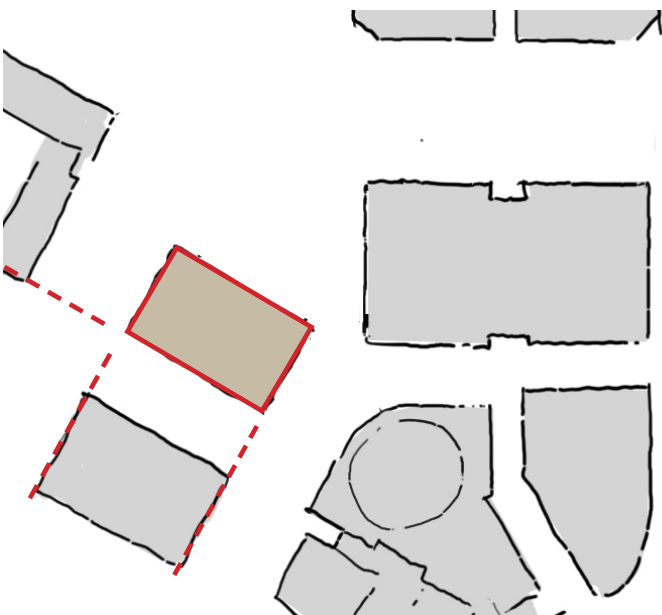
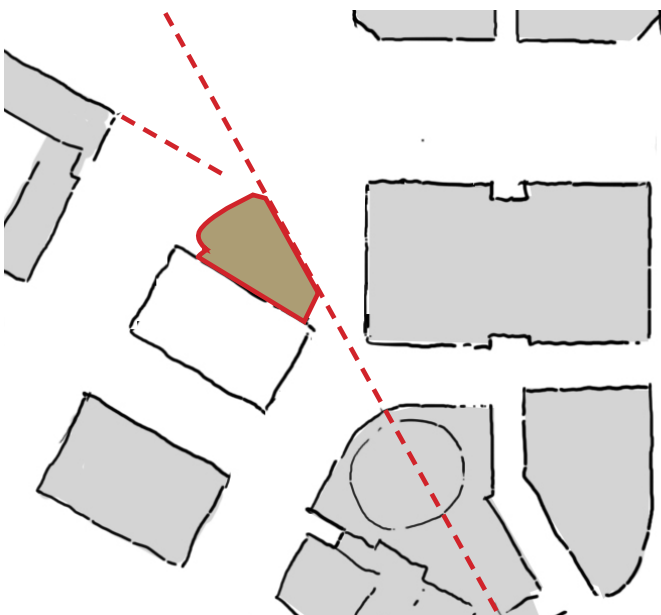


5 40 London Circuit

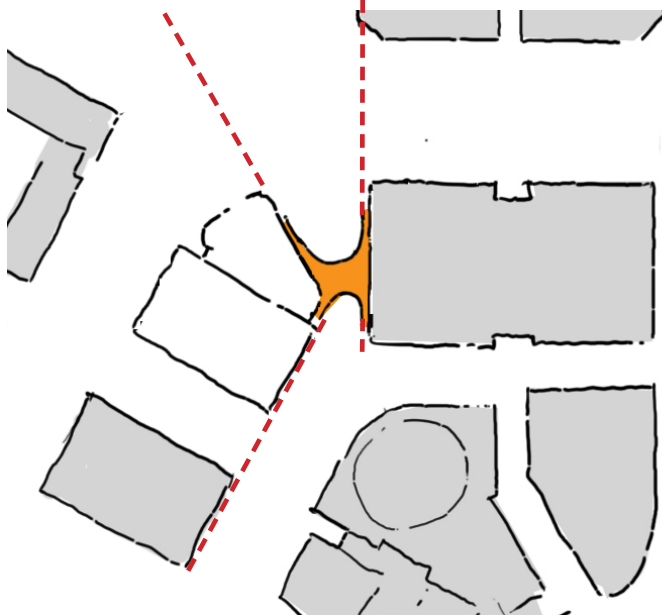
Design Concept



1 Landmark tower form (western extent) responds to the rectilinear geometry of the adjacent Reserve Bank Building and alignments of surrounding urban forms.



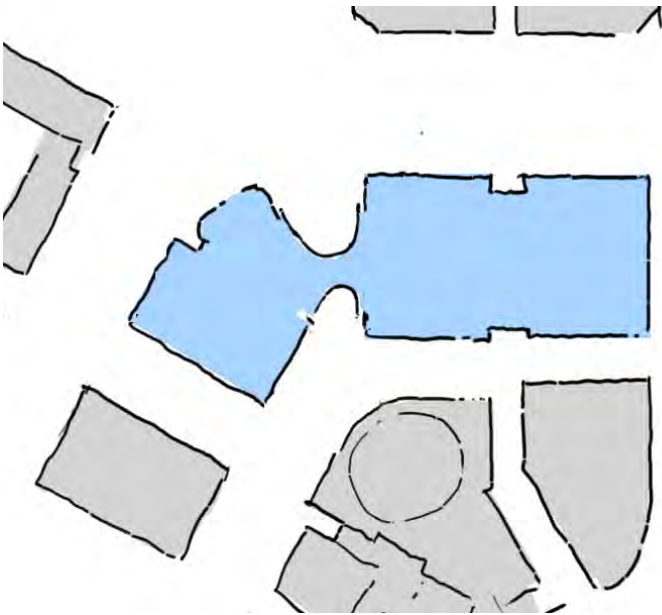
2 Landmark tower (eastern extent) responds to the radial geometry of City Hill, curved street alignment of London Circuit and key vistas approaching the site.



3 A low rise bridge connecting 40 to 60 London Circuit presents a striking dynamic form that is prominent from key vistas and identifies London Central as a civic destination.

The design concept for 40 London Circuit is a dynamic response to the site’s varied contexts. The building form defines permeable and activated public spaces with outstanding amenity at Ground Level, whilst the tripartite formal composition of the building contributes to the diversity of architectural expression across the precinct.

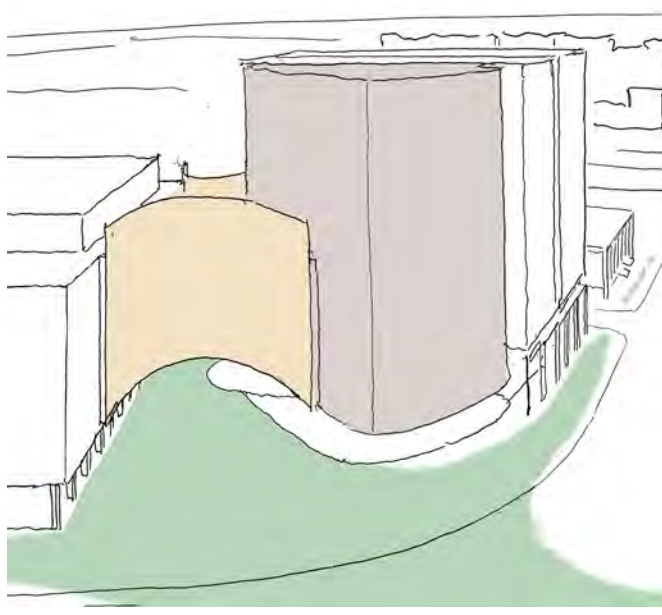
The proposal will deliver an integrated and desirable workplace for over 4000 people across 40&60 London Circuit, with flexibility to adapt to the evolving needs of building users, whilst supporting innovation, productivity, and a vibrant city centre.



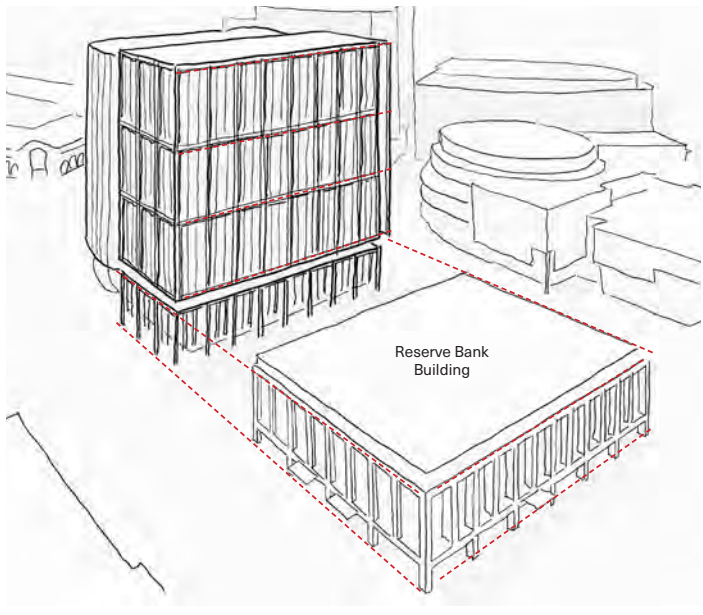
4 The connection of Level 2-7 floor plates will create a contiguous workplace suitable for a large anchor tenant to support activation and vitality in Canberra’s City Centre.



5 The building forms maximise solar access to north-facing public spaces, establish micro-climatic zones and connect green infrastructure through the site.



6 Public plaza engaging with the London Circuit streetscape, introducing a generously scaled 24/7 pedestrian connection through the site to Knowles Place.



7 Scale, alignment and detail of podium and tower responds to the Reserve Bank Building.

5 40 London Circuit

Ground Floor and Public Domain Interfaces

Ground Level Plan

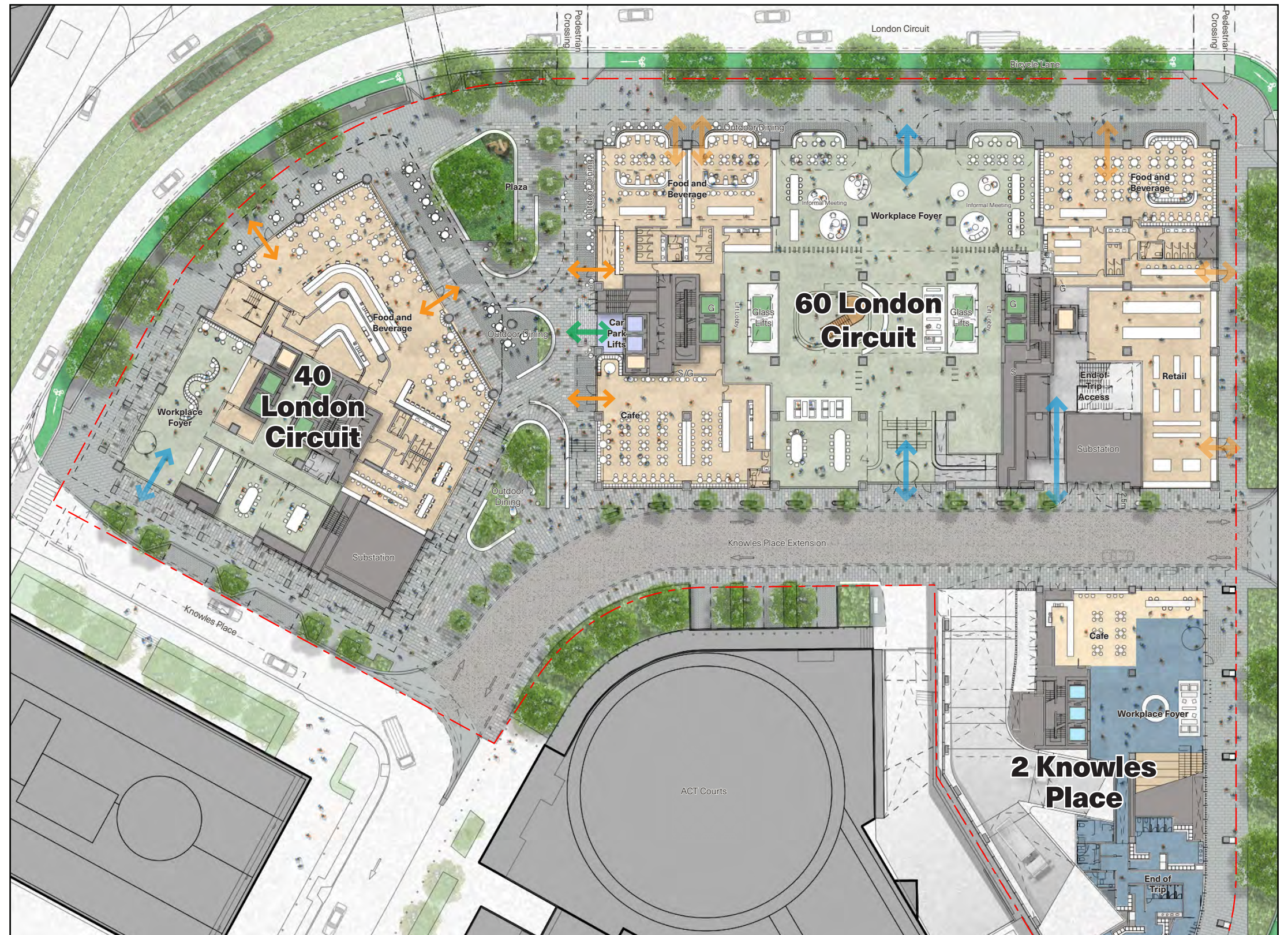
London Central presents a permeable and well-connected ground plane that accommodates a diverse range of uses and activation on all frontages.

40 London Circuit will incorporate destination food and beverage offerings to address the northern frontage of the building, that will define the expansive north facing plaza and contribute to the activation of the public realm

The integration of 40 London Circuit to 60 London Circuit has enabled sharing of services and reduction in their extent on the facade of Knowles Place to improve the pedestrian experience within the precinct.

A commercial foyer is located at the western extent of 2 Knowles Place to provide access to the workplace floors above, whilst the proposal introduces retail at Level 1 that is access via stair and lift off London Circuit.

The foyer and retail interfaces of 40 London Circuit present double height frontages with 6.5m internal ceilings that contribute to the civic character of London Circuit, in line with the National Capital Plan City Hill Precinct Code.



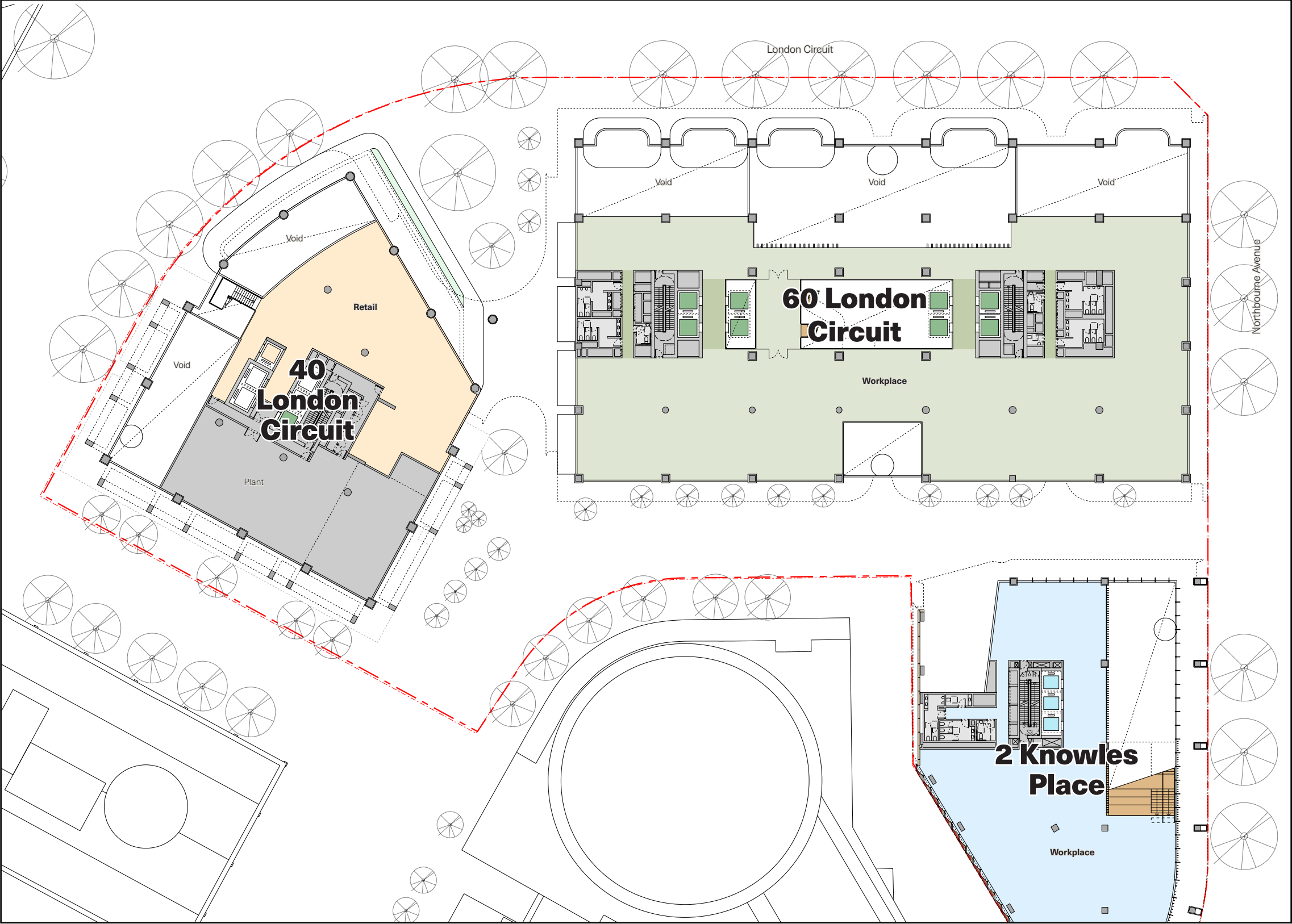
5 40 London Circuit

Ground Floor and Public Domain Interfaces

Level 1

Double height frontages at ground floor are achieved by setting back the floorplates of Level, providing a more generous, civic experience for the public.

Within 40 London Circuit, a gym and wellness offering is envisaged to occupy the retail space at Level 1 to contribute to the diversity of use within the precinct to cater a broad range of patrons throughout the day.



5 40 London Circuit

Ground Floor and Public Domain Interfaces

London Circuit and Plaza

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.

A significant public plaza forms the centrepiece to the London Central precinct, aligning with pedestrian desire lines that cross London Circuit and through the site. The importance of this space is reinforced by the striking geometry and facade treatment of the building form above.

Diverse retail uses adjacent the plaza activate the space throughout the day and evening, whilst a 'green' awning provides weather protection for the public and licensed outdoor spaces at ground level, and extends biophilic elements above ground level.



5 40 London Circuit

Ground Floor and Public Domain Interfaces

London Circuit and Knowles Place

40 London Circuit holds an important corner of the precinct at the intersection of London Circuit and Knowles Place.

A two storey colonnade is articulated from the tower form above to reinforce a scale relationship with the adjacent Reserve Bank Building. The arrangement and detail of masonry elements draws upon those of the adjacent heritage building, presenting a contemporary yet complementary architectural expression to the streetscape to frame an important vista along Knowles Place between London Circuit and the ACT Courts precinct.

The 40 London Circuit interface is integrated with the road and verge design (approved under a separate Works Approval). This includes increased verge widths, vehicular drop off, integration of street trees, furniture and active transport infrastructure, whilst the proposed colonnade treatment provides weather protection for pedestrian access across the precinct.



5 40 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 40 London Circuit complements these important functions by enhancing the pedestrian experience along Knowles Place through provision of weather protection, retail activation and extended landscape design elements leading into the central plaza to the north.

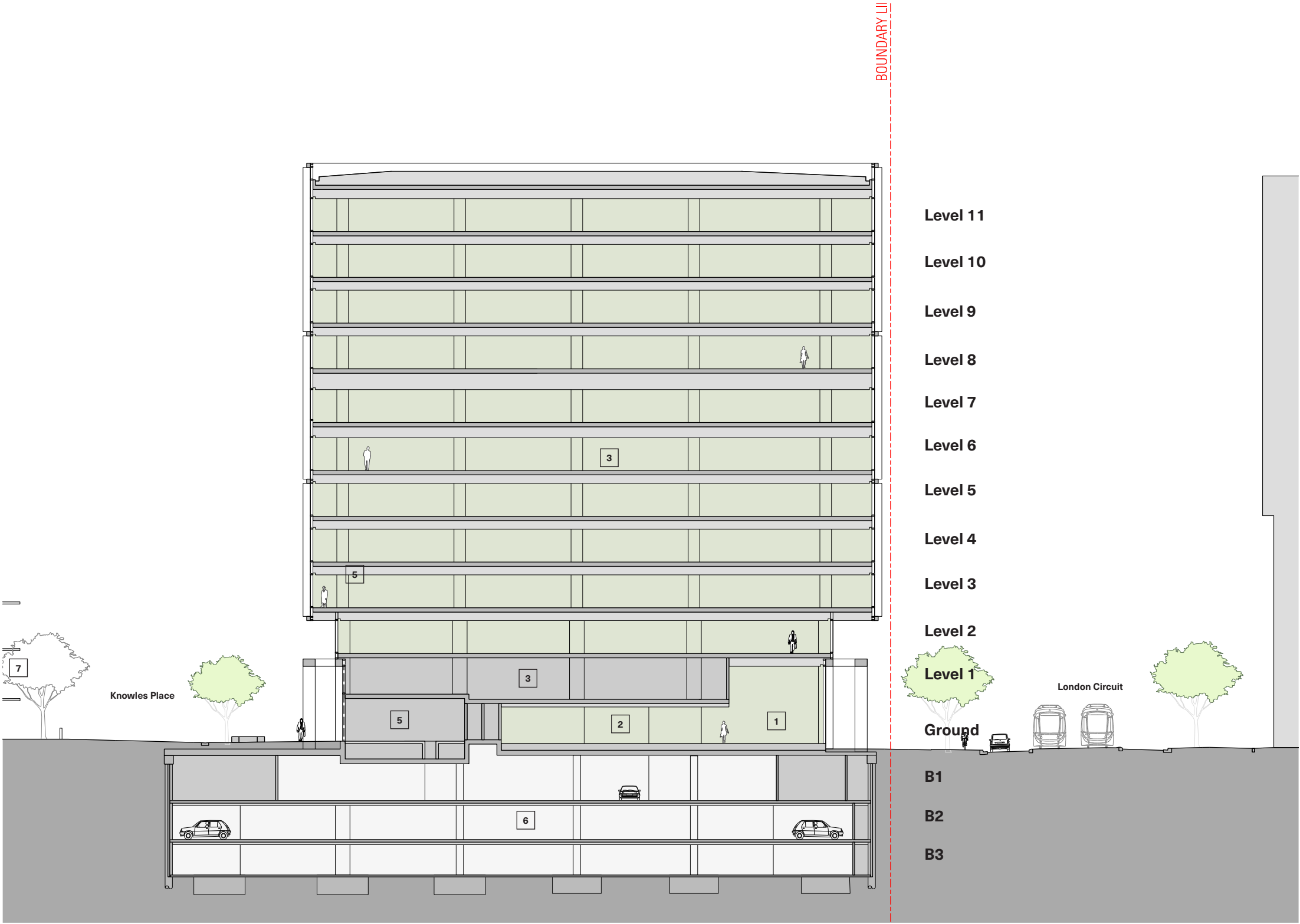
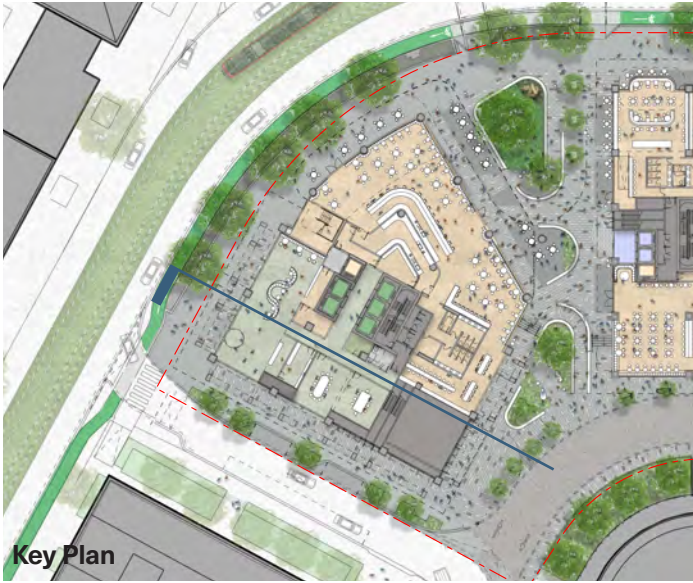


5 40 London Circuit

Connected Workplace

East-West Section

- Key**
- 1 Double height entry from London Circuit & Knowles Place
 - 2 Meeting and front of house spaces
 - 3 High performance, flexible work space
 - 4 Plant
 - 5 Substation
 - 6 Basement Car Parking
 - 7 ACT Law Courts



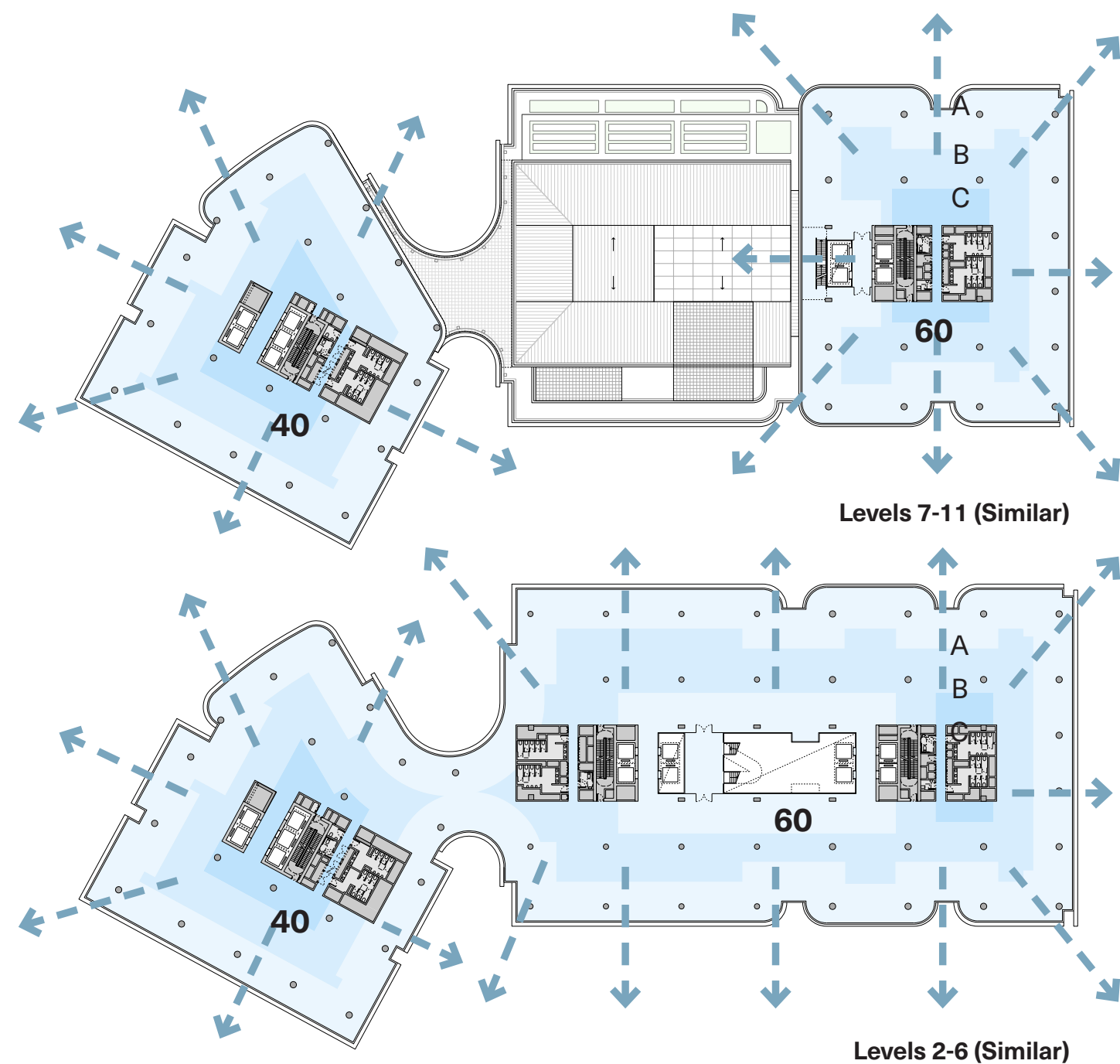
5 40 London Circuit

Floor Plate Design Principles

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

Daylight and Views

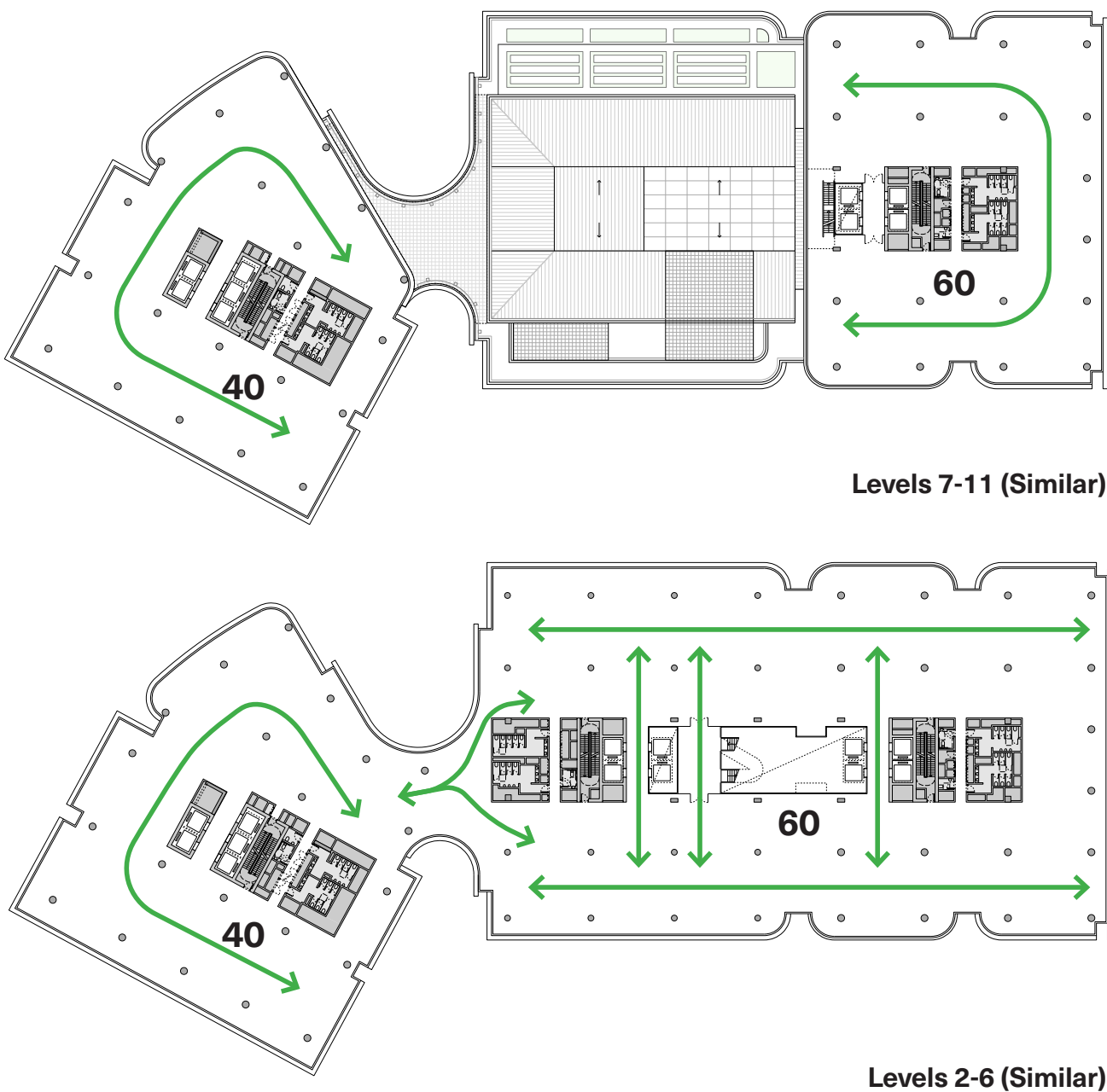
Central atrium and core design ensure excellent daylight penetration into the workplace, as well as views in all directions from all levels.



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.



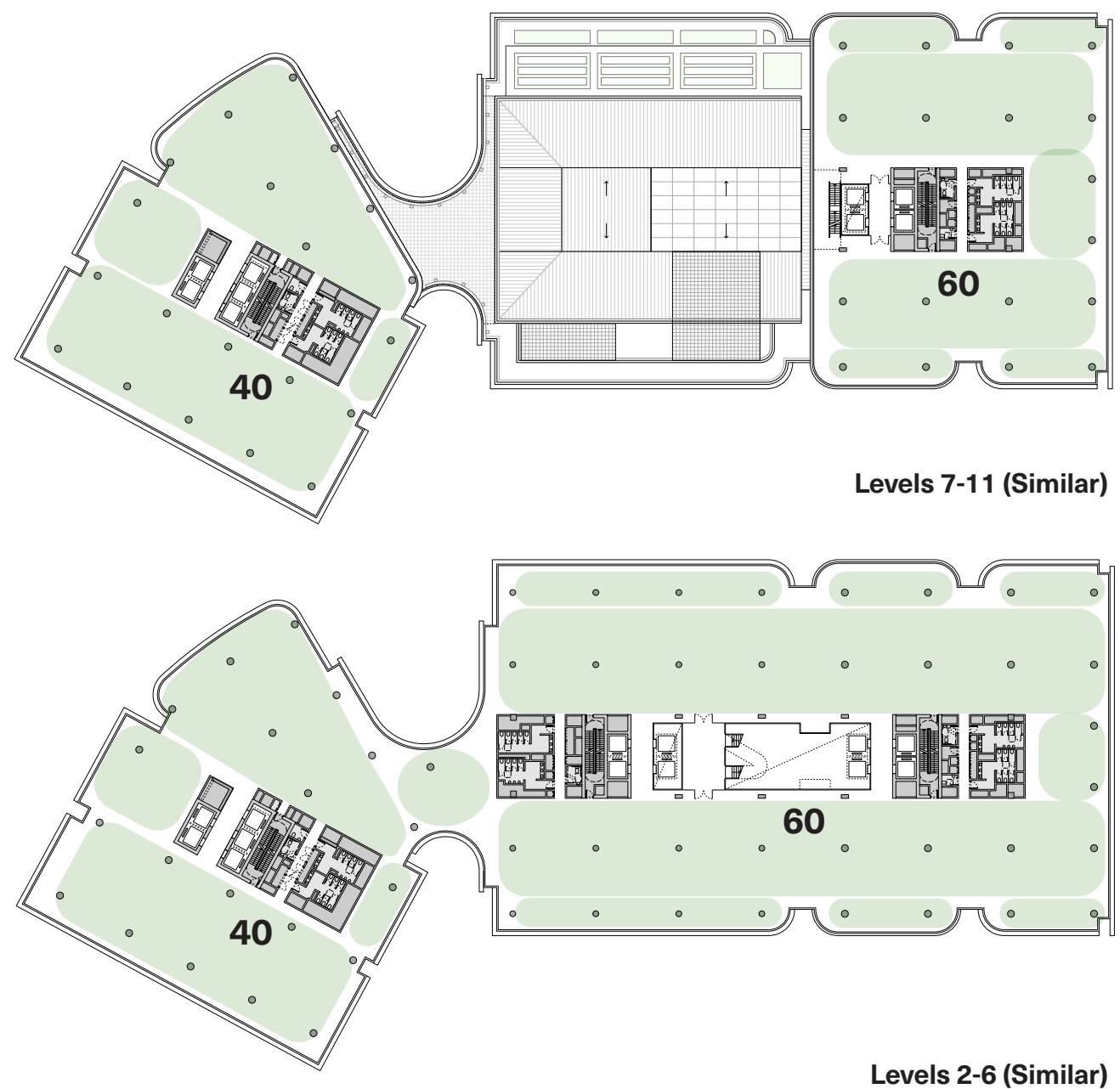
5 40 London Circuit

Connected Workplace

Flexibility

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

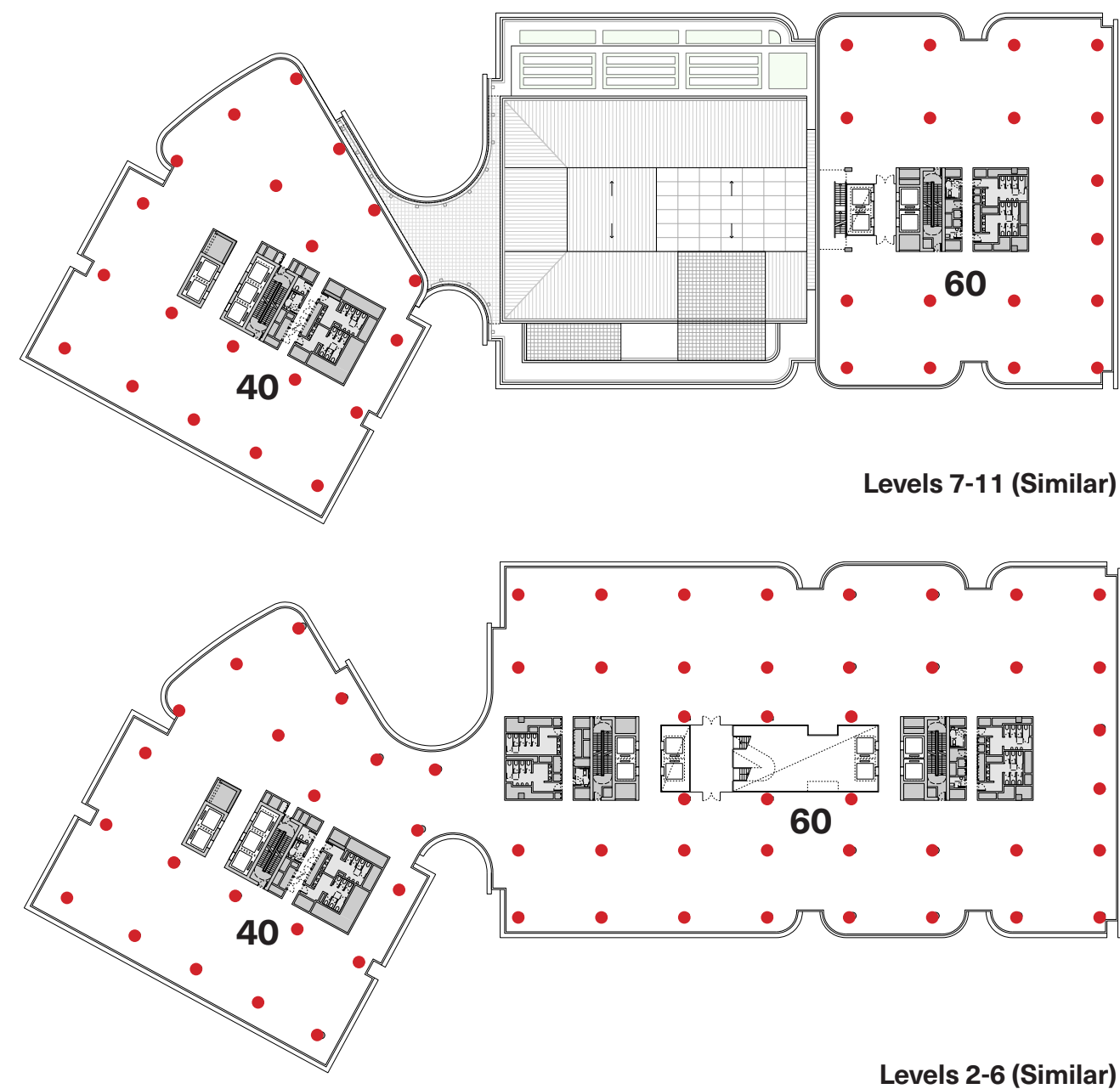
Cores have been designed to efficiently serve a range of potential tenant accommodation scenarios, from a single building tenant, to a number of different sized tenants occupying part, whole or multiple floors.



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.



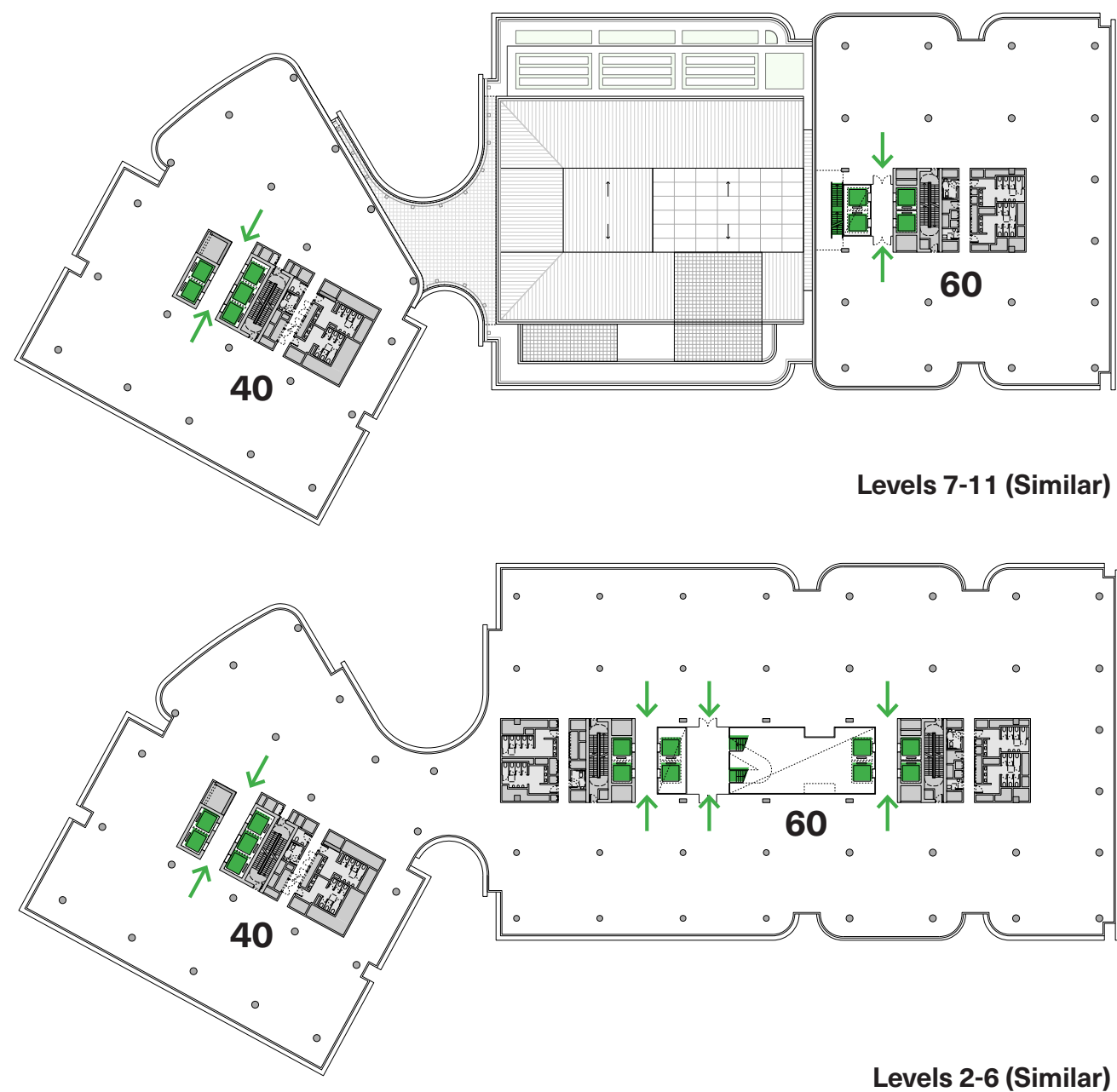
5 40 London Circuit

Floor Plate Design Principles

Flexible Lifting

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

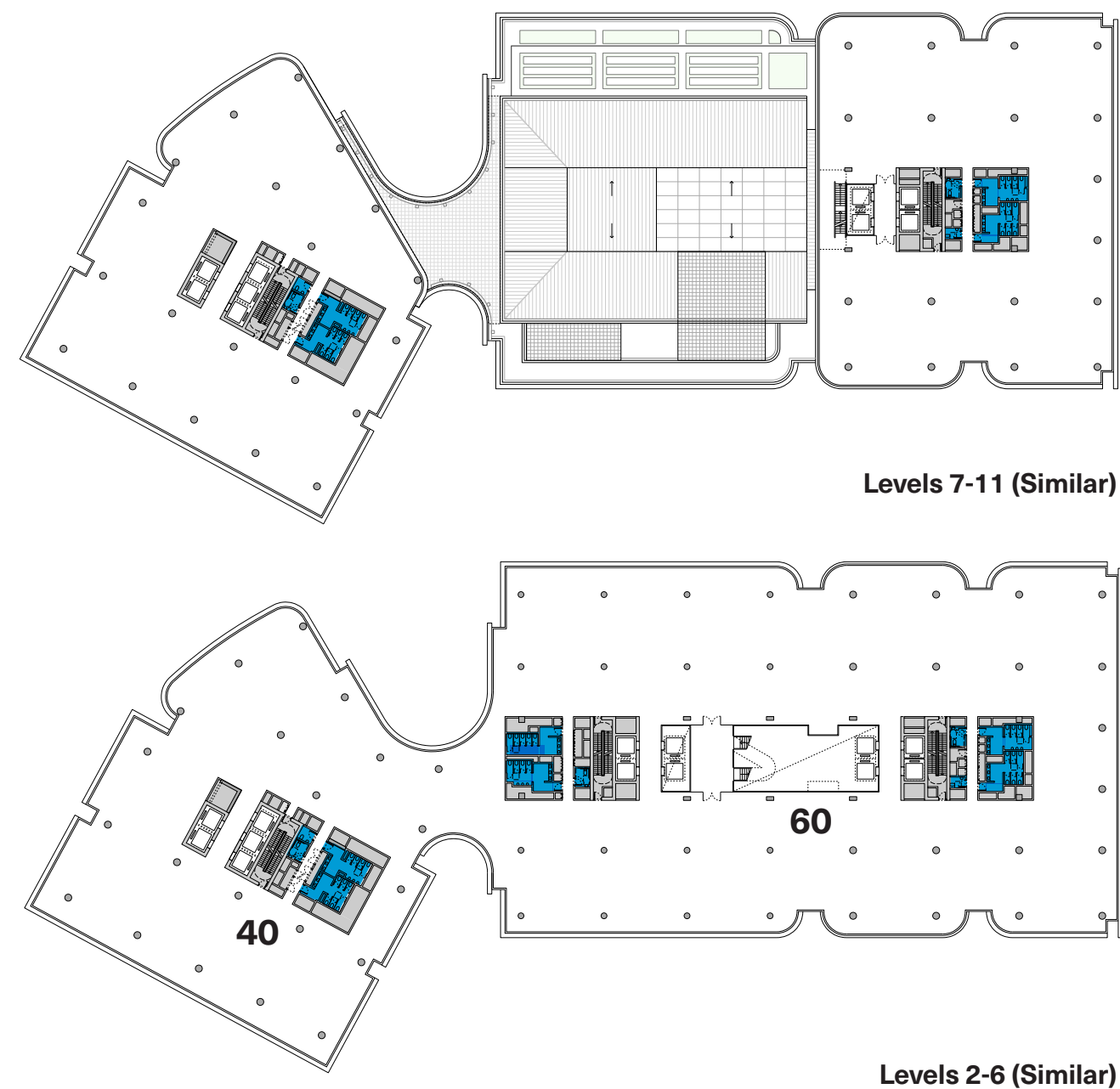
All lifts open onto secure lift lobbies, whilst four observation type lift cars will heighten the workplace experience for all tenants within the main atrium space



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.



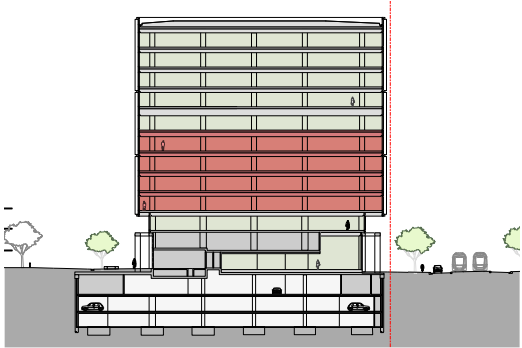
5 40 London Circuit

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 shc
 - 2 Egress stairs
 - 3 Lift Lobby
 - 4 Amenities - Female
 - 5 Amenities - Male
 - 6 Amenities - Accessible
 - 7 Amenities - Gender Neutral
 - 8 Atrium
 - 9 Glazed Lifts



5 40 London Circuit

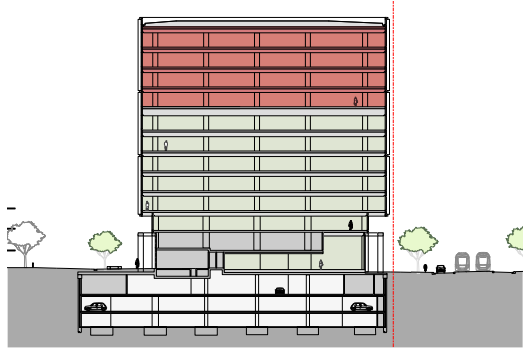
Workplace Floors

Tower Levels 8-11

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

Key

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



5 40 London Circuit

Roof

Roof Plan

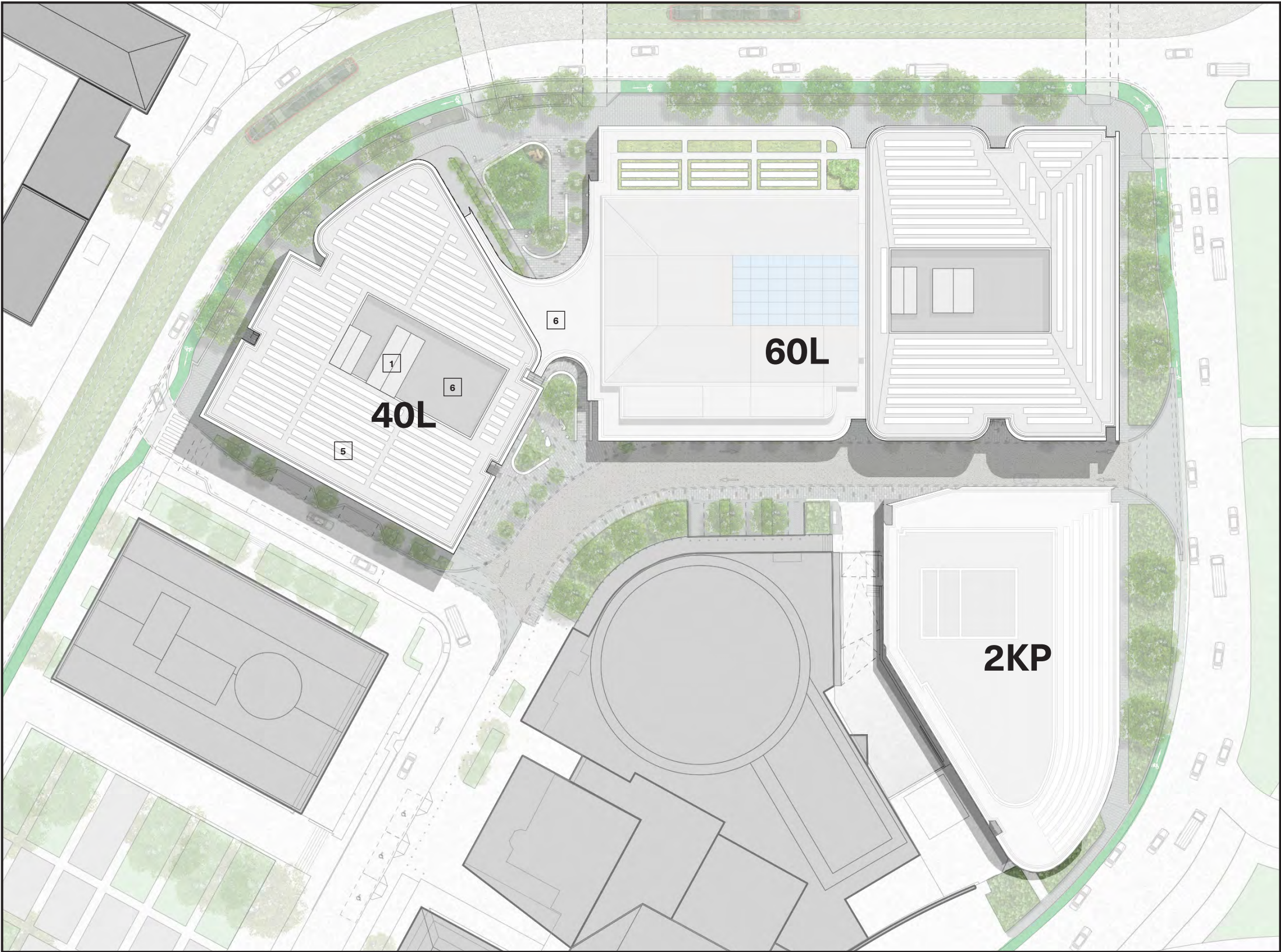
The rooftop presents an ordered arrangement of elements.

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 Roof to Lift Overruns
 - 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



5 40 London Circuit

Materials and Finishes

Context and Expression

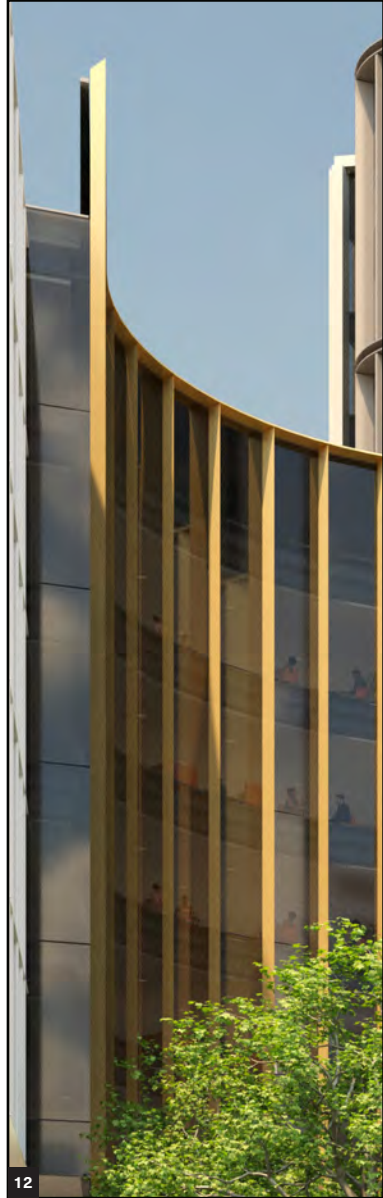
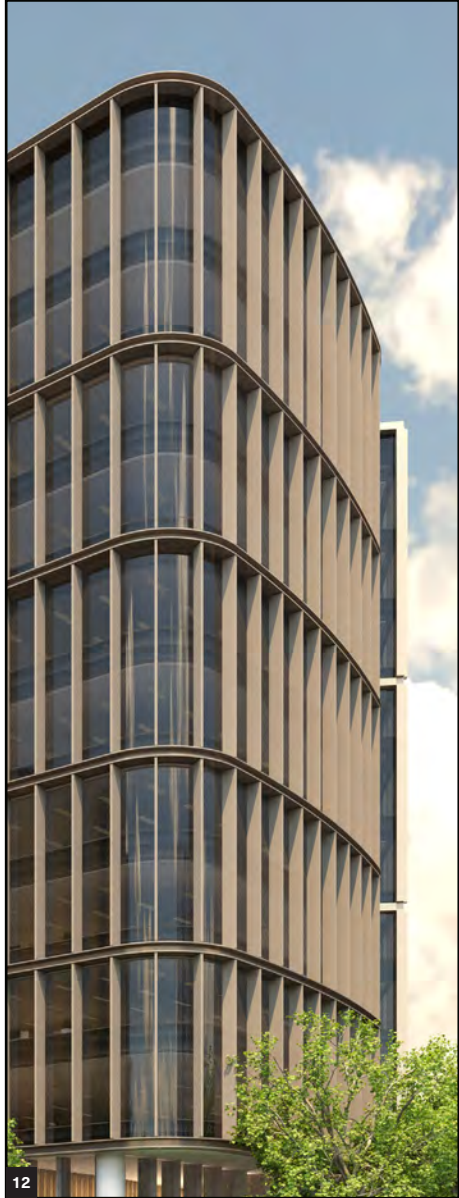
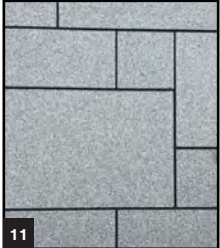
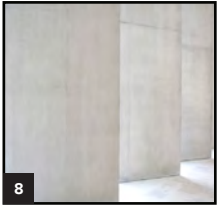
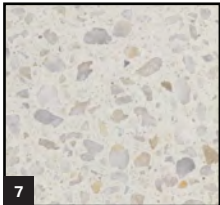
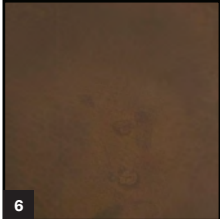
The selection of materials and finishes across 40 London Circuit has been inspired by the site’s natural and urban context.

The region’s unique geology including limestone and sandstone has informed the selection of 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 (Landscape)
 - 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



5 40 London Circuit
Facades



5 40 London Circuit

Facades

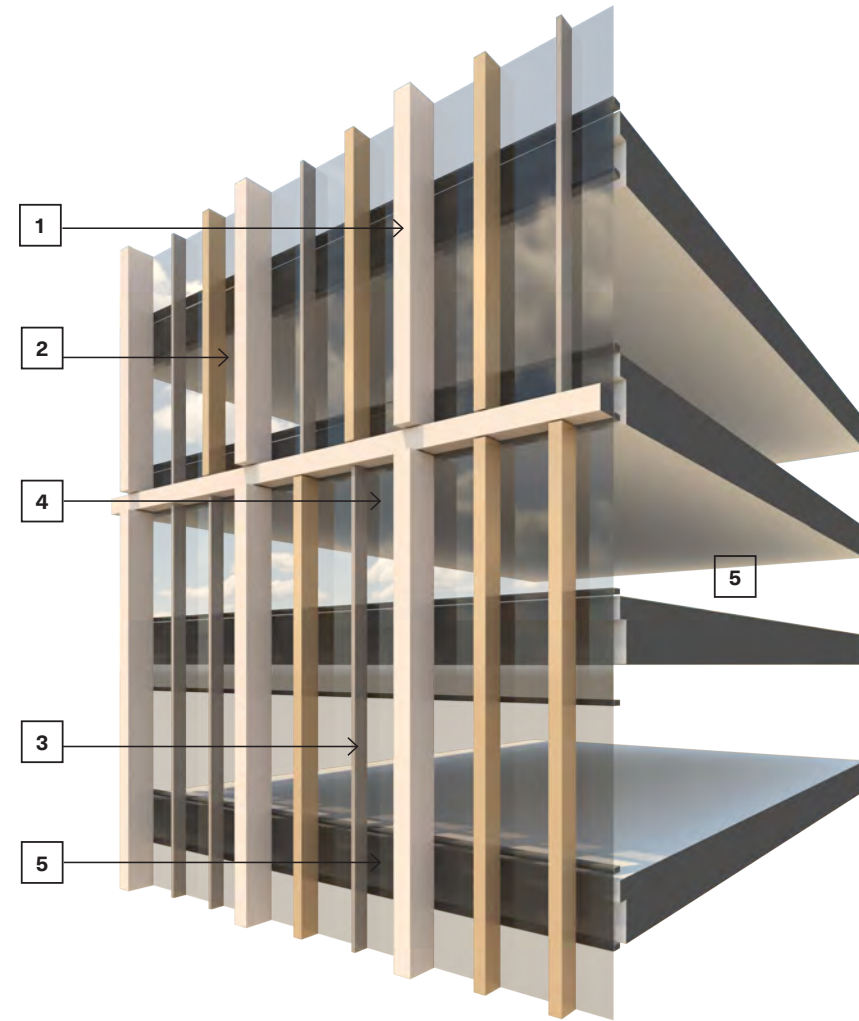
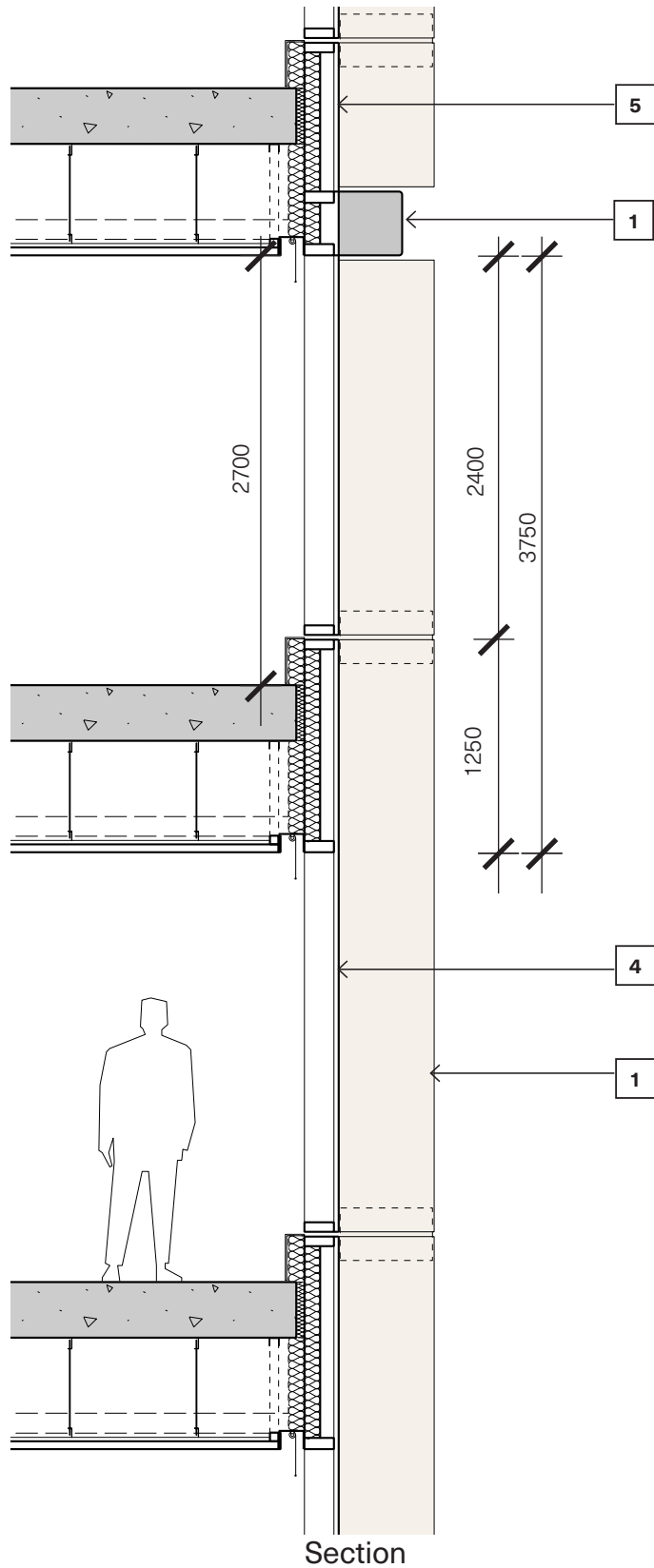
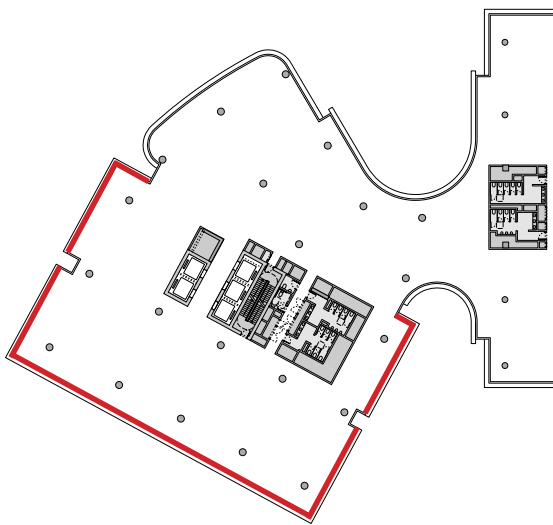
Facade Type FT-05

FT-05 expresses the rectilinear tower form that responds directly to the Reserve Bank Building.

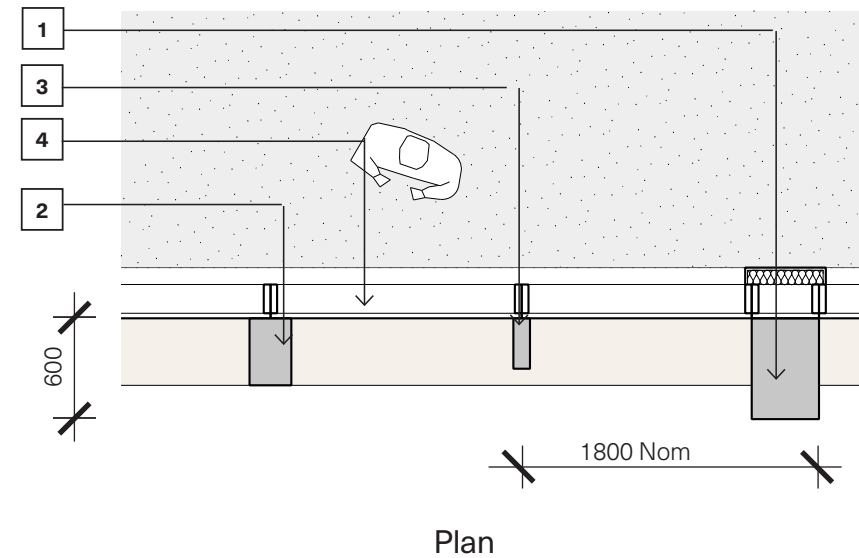
Three storey textured off-white finished portals reinforce a scale relationship, whilst the playful arrangement of a hierarchy of facade components draws upon the considered assembly of the stone clad structural elements and fenestrations that comprise the adjacent heritage facade.

Key

- 1 Off-white textured metal horizontal and vertical shading elements, expressed every three levels to relate to scale, profile and colour of adjacent Reserve Bank Building
- 2 Secondary, bronzed metal vertical shading elements arranged playfully across the facade
- 3 Tertiary, finer metal vertical shading elements arranged playfully across the facade
- 4 Double Glazed Vision Panel. Transom at sill height to maximise urban vistas.
- 5 Double Glazed Spandrel Panel (colour consistent with vision panel). Transom at ceiling.



Sectional Perspective



Plan

5 40 London Circuit

Facades

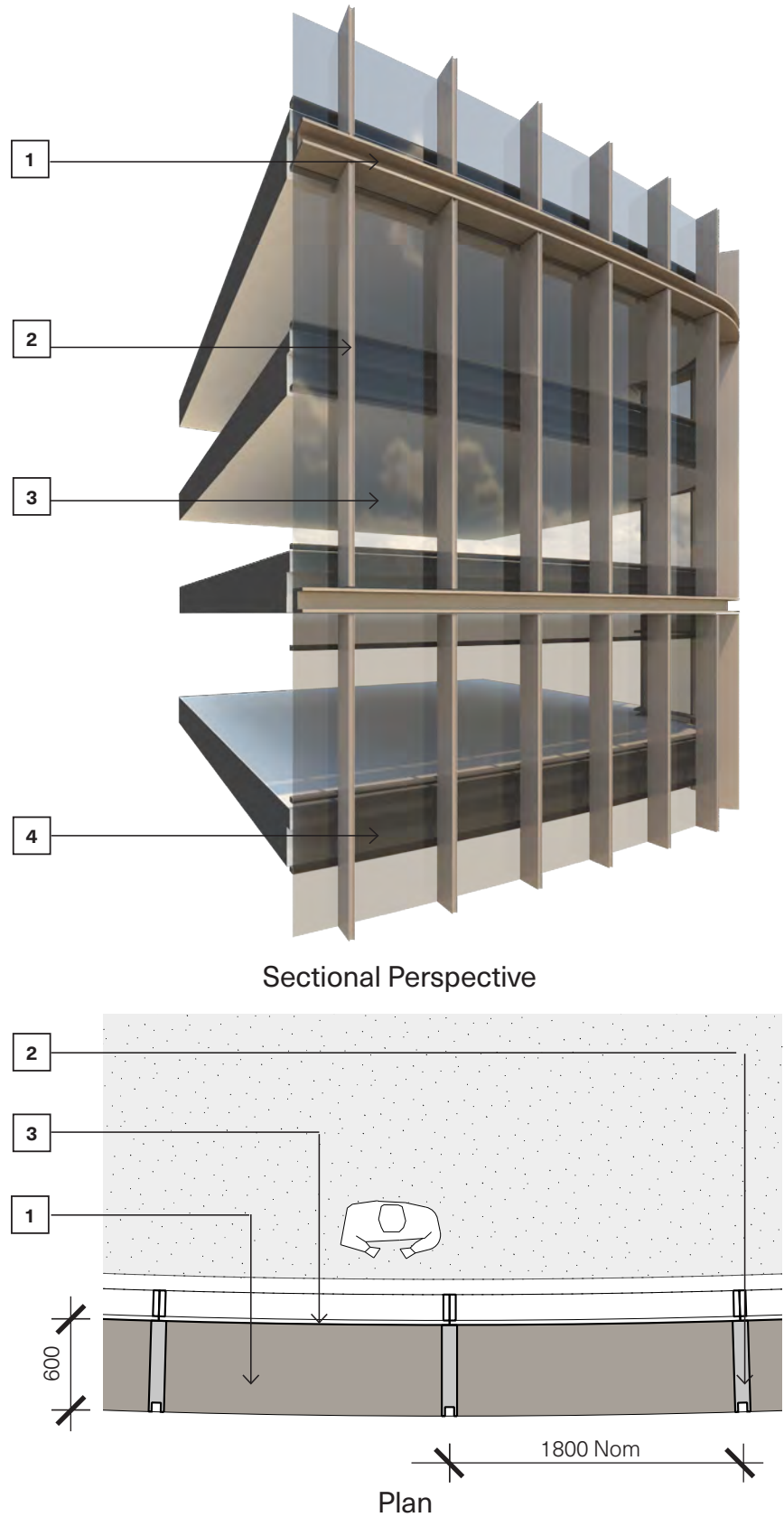
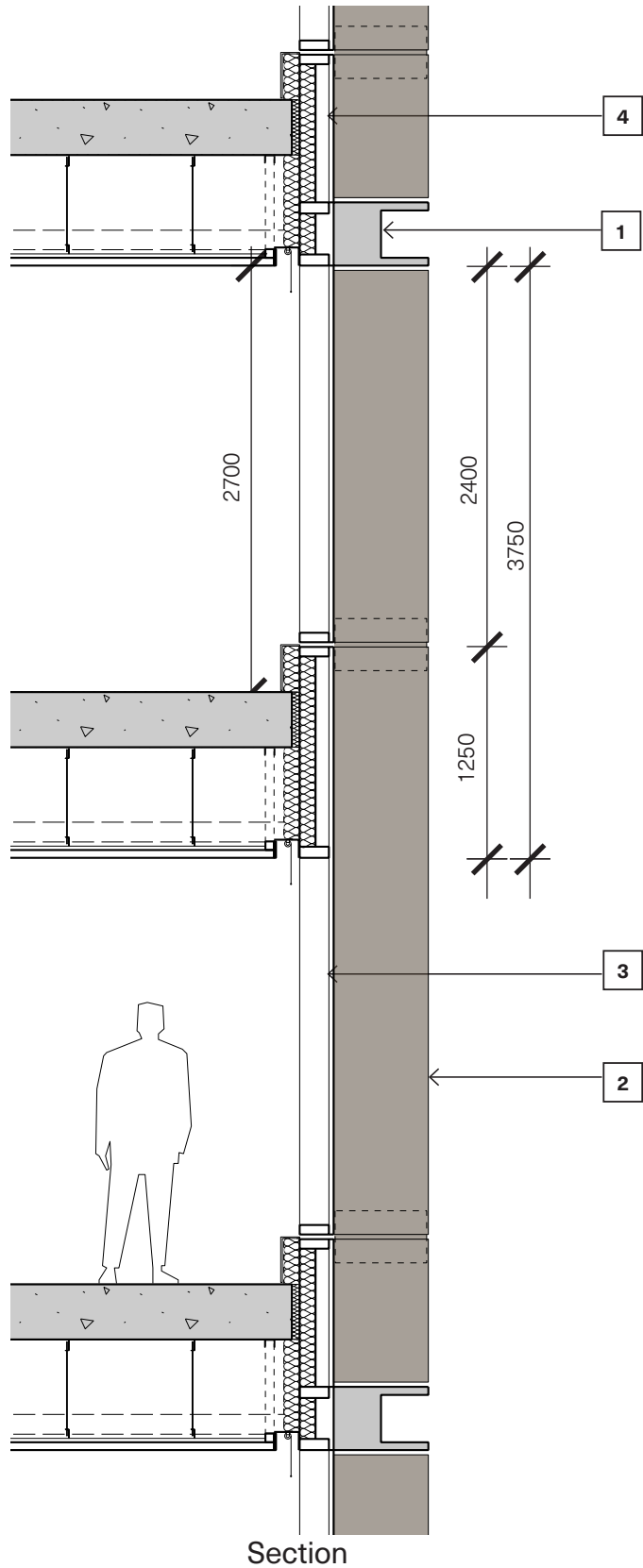
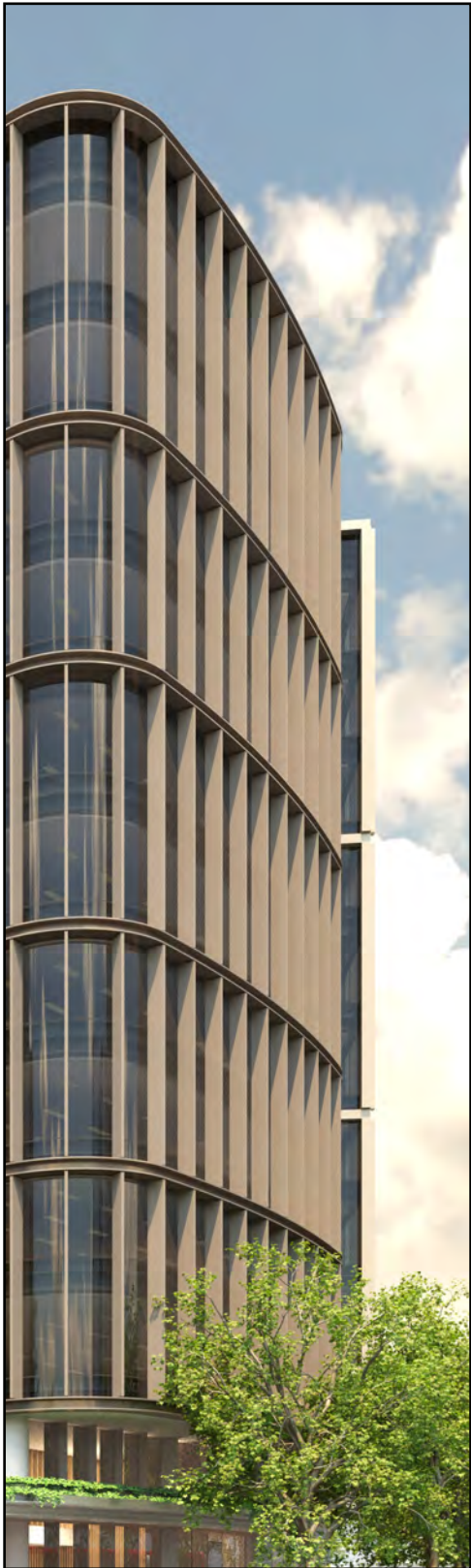
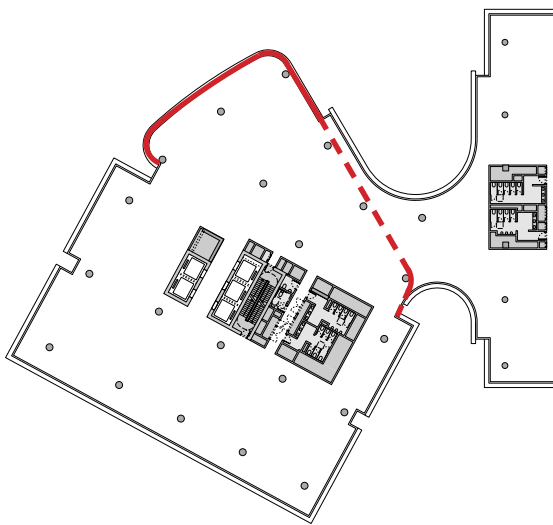
Facade Type FT-06

FT-06 expresses the curved tower form that responds to the radial geometry of City Hill and the immediate London Circuit interface.

A two-storey module breaks down the expression of vertical external shading elements that employ a darker bronzed textured finish that harmonise with the finishes adopted for other facade types across the precinct.

Key

- 1 Darker bronzed textured metal horizontal shading elements, expressed every two levels to relate to scale and colour of Melbourne Building.
- 2 Darker bronzed 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 40 London Circuit

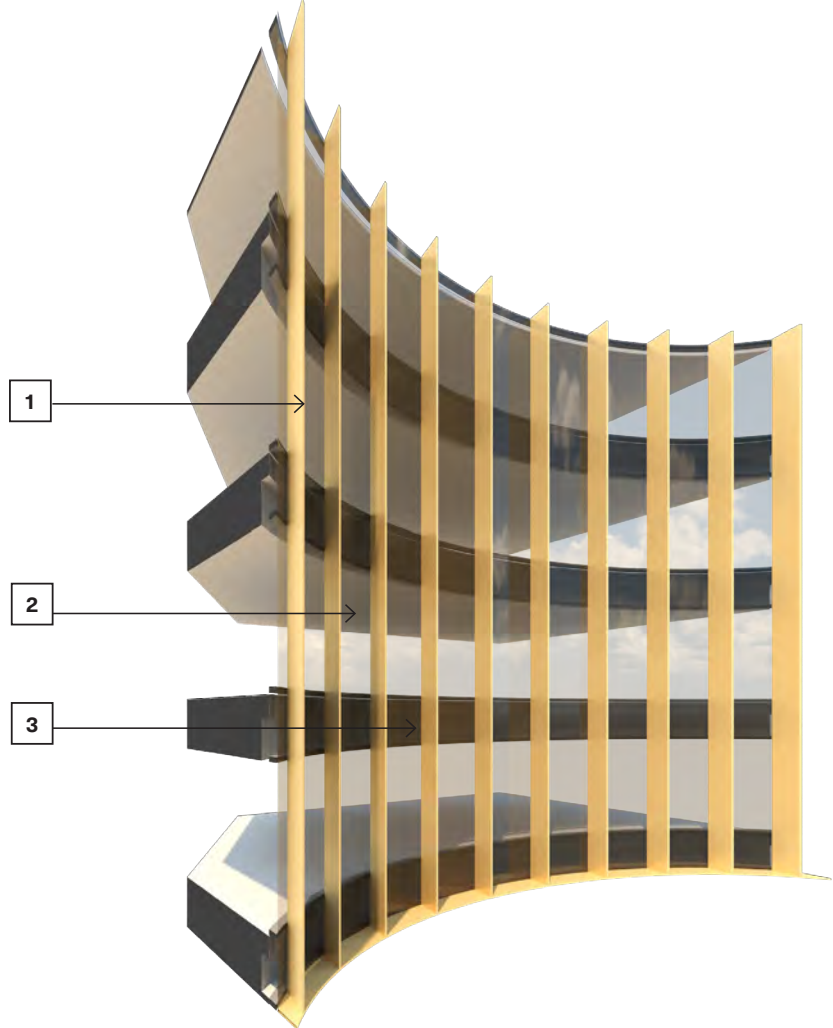
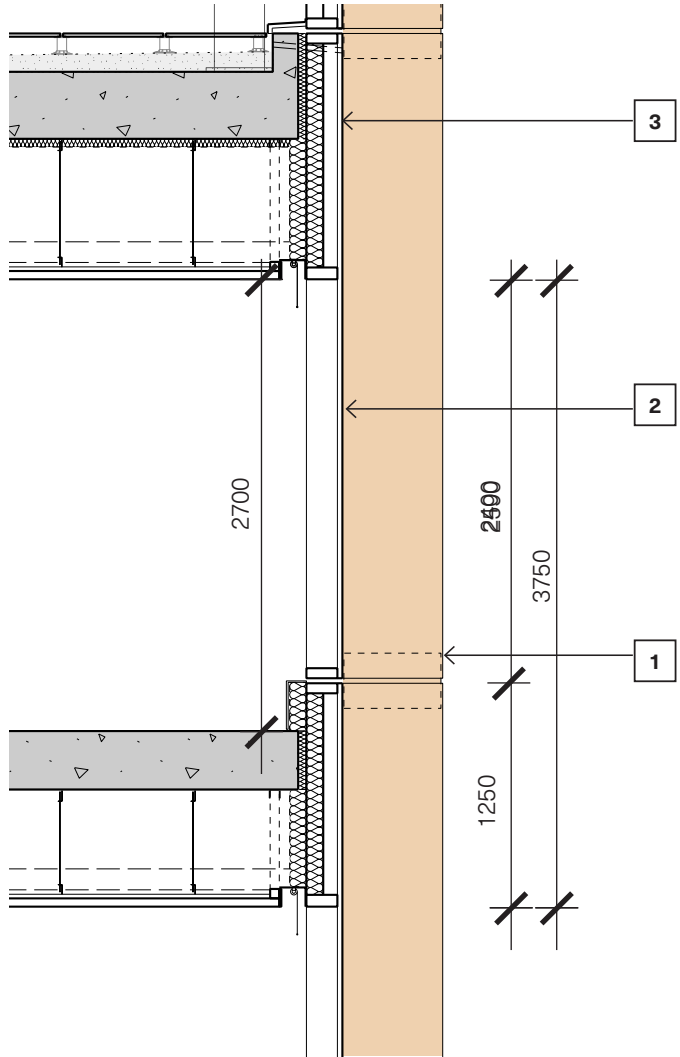
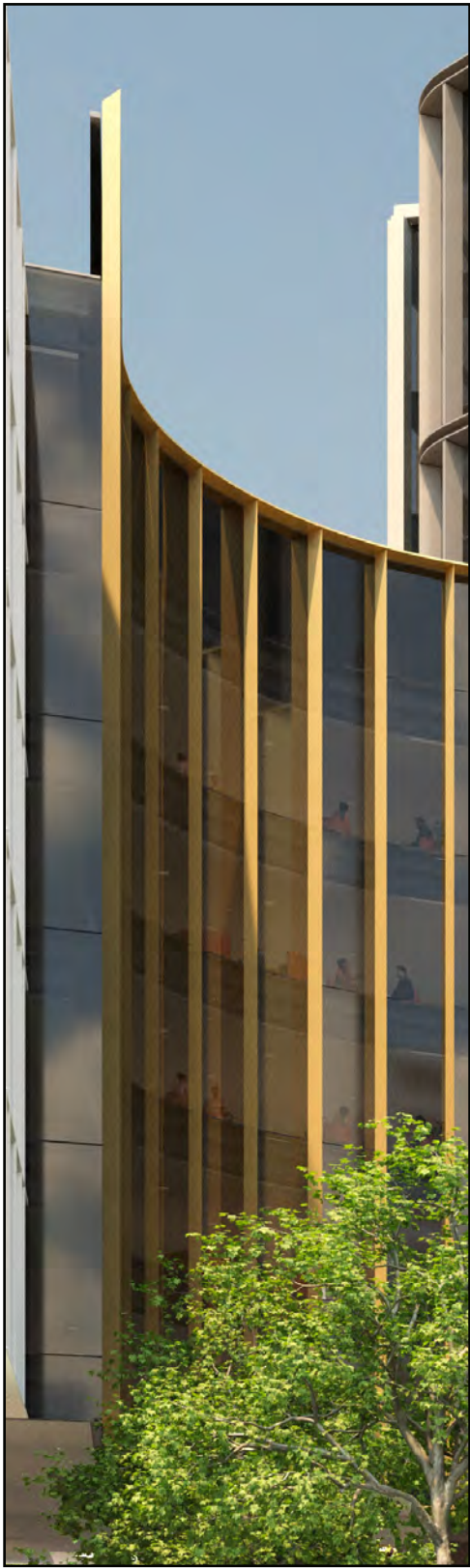
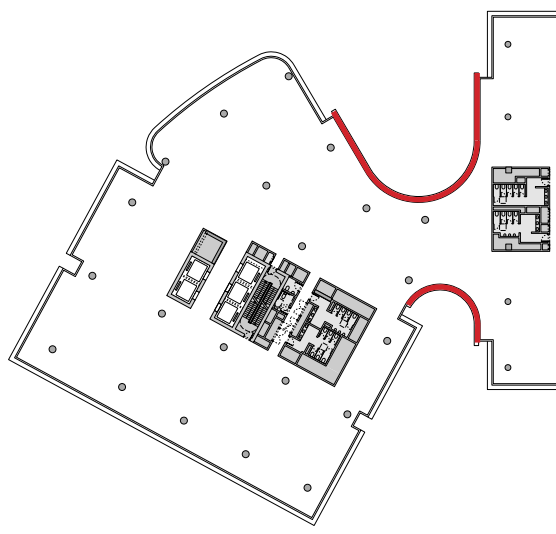
Facades

Facade Type FT-07

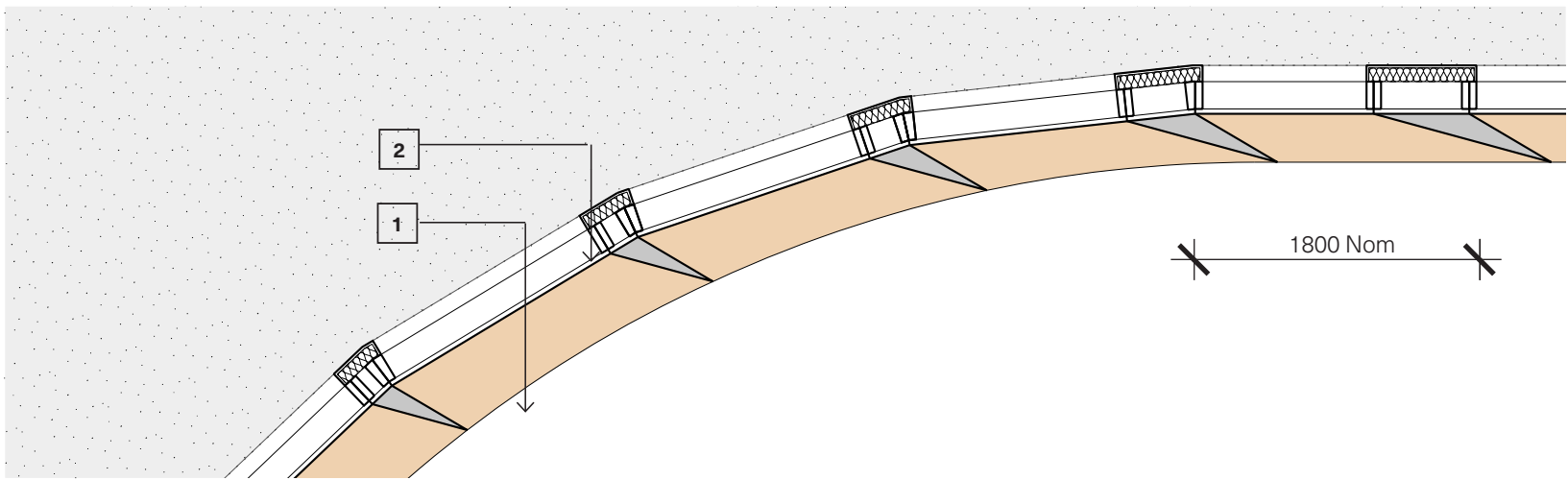
FT-07 expresses a striking dynamic form that links the tower of 40 London Circuit with the low rise building of 60 London Circuit.

Vibrant colour accentuates the facade treatment of vertical fins that direct views and minimise glare, and contribute to the unique identity of the building form when viewed from key vistas approaching the site and within.

- Key**
- 1 Bronzed textured metal vertical shading elements.
 - 2 Double Glazed Vision Panel. Transom at sill height to maximise urban vistas.
 - 3 Double Glazed Spandrel Panel (colour consistent with vision panel). Transom at ceiling.



Sectional Perspective



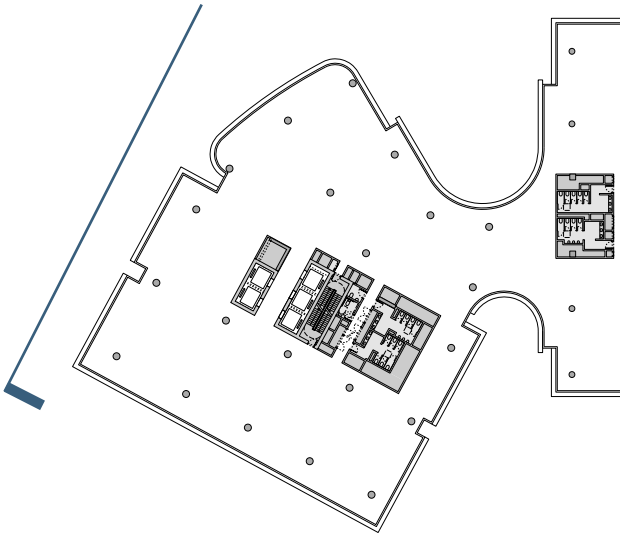
Plan

5 40 London Circuit

Facades

North Elevation

- Key**
- 1 Arrival to Commercial Foyer
 - 2 Foyer Frontage
 - 3 Access to Level 1 Retail
 - 4 Retail Frontage
- (Refer p61 for Facade Type details)

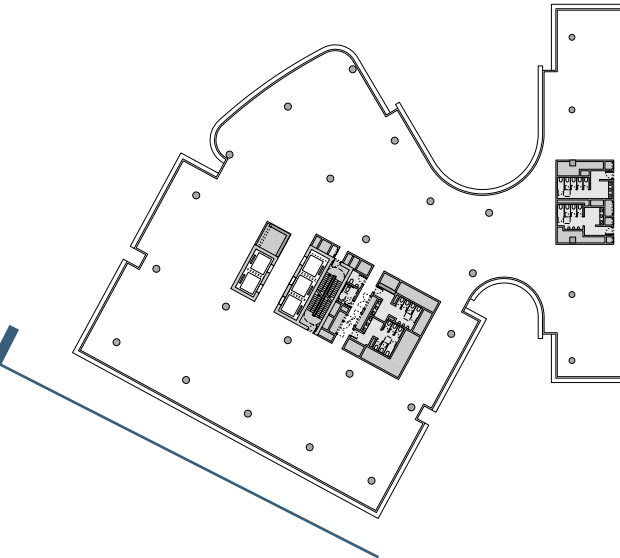


5 40 London Circuit

Facades

West Elevation

- Key**
- 1 Arrival to Commercial Foyer
 - 2 Foyer Frontage
- (Refer p46 for Facade Type details)

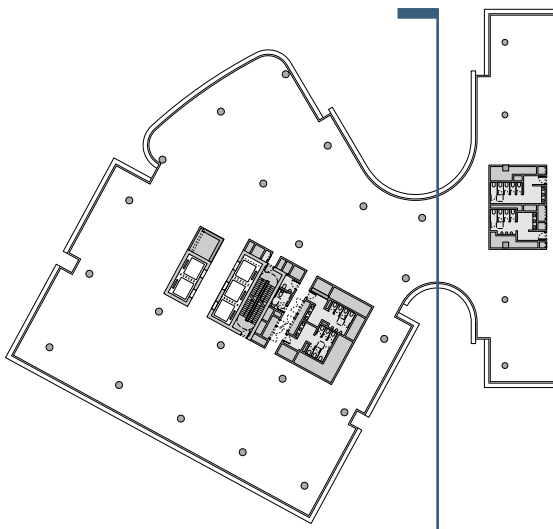


5 40 London Circuit

Facades

East Elevation

- Key**
- 1 Arrival to Commercial Foyer
 - 2 Foyer Frontage
 - 3 Access to Level 1 Retail
 - 4 Retail Frontage
- (Refer p61 for Facade Type details)



5 40 London Circuit Facades



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).

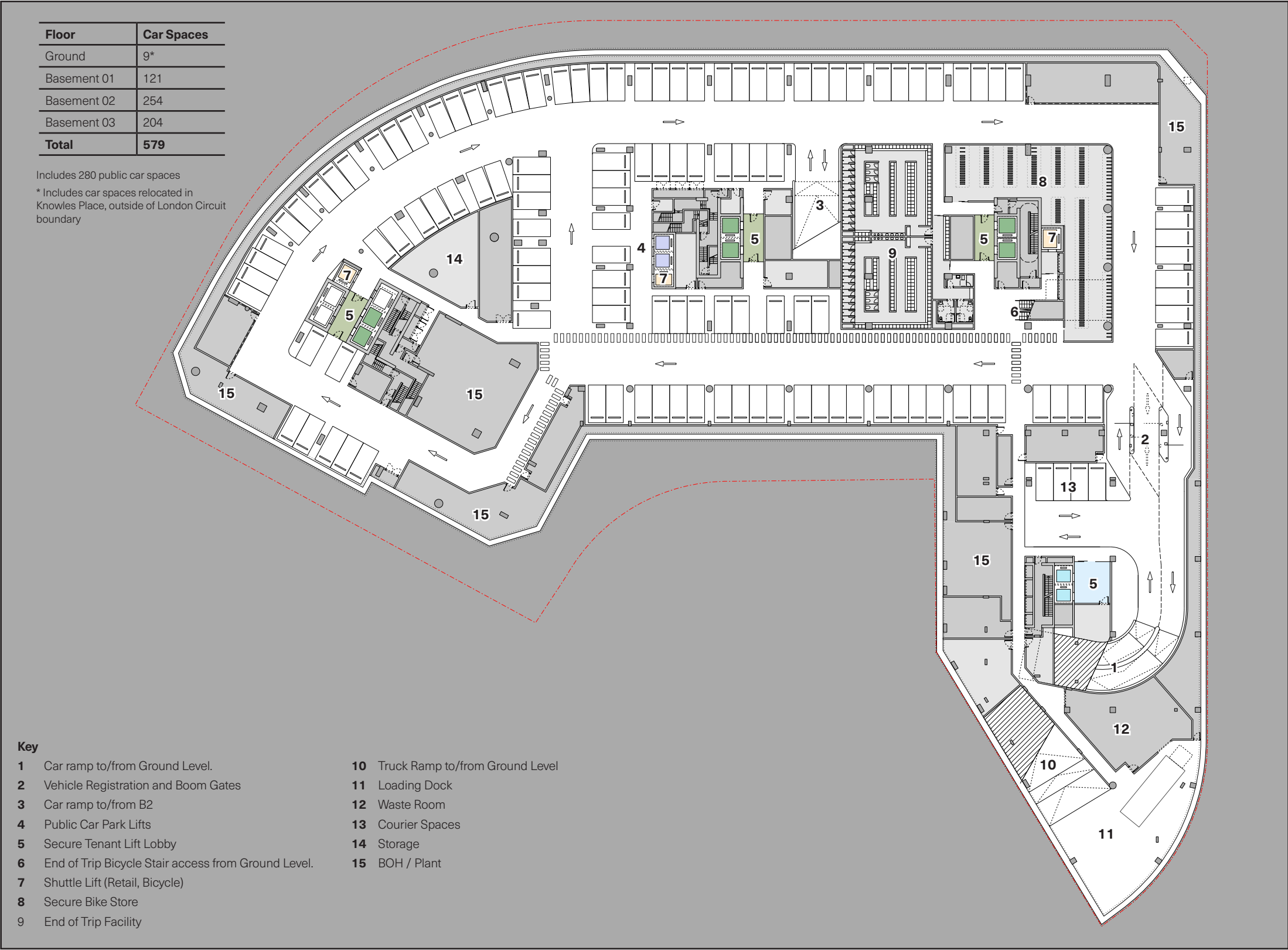
The **Loading Dock** is located on Basement Level 1, accessed via a dedicated service vehicle ramp from ground level (under 2 Knowles Place).

The **Waste Room** is located directly adjacent the dock, whilst horizontal access to 40 & 60 London Circuit and 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.

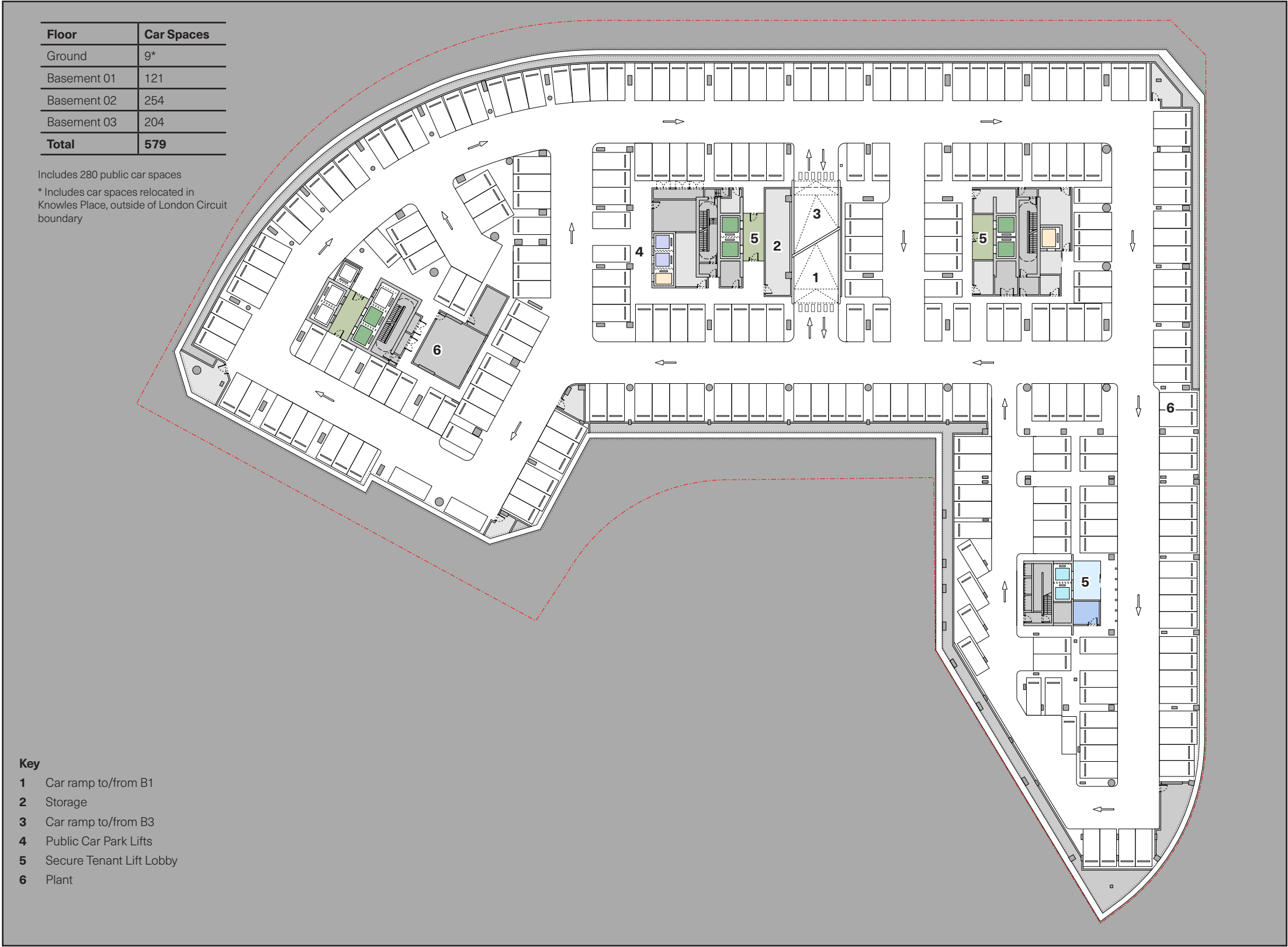


6 Basement

Basement Level 2

Basement Levels 2 is similar in extent to Basement Level 1, but with more space provided for carparking.

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

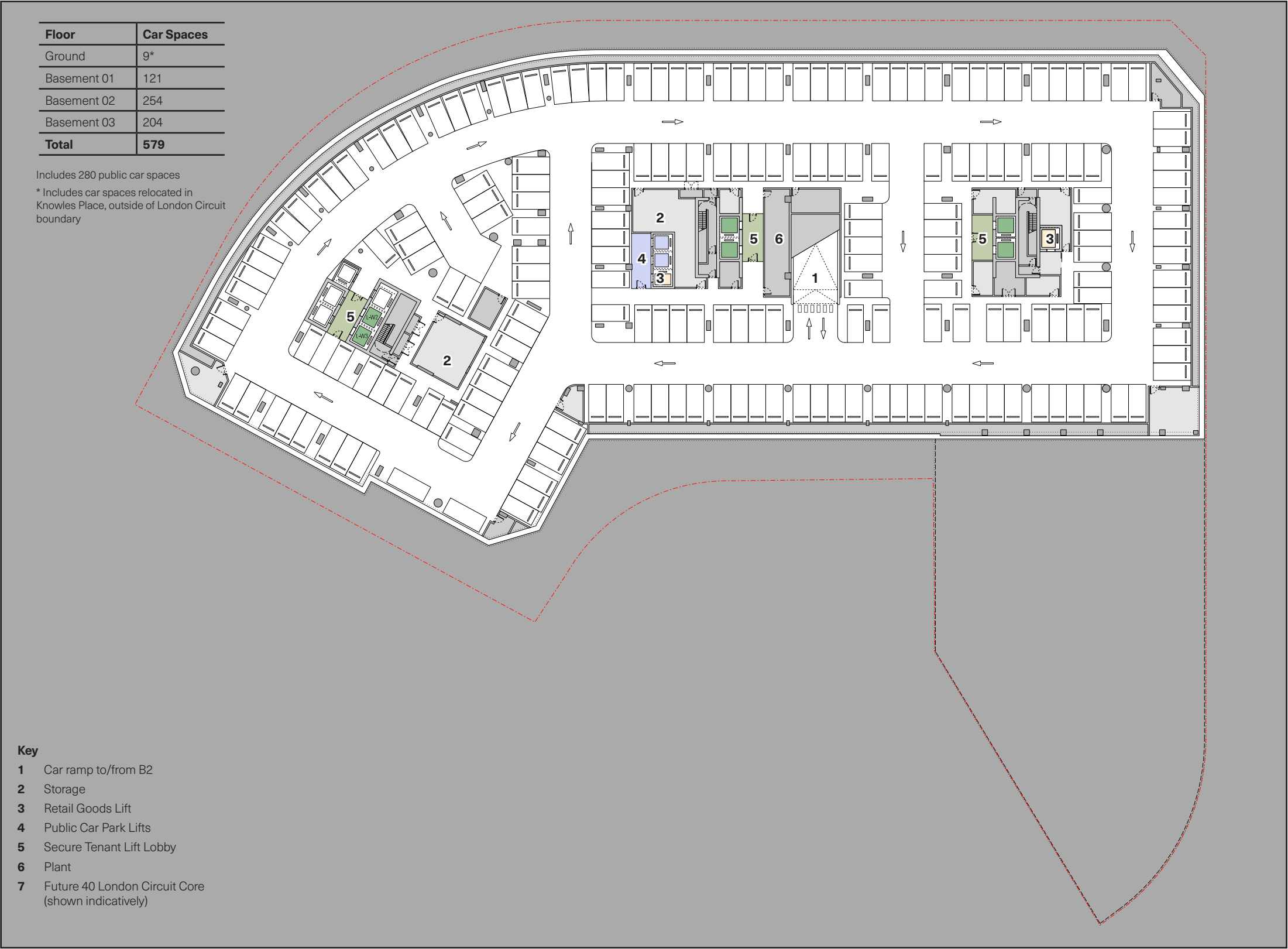


6 Basement

Basement Level 3

Basement Level 3 is smaller in extent to Basement Level 2, 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.



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