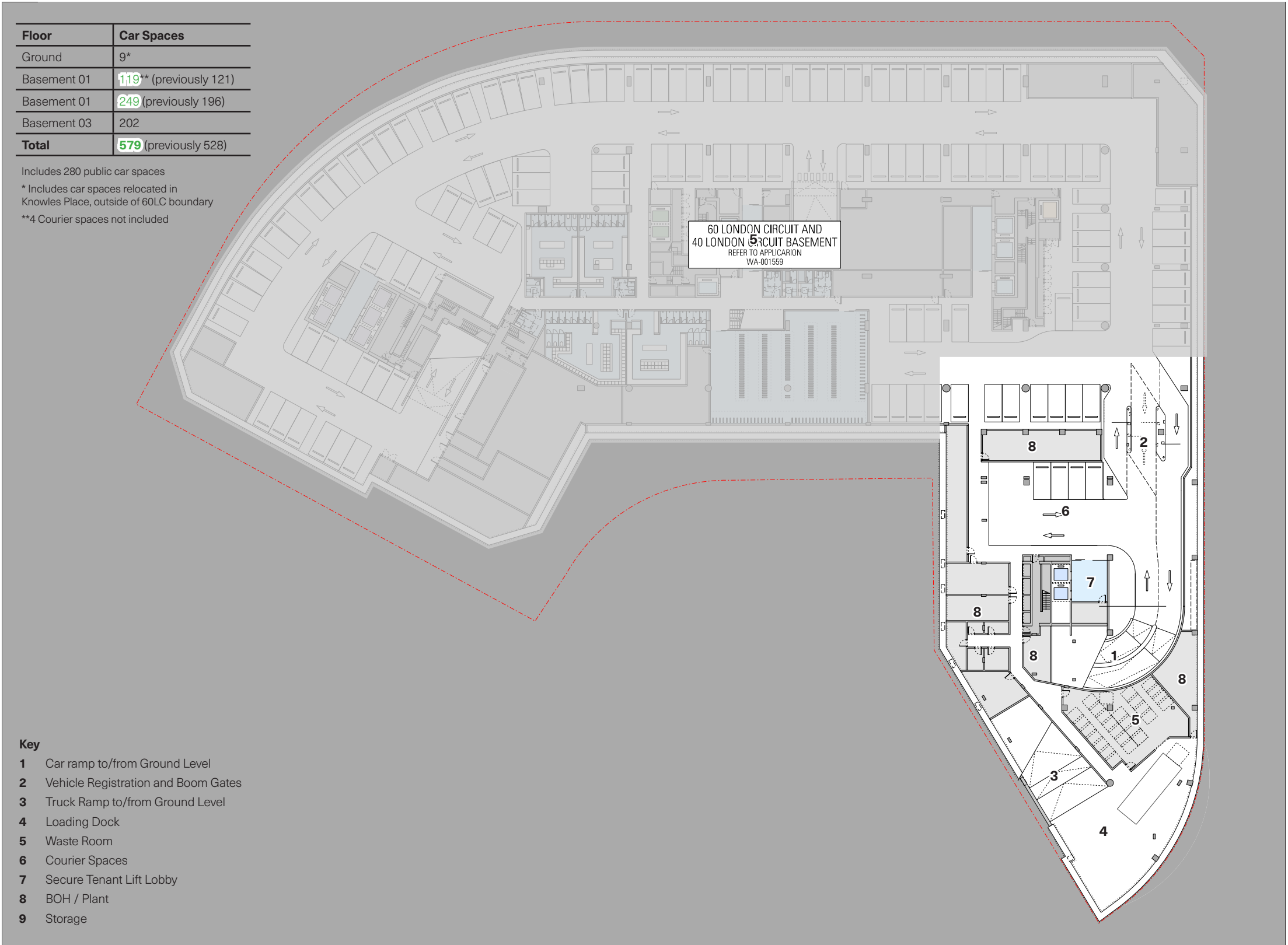
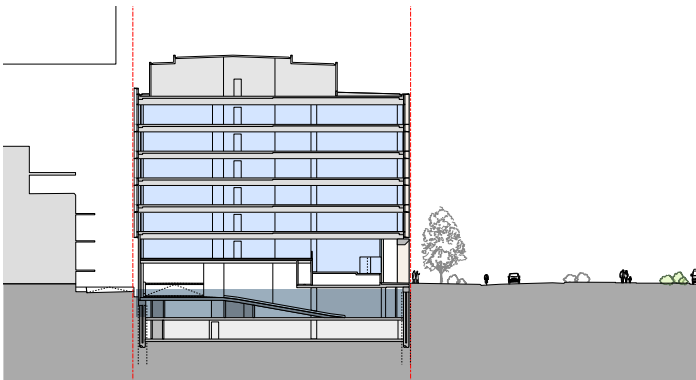
Basement Level B1

The proposed core and structure for 2 Knowles Place has informed minor updates to the ramp configuration for how vehicles access the basement.

The proposal increases space available for vehicles to queue on B1 leading to the **carpark entry**, which will reduce the likelihood of vehicles queuing in Knowles Place to improve traffic operation around this part of the city.

Space for **service vehicles** has also been reconfigured, with Courier spaces located more centrally to the Goods Lifts of both 60 London Circuit and 2 Knowles Place.

The **Loading Dock** design has also been enhanced, with 10.4m waste vehicles now able to manoeuvre efficiently without use of a turntable, whilst the **Waste Room** relocated to be closer to the dock to improve operation.



5 2 Knowles Place

Basement

The proposal extends **Basement Level B2** underneath **2 Knowles Place** to increase the provision of parking within the development to cater for commuters and visitors to the precinct and surrounding destinations such as **ACT Law Courts** and **Canberra Theatre**.

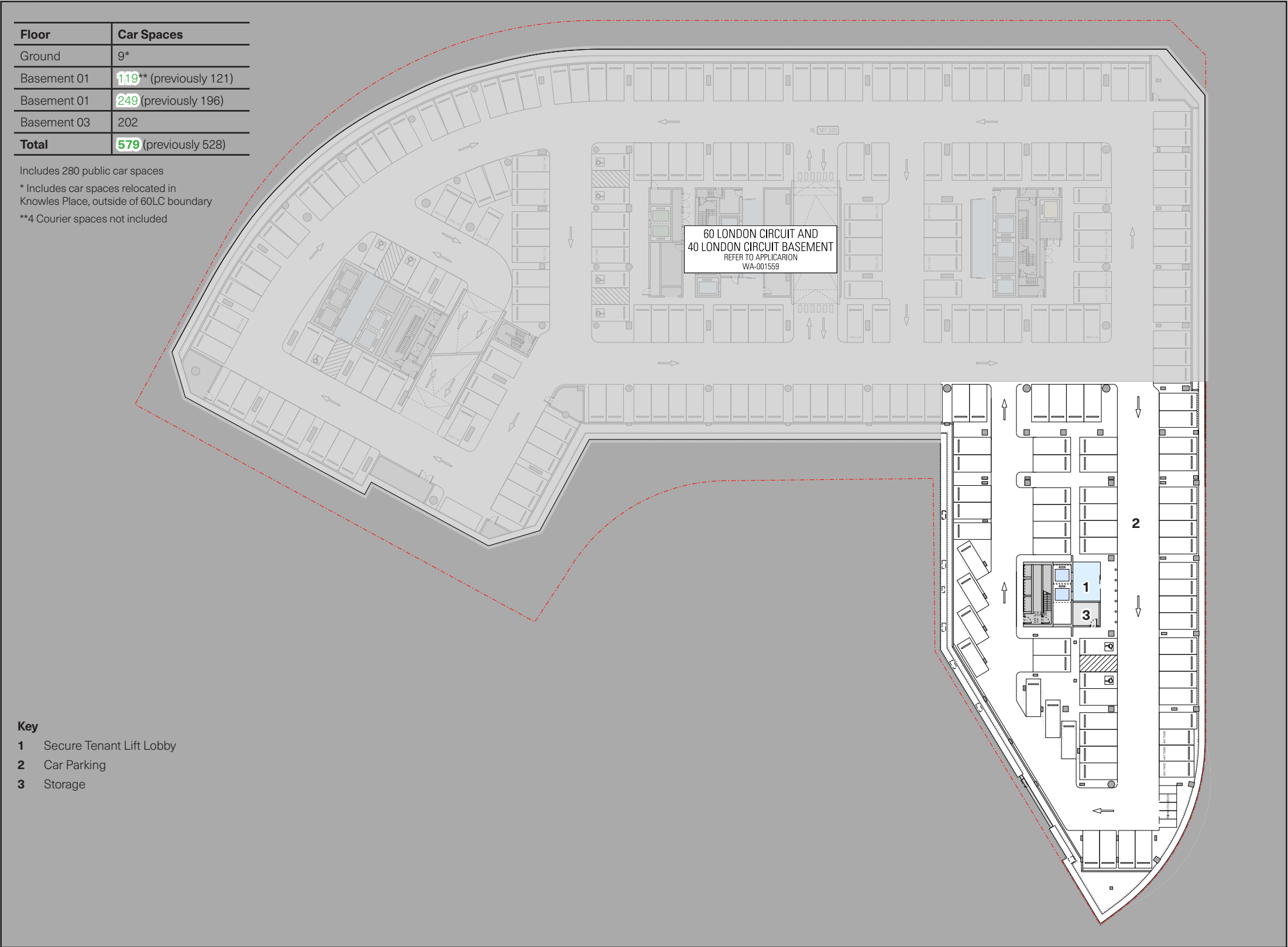
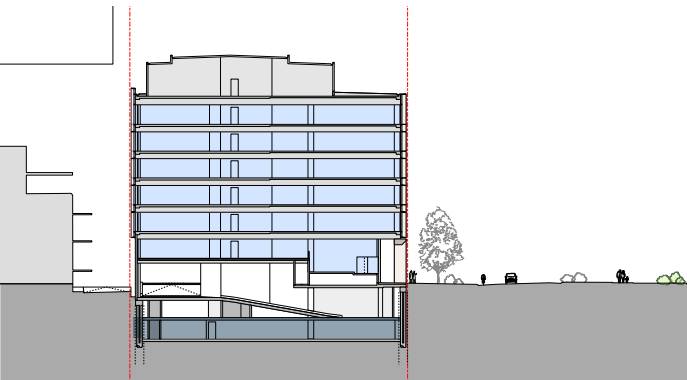
Basement Level B2

The proposal provides an **additional 51 car spaces** for the London Central development.

The provision of tenant parking on Basement Level B2 enables direct lift access from the basement parking to the workplace above ground.

It is expected that the provision of additional tenant parking will reduce demand for public parking spaces that will be provided as part of the development (refer WA-001559).

This means that, in practice, more public car spaces are likely to be available for non-tenant visitors to destinations within and around the precinct, including the retail offerings, the ACT Law Courts, and the expanding Canberra Theatre Precinct.





JPW

Johnson Pilton Walker Pty Ltd
ABN 280 95 778 886

Level 10, Plaza Building Australia Square
95 Pitt Street Sydney NSW 2000
T +61 2 9259 5900
F +61 2 9259 5999
W www.jpw.com.au

Mathew Howard, Director NSW ARB 8784
Graeme Dix, Director NSW ARB 6256 ACT 2602