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Nominated Architects: Graeme Dix 6256 | Kiong Lee 7407 | Matthew Morel 7544
 Mathew Howard 8784 | Matteo Salvai 9536
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WA-A-W-000044
 17/2/2025
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Status
FOR WORKS APPROVAL

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00	MH	RC	Issued for Works Approval	28-11-25
01	MH	RC	Issued for Works Approval	17-12-25

Contractor	Landscape Architect
Construction Control Unit 124 Level 1, 24 Lonsdale Street Bradton ACT 2612 T +61 2 6257 4775	Redbox Design Group 35 Kennedy Street Kingston ACT 2604 T +61 2 6280 4949

Structural Engineer	Civil Engineer
Hera Engineering Level 1, 108 Rokeby Road Subiaco WA 6008 T +61 8 6185 1591	Vital Design Solutions Ground Floor, 20 Spongolite Street Beard ACT 2620 T +61 2 6297 2765

Services	ESD Consultant
NDY Level 1, 29 Bougainville Street Manuka ACT 2603 T +61 2 6295 1788	E-Lab Level 1, 678 Victoria Street Richmond VIC 3121 T +61 450 311 660

Facade Consultant	Traffic Consultant
Apex FC Suite 3, 789 Botany Road Hornsby NSW 2018 T +61 2 8526 6484	Egis Group Level 6, 121 Marcus Clarke Street Canberra ACT 2601 T +61 2 6211 7100

BCA Consultant	Fire Engineer
McKenzie Group Level 1, 50 Gells Court Deakin ACT 2600 T +61 2 8298 6888	The Fire Engineer Co. T +61 1300 244 243

Architect	
-----------	--

JPW

Johnson Pilton Walker Pty Ltd | Architects | ABN 28 095 778 886
 Level 10, Plaza Building, Australia Square | 87-85 Pitt Street | Sydney NSW 2000
 T +61 2 9259 5900 | F +61 2 9259 5999

Client

CAPITAL PROPERTY GROUP
 Capital Property Group
 Level 4, Plaza Offices West, 21 Terminal Avenue
 Canberra Airport ACT 2609
 T +61 2 6275 2222

London Central

**40 LONDON CIRCUIT
 WORKS APPROVAL
 DOCUMENT LIST**

Project Number: 23053 | Documentation Stage: WORKS APPROVAL
 Drawing Number: WA-A-W-0000 | Revision: 01

ARCHITECTURAL DOCUMENT LIST

General

Drawing List	NTS	Rev
WA-A-W-0000	40 London Circuit - Works Approval Document List	01
Context	1:250 @ A1	Rev
WA-A-0060	Locality Plan	07
WA-A-0065	Precinct Masterplan - Ground Level	04
WA-A-0066	Precinct Masterplan - Roof	04

General Arrangement Drawings

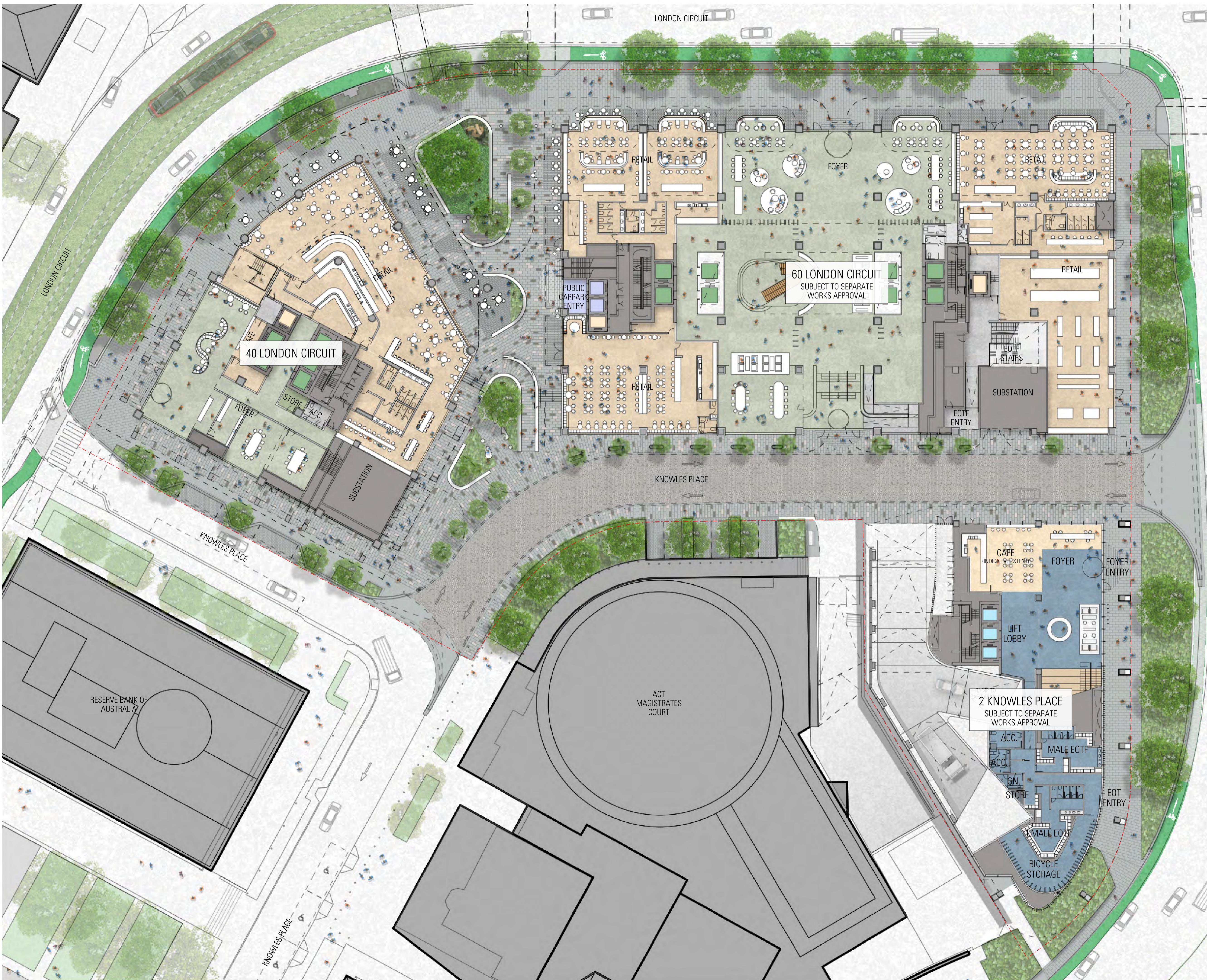
Plans	1:250 @ A1	Rev	Elevations	1:250 @ A1	Rev
WA-A-1003	Basement Level 03	03	WA-A-W-2000	40 London Circuit - North Elevation	01
WA-A-1004	Basement Level 02	03	WA-A-W-2001	40 London Circuit - West Elevation	01
WA-A-1005	Basement Level 01	03	WA-A-W-2002	40 London Circuit - South Elevation	01
WA-A-W-1010	40 London Circuit - Ground Level	01	WA-A-W-2003	40 London Circuit - East Elevation	01
WA-A-W-1011	40 London Circuit - Level 01	01			
WA-A-W-1012	40 London Circuit - Level 02	01			
WA-A-W-1013	40 London Circuit - Level 03-06 (Typical)	01			
WA-A-W-1017	40 London Circuit - Level 07	01	WA-A-W-3011	40 London Circuit - XRN Section	01
WA-A-W-1018	40 London Circuit - Level 08-11 (Typical)	01	WA-A-W-3012	40 London Circuit - X16S Section	01
WA-A-W-1030	40 London Circuit - Roof	01			

Area

Area	1:1500 @ A1	Rev
WA-A-W-9702	40 London Circuit - Gross Floor Area	01

Documentation Stage: WORKS APPROVAL

Revision: 01

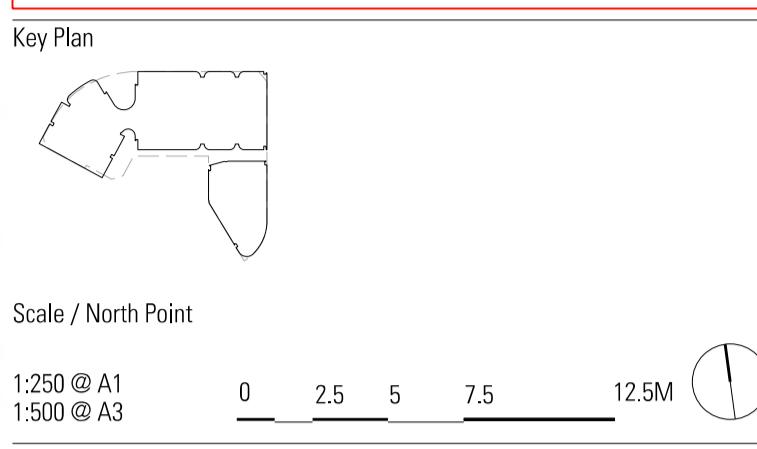


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**INDICATIVE MASTERPLAN
FOR CONTEXT ONLY**



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Contractor
Construction Control
Unit 124 Level 1, 24 Lonsdale Street
Braddon ACT 2612
T +61 2 6257 4775

Landscape Architect
Redbox Design Group
35 Kennedy Street
Kingston ACT 2604
T +61 2 6280 4949

Structural Engineer
Hera Engineering
Level 1, 108 Rokeby Road
Subiaco WA 6008
T +61 8 6185 1591

Civil Engineer
Vital Design Solutions
Ground Floor, 20 Spongolite Street
Beard ACT 2620
T +61 2 6297 2765

Services
NDY
Level 1, 29 Bougainville Street
Manuka ACT 2603
T +61 2 6295 1788

ESD Consultant
E-Lab
Level 1, 678 Victoria Street
Richmond VIC 3121
T +61 450 311 660

Facade Consultant
Apex FC
Suite 3, 789 Botany Road
Rosovsky NSW 2018
T +61 2 8526 0484

Traffic Consultant
Egis Group
Level 6, 121 Marcus Clarke Street
Canberra ACT 2601
T +61 2 6211 7100

BCA Consultant
McKenzie Group
Level 1, 50 Gells Court
Deakin ACT 2600
T +61 2 8298 6888

Fire Engineer
The Fire Engineer Co.
T +61 1300 244 243

Architect

JPW
Johnson Pilton Walker Pty Ltd
Level 10, Plaza Building Australia Square
T +61 2 9259 5900 | Architects 67-85 Pitt Street
F +61 2 9259 5999 | ABN 28 095 778 886

Client

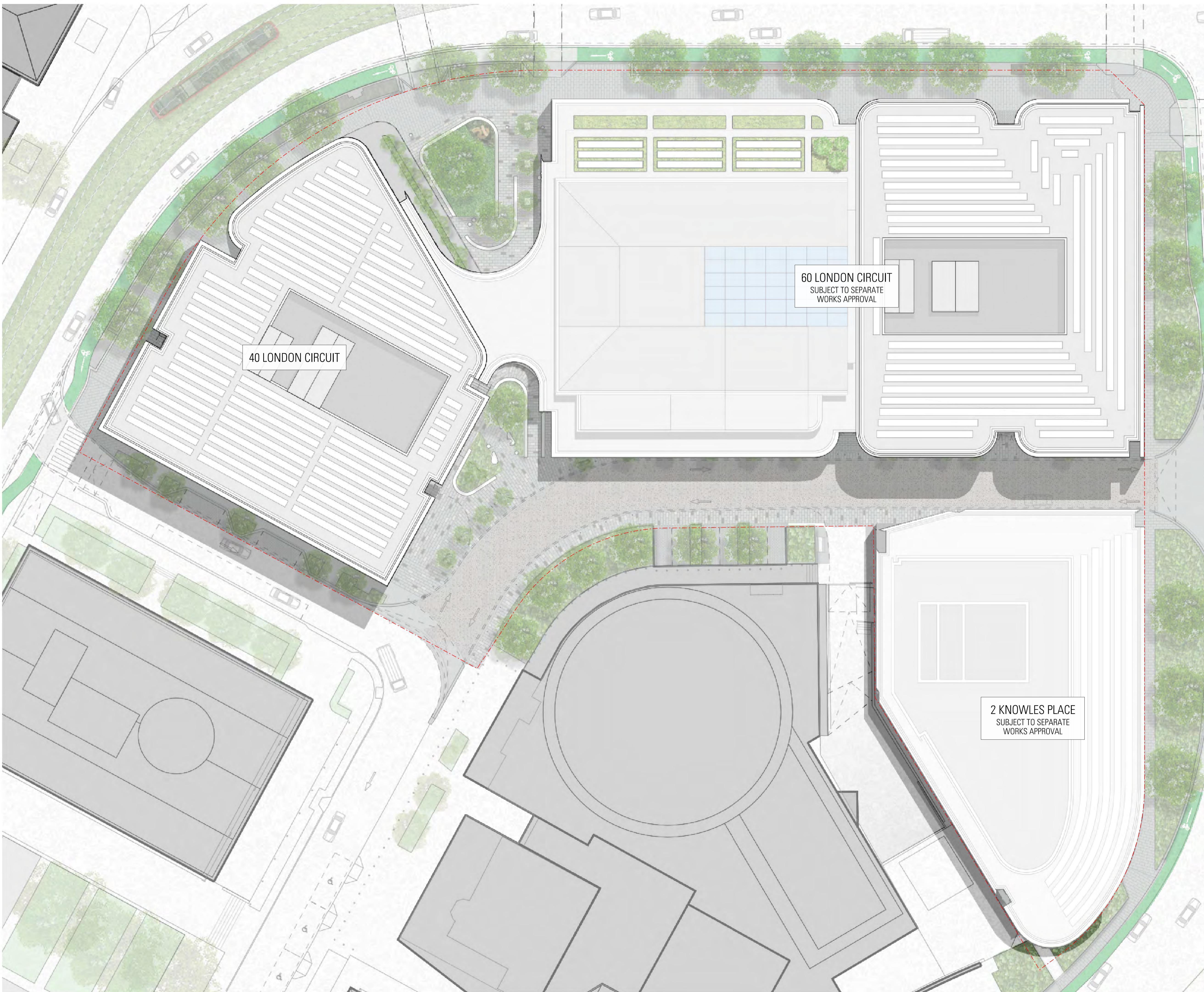
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Capital Property Group
Level 4, Plaza Offices West, 21 Terminal Avenue
Canberra Airport ACT 2609
T +61 2 6275 2222

Project

London Central
Johnson Pilton Walker Pty Ltd
Level 10, Plaza Building Australia Square
T +61 2 9259 5900 | Architects 67-85 Pitt Street
F +61 2 9259 5999 | ABN 28 095 778 886

Drawing Title
**PRECINCT MASTERPLAN
GROUND LEVEL**

Project Number
23053
Documentation Stage
WORKS APPROVAL
Revision
04
Drawing Number
WA-A-0065

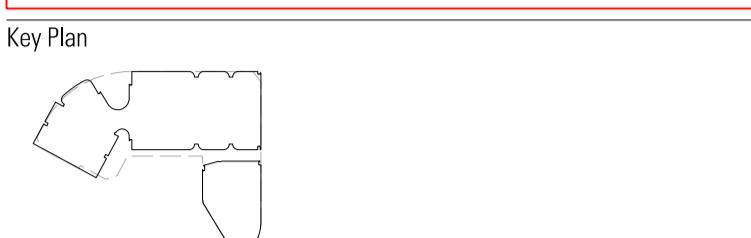


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**INDICATIVE MASTERPLAN
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Scale / North Point
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Contractor
Construction Control
Unit 124 Level 1, 24 Lonsdale Street
Braddon ACT 2612
T +61 2 6257 4775

Landscape Architect
Redbox Design Group
35 Kennedy Street
Kingston ACT 2604
T +61 2 6280 4949

Structural Engineer
Hera Engineering
Level 1, 108 Rokeby Road
Subiaco WA 6008
T +61 8 6185 1591

Civil Engineer
Vital Design Solutions
Ground Floor, 20 Spongolite Street
Baldwina ACT 2620
T +61 2 6297 2765

Services
NDY
Level 1, 29 Bougainville Street
Manuka ACT 2603
T +61 2 6295 1788

ESD Consultant
E-Lab
Level 1, 676 Victoria Street
Richmond VIC 3121
T +61 450 311 660

Facade Consultant
Apex FC
Suite 3, 789 Botany Road
Rosbery NSW 2018
T +61 2 8526 6484

Traffic Consultant
Egis Group
Level 6, 121 Marcus Clarke Street
Canberra ACT 2601
T +61 2 6211 7100

BCA Consultant
McKenzie Group
Level 1, 50 Gells Court
Deakin ACT 2600
T +61 2 8298 6888

Fire Engineer
The Fire Engineer Co.
T +61 1300 244 243

Architect

JPW

Johnson Pilton Walker Pty Ltd
Level 10, Plaza Building Australia Square
T +61 2 9259 5900

Architects
87-85 Pitt Street
F +61 2 9259 5999

ABN 28 095 778 886
Sydney NSW 2000
W jpw.com.au

Client

CAPITAL PROPERTY GROUP
Capital Property Group
Level 4, Plaza Offices West, 21 Terminal Avenue
Canberra Airport ACT 2609
T +61 2 6275 2222

Project

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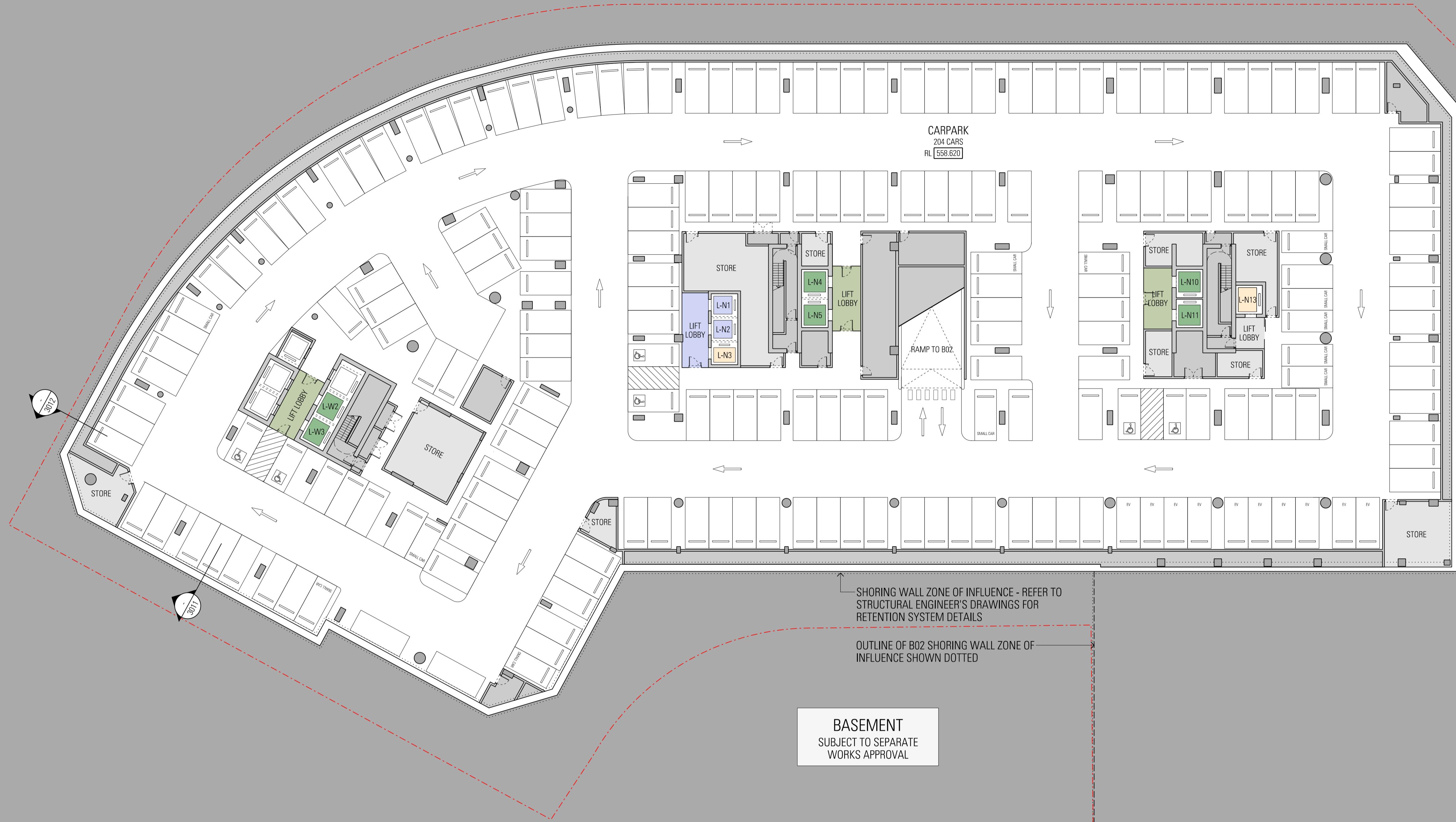
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**PRECINCT MASTERPLAN
ROOF**

Project Number
23053

Documentation Stage
WORKS APPROVAL

Drawing Number
WA-A-0066

Revision
04



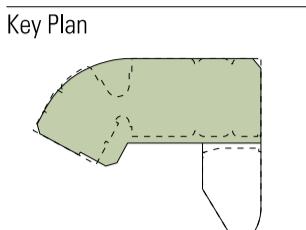
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WA-A-1003
12/7/2024



Scale / North Point

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Contractor
Construction Control
Unit 124 Level 1, 24 Lonsdale Street
Bradton ACT 2612
T +61 2 6257 4775

Landscape Architect
Redbox Design Group
35 Kennedy Street
Kingston ACT 2604
T +61 2 6280 4949

Structural Engineer
Hera Engineering
Level 1, 108 Rokeby Road
Subiaco WA 6008
T +61 8 6185 1591

Civil Engineer
Vital Design Solutions
Ground Floor, 20 Spongolite Street
Bend ACT 2620
T +61 2 6297 2765

Services
NDY
Level 1, 29 Bougainville Street
Manuka ACT 2603
T +61 2 6295 1788

ESD Consultant
E-Lab
Level 1, 678 Victoria Street
Richmond VIC 3121
T +61 450 311 660

Facade Consultant
Apex FC
Suite 3, 789 Belgrave Road
Hobson NSW 2018
T +61 2 8526 6484

Traffic Consultant
Egis Group
Level 6, 121 Marcus Clarke Street
Canberra ACT 2601
T +61 2 6211 7100

BCA Consultant
McKenzie Group
Level 1, 50 Gells Court
Deakin ACT 2600
T +61 2 8298 6888

Fire Engineer
The Fire Engineer Co.
T +61 1300 244 243

Architect

JPW

Johnson Pilton Walker Pty Ltd | Architects 87-89 Pitt Street | ABN 28 095 778 886
Level 10 Plaza Building Australia Square | F +61 2 9259 5999 | Sydney NSW 2000
T +61 2 9259 5900 | W jpw.com.au

Client

CAPITAL PROPERTY GROUP
Capital Property Group
Level 4, Plaza Offices West, 21 Terminal Avenue
Canberra Airport ACT 2609
T +61 2 6275 2222

Project


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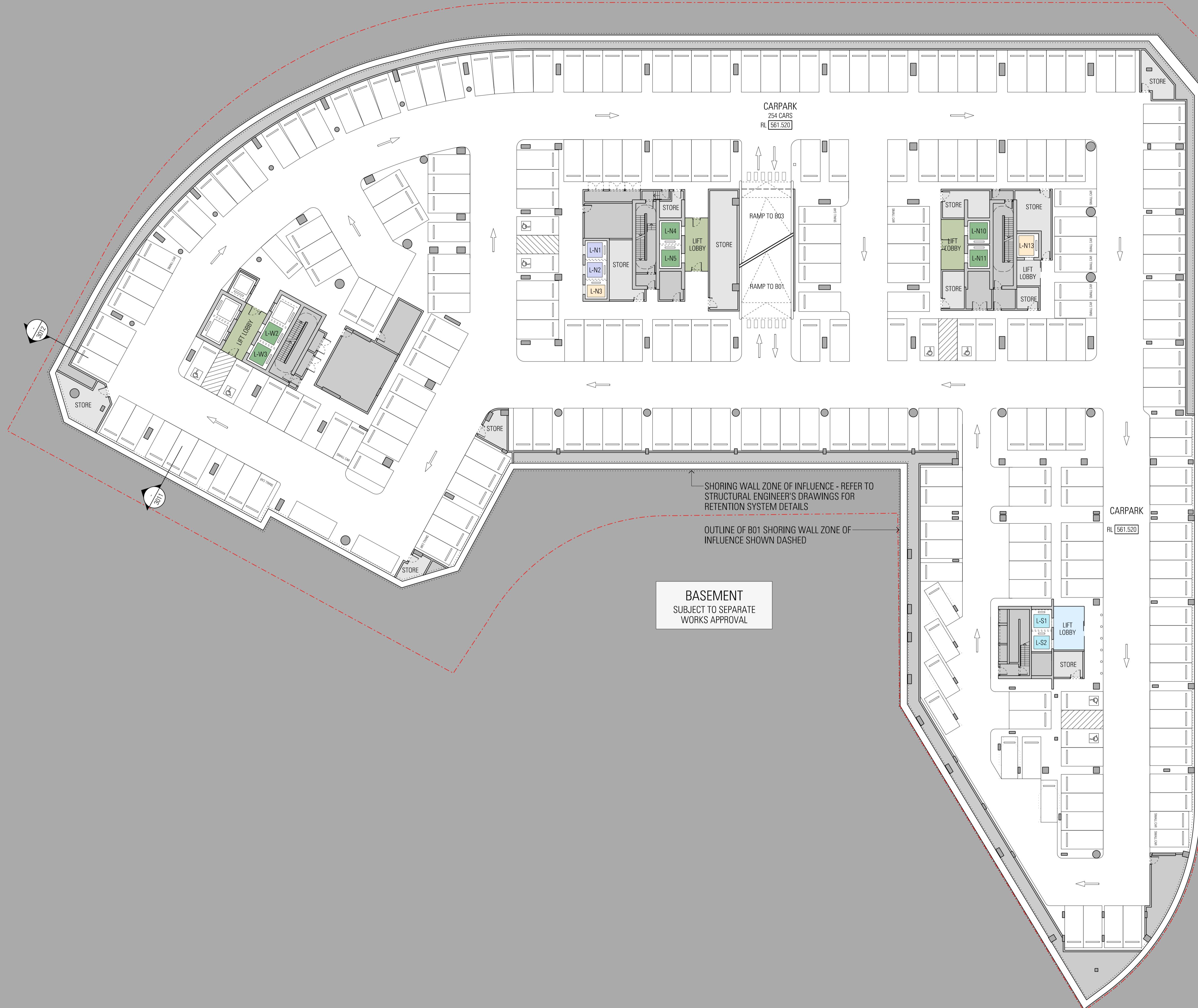
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**GENERAL ARRANGEMENT PLAN
BASEMENT LEVEL 03**

Project Number
23053

Documentation Stage
WORKS APPROVAL

Drawing Number
WA-A-1003

Revision
03

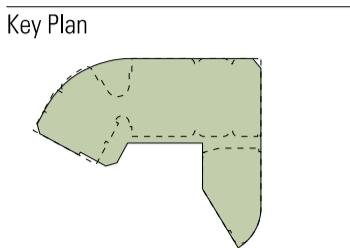


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WA-A-1004-025

15/2/2025

11/1/2025



Scale / North Point

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Contractor
 Construction Control
 Unit 124 Level 1, 24 Lonsdale Street
 Braddon ACT 2612
 T +61 2 6257 4775

Landscape Architect
 Redbox Design Group
 35 Kennedy Street
 Kingston ACT 2604
 T +61 2 6280 4949

Structural Engineer
 Hera Engineering
 Level 1, 108 Rokeby Road
 Subiaco WA 6008
 T +61 8 6185 1591

Civil Engineer
 Vital Design Solutions
 Ground Floor, 20 Spongolite Street
 Beard ACT 2620
 T +61 2 6297 2765

Services
 NDY
 Level 1, 29 Bougainville Street
 Manuka ACT 2603
 T +61 2 6295 1788

ESD Consultant
 E-Lab
 Level 1, 678 Victoria Street
 Richmond VIC 3121
 T +61 450 311 660

Facade Consultant
 Apex FC
 Suite 3, 789 Belgrave Road
 Rosberry NSW 2018
 T +61 2 8526 6484

Traffic Consultant
 Egis Group
 Level 6, 121 Marcus Clarke Street
 Canberra ACT 2601
 T +61 2 6211 7100

BCA Consultant
 McKenzie Group
 Level 1, 50 Gells Court
 Deakin ACT 2600
 T +61 2 8298 6888

Fire Engineer
 The Fire Engineer Co.
 T +61 1300 244 243

Architect

JPW

Johnson Pilton Walker Pty Ltd | Architects 87-89 Pitt Street | ABN 28 095 778 886
 Level 10 Plaza Building Australia Square | F +61 2 9259 5999 | Sydney NSW 2000
 T +61 2 9259 5900 | W jpw.com.au

Client

CAPITAL PROPERTY GROUP
 Capital Property Group
 Level 4, Plaza Offices West, 21 Terminal Avenue
 Canberra Airport ACT 2609
 T +61 2 6275 2222

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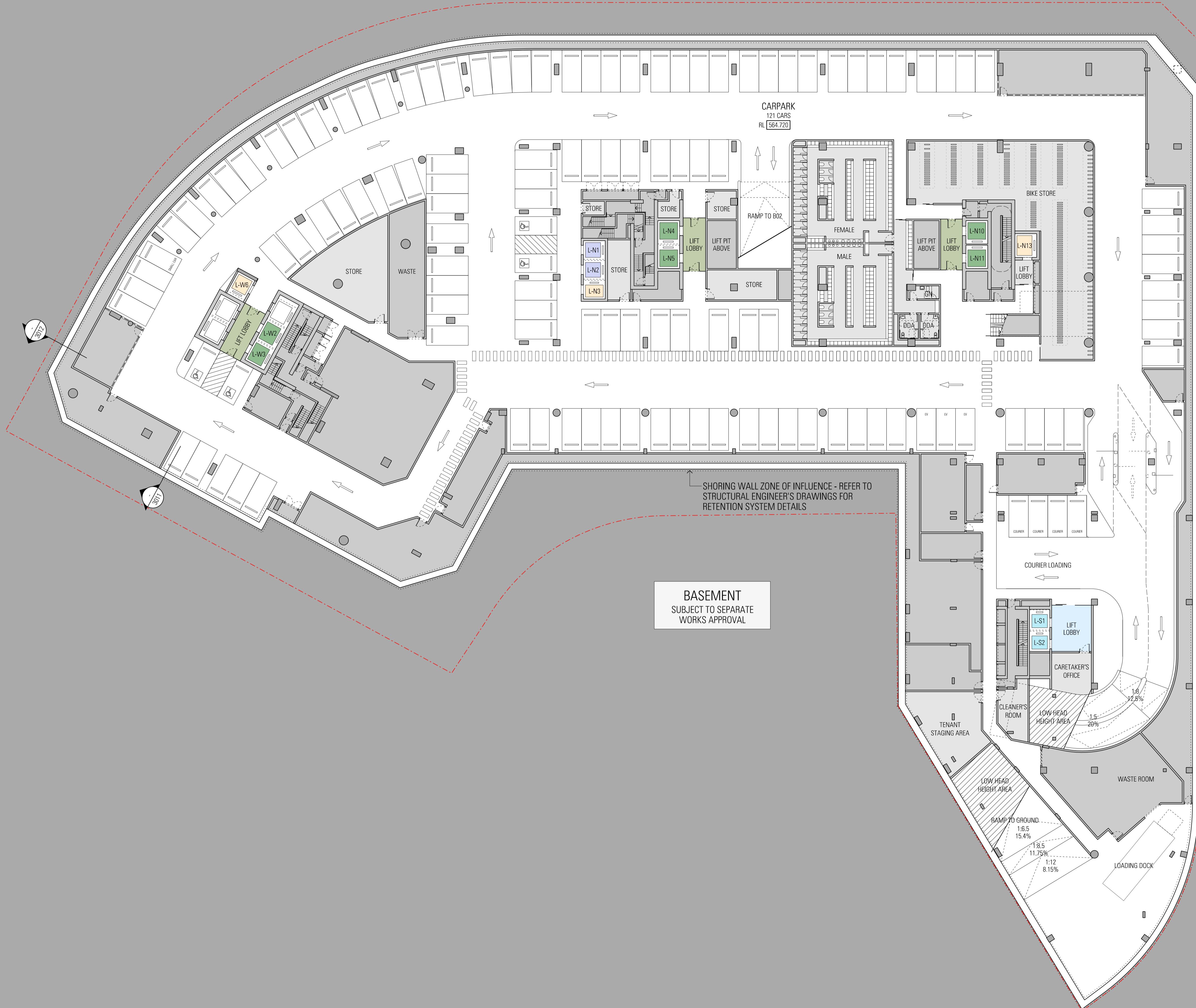
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**GENERAL ARRANGEMENT PLAN
 BASEMENT LEVEL 02**

Project Number
23053

Documentation Stage
WORKS APPROVAL

Drawing Number
WA-A-1004

Revision
03



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16/2/2025
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Key Plan

 Scale / North Point
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 Status

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Contractor
Construction Control
Unit 124 Level 1, 24 Lonsdale Street
Bradton ACT 2612
T +61 2 6257 4775

Landscape Architect
Redbox Design Group
35 Kennedy Street
Kingston ACT 2604
T +61 2 6280 4949

Structural Engineer
Hera Engineering
Level 1, 108 Rokeby Road
Subiaco WA 6008
T +61 8 6185 1591

Civil Engineer
Vital Design Solutions
Ground Floor, 20 Spongol Street
Beard ACT 2620
T +61 2 6297 2765

Services
NDY
Level 1, 29 Bougainville Street
Manuka ACT 2603
T +61 2 6295 1788

ESD Consultant
E-Lab
Level 1, 678 Victoria Street
Richmond VIC 3121
T +61 450 311 660

Facade Consultant
Apex FC
Suite 3, 789 Belgrave Road
Hobson NSW 2018
T +61 2 8526 6484

Traffic Consultant
Egis Group
Level 6, 121 Marcus Clarke Street
Canberra ACT 2601
T +61 2 6211 7100

BCA Consultant
McKenzie Group
Level 1, 50 Gells Court
Deakin ACT 2600
T +61 2 8298 6888

Fire Engineer
The Fire Engineer Co.
T +61 1300 244 243

Architect

 Johnson Pilton Walker Pty Ltd | Architects 87-85 Pitt Street | ABN 28 095 778 886
 Level 10 Plaza Building Austraffia Square | F +61 2 9259 5999 | Sydney NSW 2000
 T +61 2 9259 5900 | W jpw.com.au

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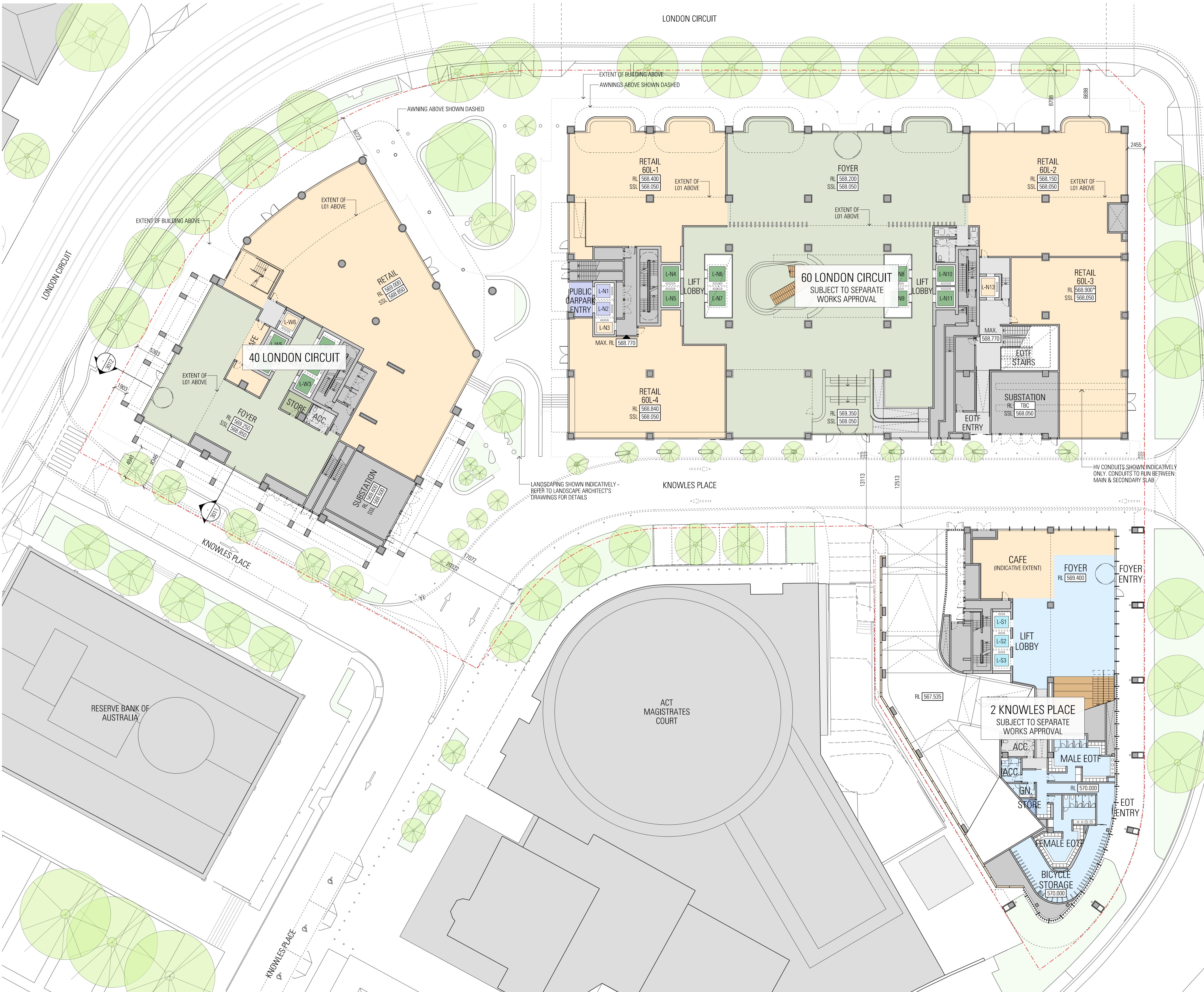
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Canberra Airport ACT 2609
T +61 2 6275 2222

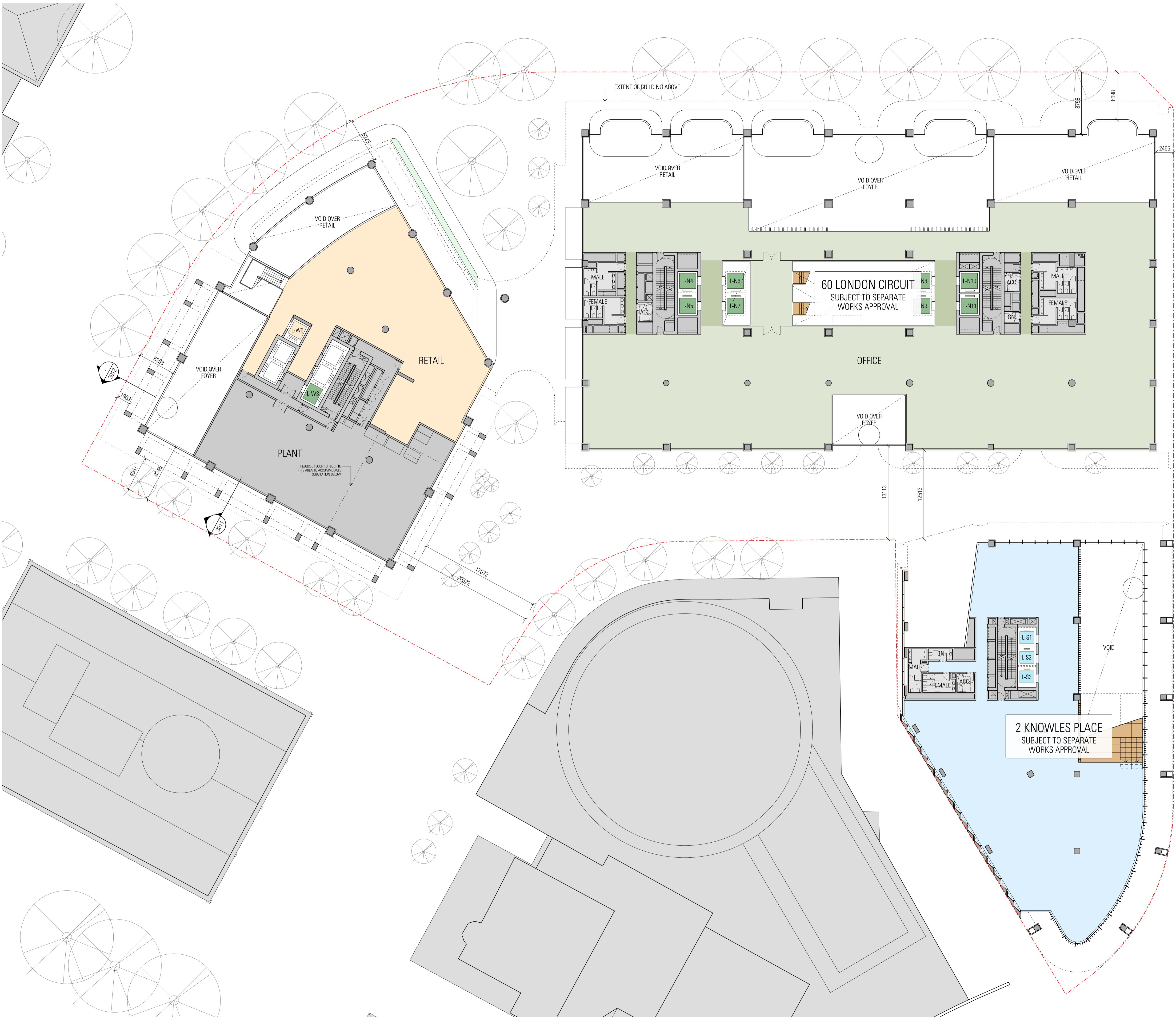
Project

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Drawing Title
GENERAL ARRANGEMENT PLAN
BASEMENT LEVEL 01

Project Number
23053
Documentation Stage
WORKS APPROVAL
Drawing Number
WA-A-1005
Revision
03





Key Plan

Scale / North Point

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Construction Control
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Bradton ACT 2612
T +61 2 6257 4775

Landscape Architect
Redbox Design Group
35 Kennedy Street
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Structural Engineer
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Subiaco WA 6008
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NDY
Level 1, 29 Bougainville Street
Manuka ACT 2603
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ESD Consultant
E-Lab
Level 1, 678 Victoria Street
Richmond VIC 3121
T +61 450 311 660

Facade Consultant
Apex FC
Suite 3, 789 Belgrave Road
Rossbury NSW 2018
T +61 2 8526 6484

Traffic Consultant
Egis Group
Level 6, 121 Marcus Clarke Street
Canberra ACT 2601
T +61 2 6211 7100

BCA Consultant
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Level 1, 50 Gells Court
Deakin ACT 2600
T +61 2 8298 6888

Fire Engineer
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T +61 1300 244 243

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Level 10, Plaza Building Australia Square
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87-85 Pitt Street
F +61 2 9259 5999

ABN 28 095 778 886
Sydney NSW 2000
W jpw.com.au

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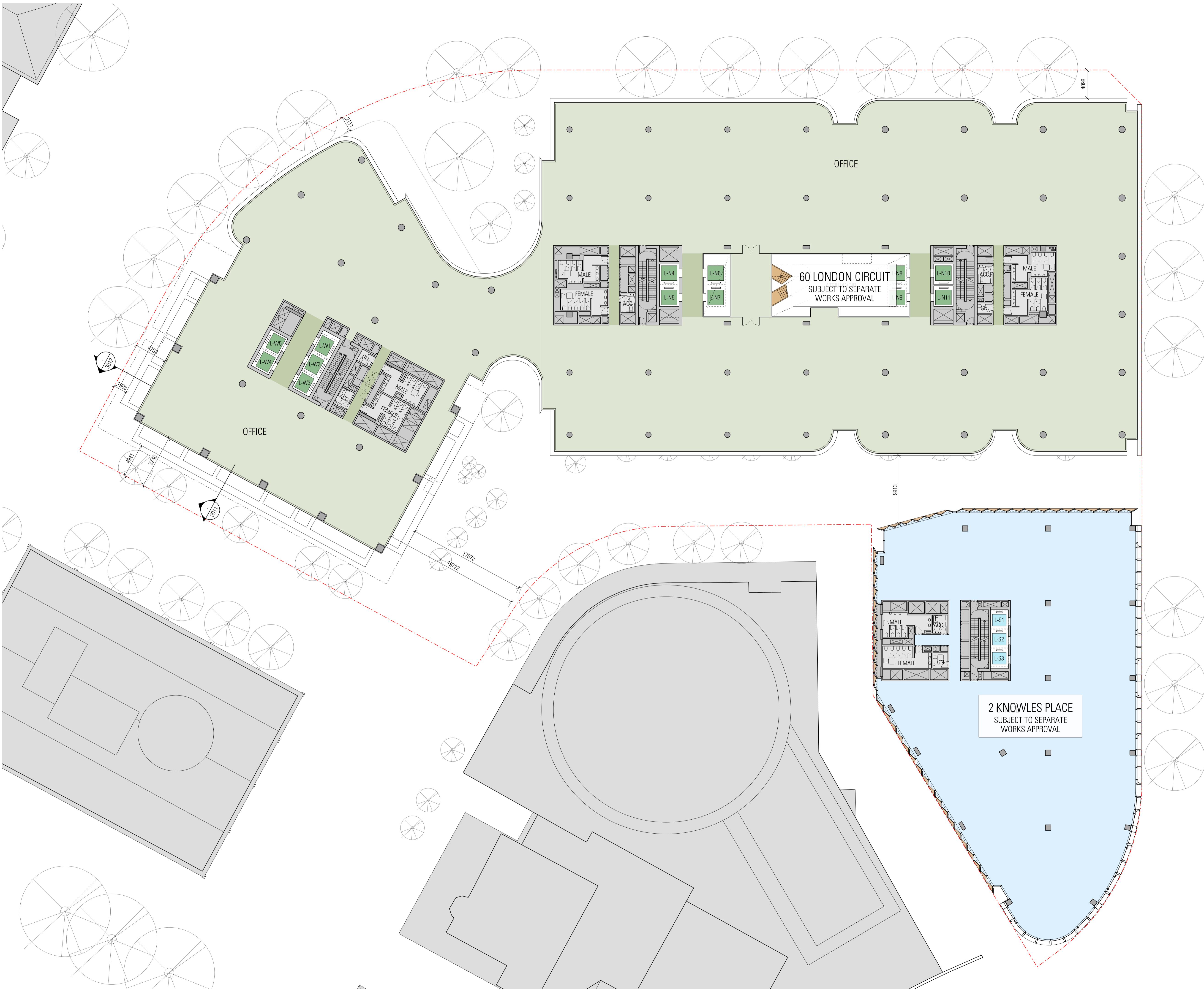
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Capital Property Group
Level 4, Plaza Offices West, 21 Terminal Avenue
Canberra Airport ACT 2609
T +61 2 6275 2222

Project
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Drawing Title
GENERAL ARRANGEMENT PLAN
40 LONDON CIRCUIT
LEVEL 01

Project Number 23053 | Documentation Stage WORKS APPROVAL

Drawing Number WA-A-W-1011 | Revision 01



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WA-A-W-1012
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Key Plan

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Architect	JPW		

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 Capital Property Group
 Level 1, Plaza Offices West, 21 Terminal Avenue
 Canberra Airport ACT 2609
 T +61 2 6275 2222

Project

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Drawing Title
**GENERAL ARRANGEMENT PLAN
 40 LONDON CIRCUIT
 LEVEL 02**

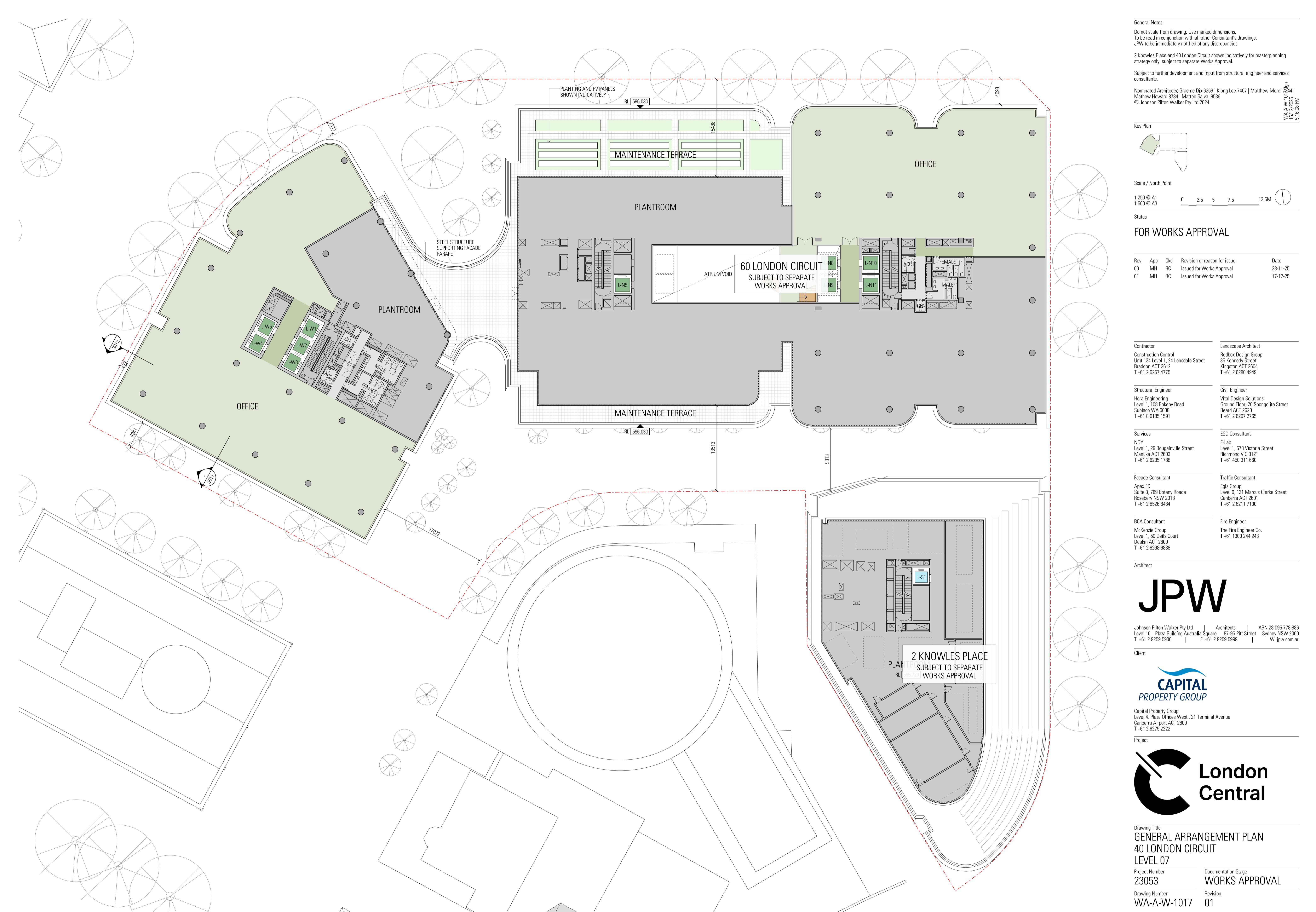
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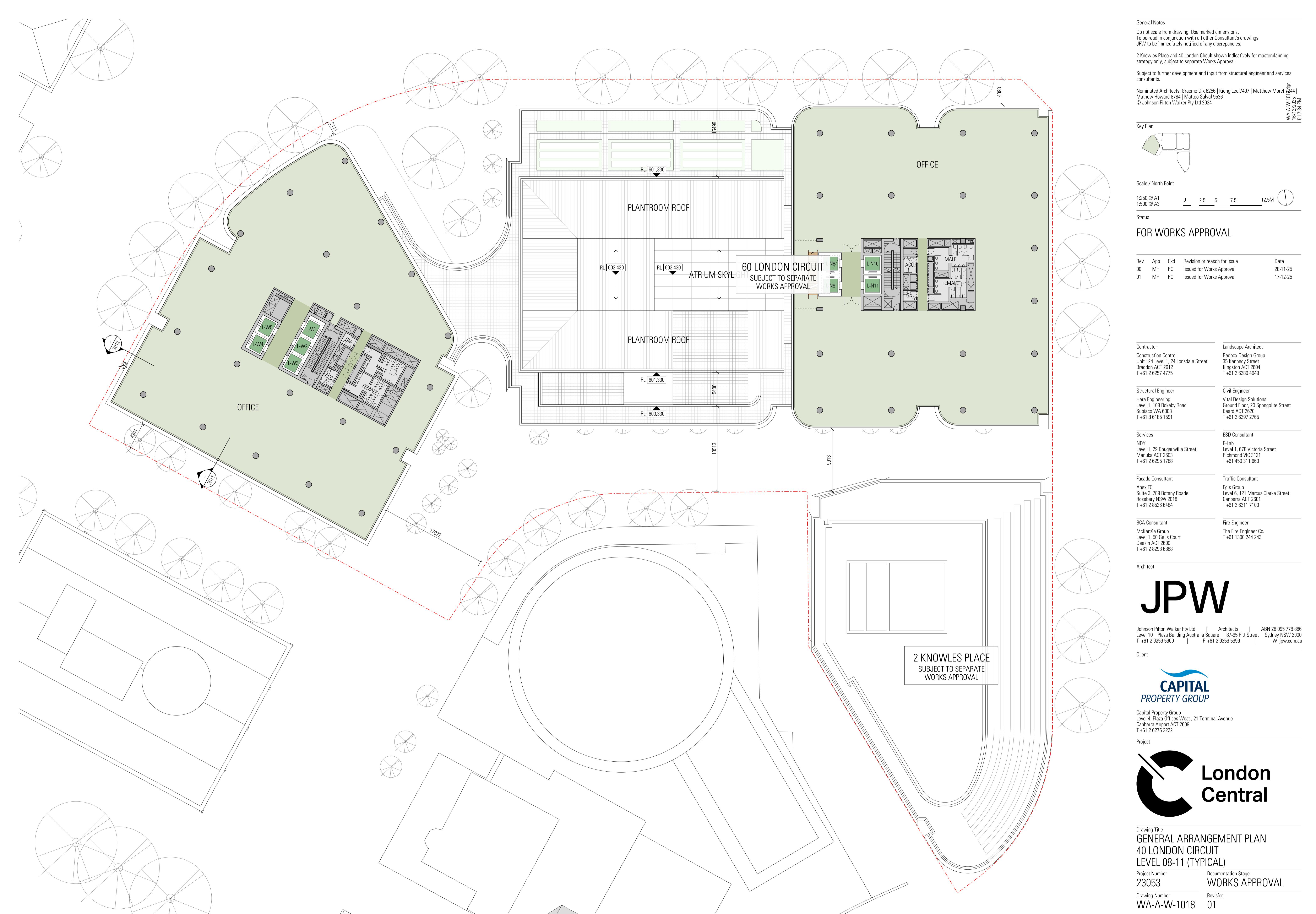
Documentation Stage
WORKS APPROVAL

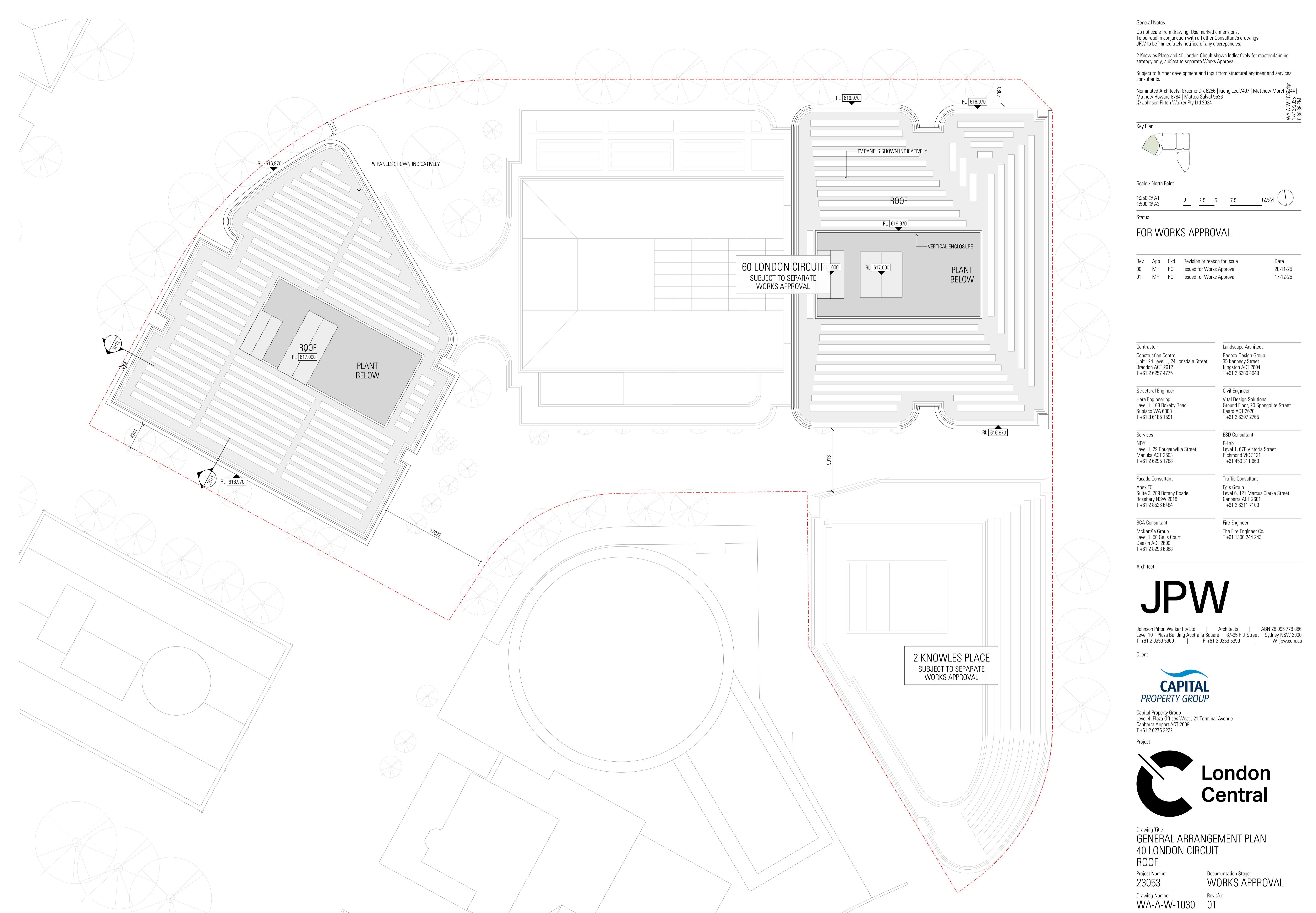
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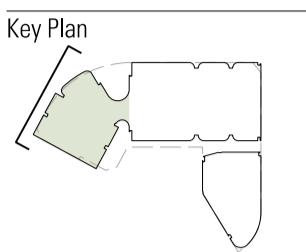
Revision
01











Scale / North Point

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1:500 @ A3 0 2.5 5 7.5 12.5M

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Contractor
Construction Control
Unit 124 Level 1, 24 Lonsdale Street
Bradton ACT 2612
T +61 2 6257 4775

Landscape Architect
Redbox Design Group
35 Kennedy Street
Kingston ACT 2604
T +61 2 6280 4949

Structural Engineer
Hera Engineering
Level 1, 108 Rokeby Road
Subiaco WA 6008
T +61 8 6185 1591

Civil Engineer
Vital Design Solutions
Ground Floor, 20 Spongolite Street
Beard ACT 2620
T +61 2 6297 2765

Services
NDY
Level 1, 29 Bougainville Street
Manuka ACT 2603
T +61 2 6295 1788

ESD Consultant
E-Lab
Level 1, 678 Victoria Street
Richmond VIC 3121
T +61 450 311 660

Facade Consultant
Apex FC
Suite 3, 789 Botany Road
Rossbury NSW 2018
T +61 2 8526 6484

Traffic Consultant
Egis Group
Level 6, 121 Marcus Clarke Street
Canberra ACT 2601
T +61 2 6211 7100

BCA Consultant
McKenzie Group
Level 1, 50 Gells Court
Deakin ACT 2600
T +61 2 8298 6888

Fire Engineer
The Fire Engineer Co.
T +61 1300 244 243

Architect
Johnson Pilton Walker Pty Ltd
Level 10 Plaza Building Australia Square
T +61 2 9259 5900

Architects
87-85 Pitt Street
Sydney NSW 2000
W jpw.com.au

Client
Johnson Pilton Walker Pty Ltd
Level 10 Plaza Building Australia Square
T +61 2 9259 5900

Capital Property Group
Level 4, Plaza Offices West, 21 Terminal Avenue
Canberra Airport ACT 2609
T +61 2 6275 2222

Project
Johnson Pilton Walker Pty Ltd
Level 10 Plaza Building Australia Square
T +61 2 9259 5900

Johnson Pilton Walker Pty Ltd
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T +61 2 9259 5900

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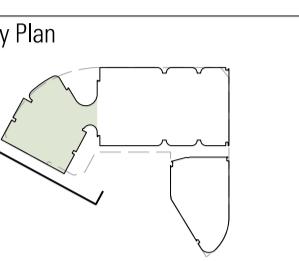
Johnson Pilton Walker Pty Ltd
Level 10 Plaza Building Australia Square
T +61 2 9259 5900

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Scale / North Point

1:250 @ A1
1:500 @ A3
0 2.5 5 7.5 12.5M

Status

FOR WORKS APPROVAL

Rev	App	Ckd	Revision or reason for issue	Date
00	MH	RC	Issued for Works Approval	28-11-25
01	MH	RC	Issued for Works Approval	17-12-25

Contractor
Construction Control
Unit 124 Level 1, 24 Lonsdale Street
Braddon ACT 2612
T +61 2 6257 4775

Landscape Architect
Redbox Design Group
35 Kennedy Street
Kingston ACT 2604
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Structural Engineer
Hera Engineering
Level 1, 108 Rokeby Road
Subiaco WA 6008
T +61 8 6185 1591

Civil Engineer
Vital Design Solutions
Ground Floor, 20 Spongolite Street
Bald Act 2620
T +61 2 6297 2765

Services
NDY
Level 1, 29 Bougainville Street
Manuka ACT 2603
T +61 2 6295 1788

ESD Consultant
E-Lab
Level 1, 678 Victoria Street
Richmond VIC 3121
T +61 450 311 660

Facade Consultant
Apex FC
Suite 3, 789 Botany Road
Rossmore NSW 2018
T +61 2 8526 6484

Traffic Consultant
Egis Group
Level 6, 121 Marcus Clarke Street
Canberra ACT 2601
T +61 2 6211 7100

BCA Consultant
McKenzie Group
Level 1, 50 Gells Court
Deakin ACT 2600
T +61 2 8298 6888

Fire Engineer
The Fire Engineer Co.
T +61 1300 244 243

Architect
Johnson Pilton Walker Pty Ltd
Level 10 Plaza Building Australia Square
T +61 2 9259 5900

Architects
87-85 Pitt Street
Sydney NSW 2000
T +61 2 9259 5999

Client

JPW
Johnson Pilton Walker Pty Ltd
Level 10 Plaza Building Australia Square
T +61 2 9259 5900

Capital Property Group
Level 4, Plaza Offices West, 21 Terminal Avenue
Canberra Airport ACT 2609
T +61 2 6275 2222

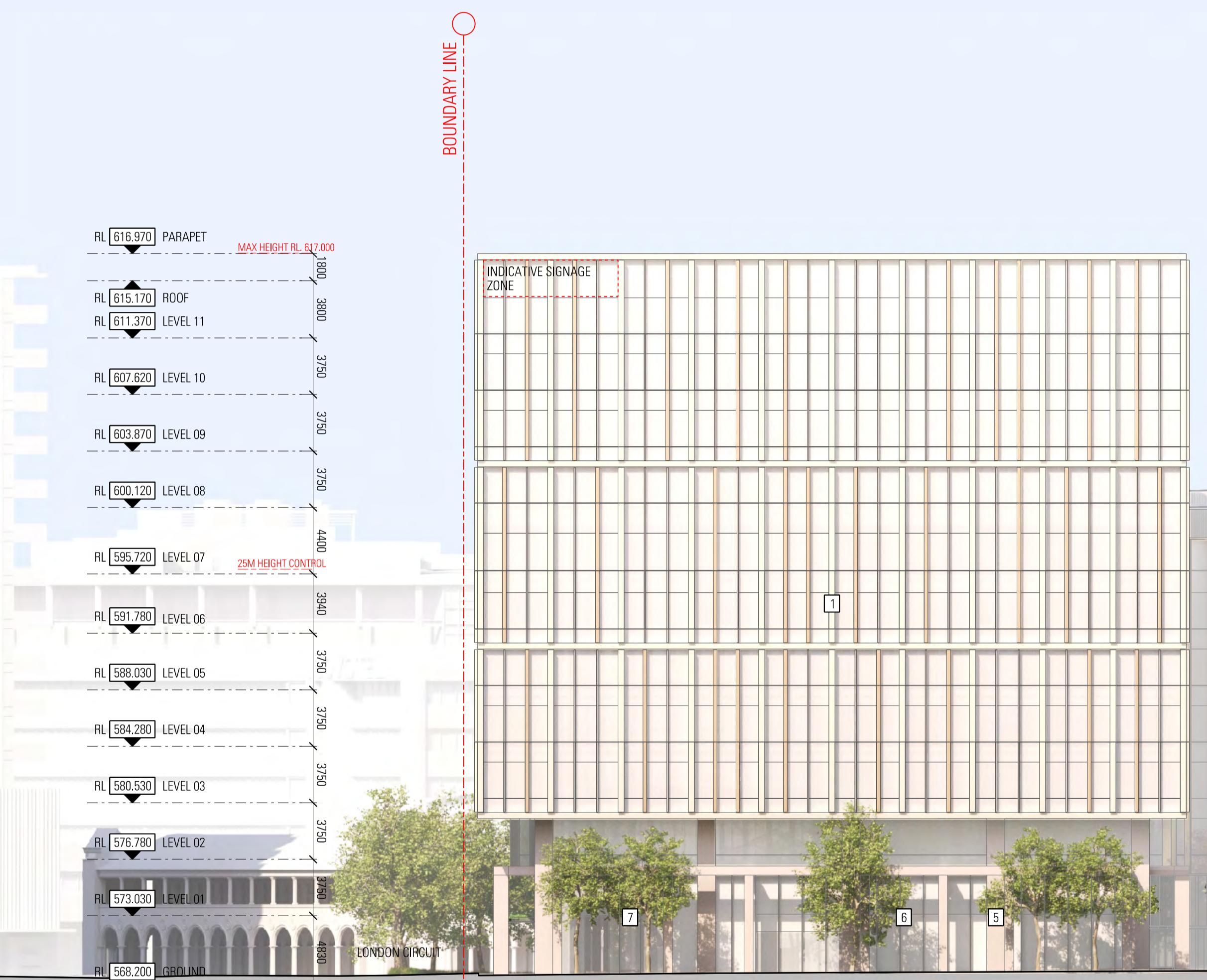
Project

London Central
London Central
London Central
London Central

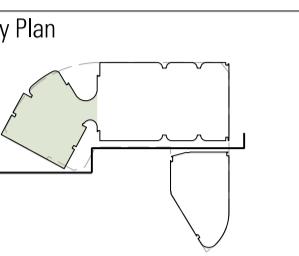
Drawing Title
GENERAL ARRANGEMENT ELEVATION
40 LONDON CIRCUIT
WEST
Project Number
23053

Documentation Stage
WORKS APPROVAL

Drawing Number
WA-A-W-2001
Revision
01



Legend
1. Off-white textured metal horizontal and vertical shading elements with finer metal vertical shading elements arranged playfully across the facade. Curtain wall facade DGU
2. Darker bronzed textured metal shading elements. Curtain wall facade DGU
3. Light bronzed textured metal vertical shading elements
4. Green awning
5. Light stone cladding to external colonnade and expressed structure
6. Architectural louvred facade, dark finish
7. High VLT low iron glazing



Scale / North Point

1:250 @ A1
1:500 @ A3 0 2.5 5 7.5 12.5M

Status

FOR WORKS APPROVAL

Rev	App	Ckd	Revision or reason for issue	Date
00	MH	RC	Issued for Works Approval	28-11-25
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Contractor
Construction Control
Unit 124 Level 1, 24 Lonsdale Street
Braddon ACT 2612
T +61 2 6257 4775

Landscape Architect
Redbox Design Group
35 Kennedy Street
Kingston ACT 2604
T +61 2 6280 4949

Structural Engineer
Hera Engineering
Level 1, 108 Rokeby Road
Subiaco WA 6008
T +61 8 6185 1591

Civil Engineer
Vital Design Solutions
Ground Floor, 20 Spongolite Street
Beard ACT 2620
T +61 2 6297 2765

Services
NDY
Level 1, 29 Bougainville Street
Manuka ACT 2603
T +61 2 6295 1788

ESD Consultant
E-Lab
Level 1, 678 Victoria Street
Richmond VIC 3121
T +61 450 311 660

Facade Consultant
Apex FC
Suite 3, 789 Botany Road
Rosbery NSW 2018
T +61 2 8526 6484

Traffic Consultant
Egis Group
Level 6, 121 Marcus Clarke Street
Canberra ACT 2601
T +61 2 6211 7100

BCA Consultant
McKenzie Group
Level 1, 50 Gells Court
Deakin ACT 2600
T +61 2 8298 6888

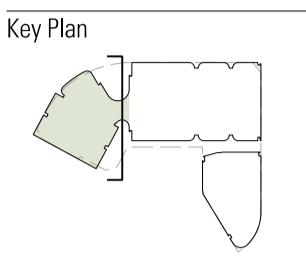
Fire Engineer
The Fire Engineer Co.
T +61 1300 244 243

Architect
Johnson Pilton Walker Pty Ltd
Level 10 Plaza Building Australia Square
T +61 2 9259 5900 | F +61 2 9259 5999 | Architects 87-85 Pitt Street
W jpw.com.au
Client

Capital Property Group
Level 4, Plaza Offices West, 21 Terminal Avenue
Canberra Airport ACT 2609
T +61 2 6275 2222

Project
London Central
Drawing Title
GENERAL ARRANGEMENT ELEVATION
40 LONDON CIRCUIT
SOUTH
Project Number
23053
Documentation Stage
WORKS APPROVAL
Drawing Number
WA-A-W-2002
Revision
01

Legend
1. Off-white textured metal horizontal and vertical shading elements with finer metal vertical shading elements arranged playfully across the facade. Curtain wall facade
2. Darker bronzed textured metal shading elements. Curtain wall facade DGU
3. Light bronzed textured metal vertical shading elements
4. Green awning
5. Light stone cladding to external colonnade and expressed structure
6. Architectural louvred facade, dark finish
7. High VLT low iron glazing



Scale / North Point

1:250 @ A1
1:500 @ A3
0 2.5 5 7.5 12.5M

Status

FOR WORKS APPROVAL

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Contractor
Construction Control
Unit 124 Level 1, 24 Lonsdale Street
Braddon ACT 2612
T +61 2 6257 4775

Landscape Architect
Redbox Design Group
35 Kennedy Street
Kingston ACT 2604
T +61 2 6280 4949

Structural Engineer
Hera Engineering
Level 1, 108 Rokeby Road
Subiaco WA 6008
T +61 2 6185 1591

Civil Engineer
Vital Design Solutions
Ground Floor, 20 Spongolite Street
Beard ACT 2620
T +61 2 6297 2765

Services
NDY
Level 1, 29 Bougainville Street
Manuka ACT 2603
T +61 2 6295 1788

ESD Consultant
E-Lab
Level 1, 678 Victoria Street
Richmond VIC 3121
T +61 450 311 660

Facade Consultant
Apex FC
Suite 3, 789 Botany Road
Rosberry NSW 2018
T +61 2 8526 6484

Traffic Consultant
Egis Group
Level 6, 121 Marcus Clarke Street
Canberra ACT 2601
T +61 2 6211 7100

BCA Consultant
McKenzie Group
Level 1, 50 Gells Court
Deakin ACT 2600
T +61 2 8298 6888

Fire Engineer
The Fire Engineer Co.
T +61 1300 244 243

Architect
Johnson Pilton Walker Pty Ltd
Level 10 Plaza Building Australia Square
T +61 2 9259 5900

Architects
87-85 Pitt Street
Sydney NSW 2000
F +61 2 9259 5999

ABN 28 095 778 886

Client

Johnson Pilton Walker Pty Ltd
Level 10 Plaza Building Australia Square
T +61 2 9259 5900

Architects
87-85 Pitt Street
Sydney NSW 2000

W jpw.com.au

Project

Capital Property Group
Level 4, Plaza Offices West, 21 Terminal Avenue
Canberra Airport ACT 2609

T +61 2 6275 2222

Capital Property Group
Level 4, Plaza Offices West, 21 Terminal Avenue
Canberra Airport ACT 2609

T +61 2 6275 2222

Project

Capital Property Group
Level 4, Plaza Offices West, 21 Terminal Avenue
Canberra Airport ACT 2609

T +61 2 6275 2222

Project

Capital Property Group
Level 4, Plaza Offices West, 21 Terminal Avenue
Canberra Airport ACT 2609

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Canberra Airport ACT 2609

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Project

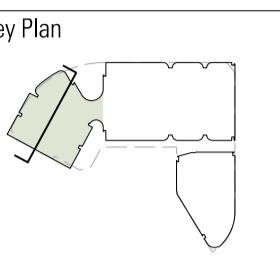
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Scale / North Point

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1:500 @ A3
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Status

FOR WORKS APPROVAL

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Architect	JPW		

Johnson Pilton Walker Pty Ltd | Architects 87-85 Pitt Street | ABN 28 095 778 886
T +61 2 9259 5900 | F +61 2 9259 5999 | Sydney NSW 2000
W jpw.com.au

Client

CAPITAL PROPERTY GROUP
Capital Property Group
Level 4, Plaza Offices West, 21 Terminal Avenue
Canberra Airport ACT 2609
T +61 2 6275 2222

Project

London Central

Drawing Title
**GENERAL ARRANGEMENT SECTION
40 LONDON CIRCUIT
XRN**

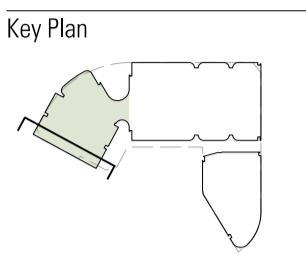
Project Number
23053

Documentation Stage
WORKS APPROVAL

Drawing Number
WA-A-W-3011

Revision
01





Scale / North Point

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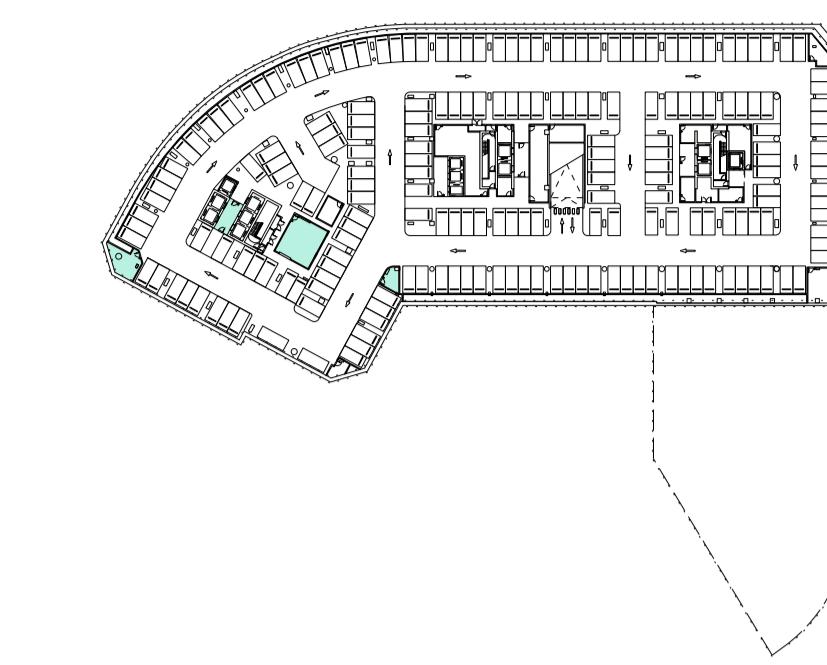
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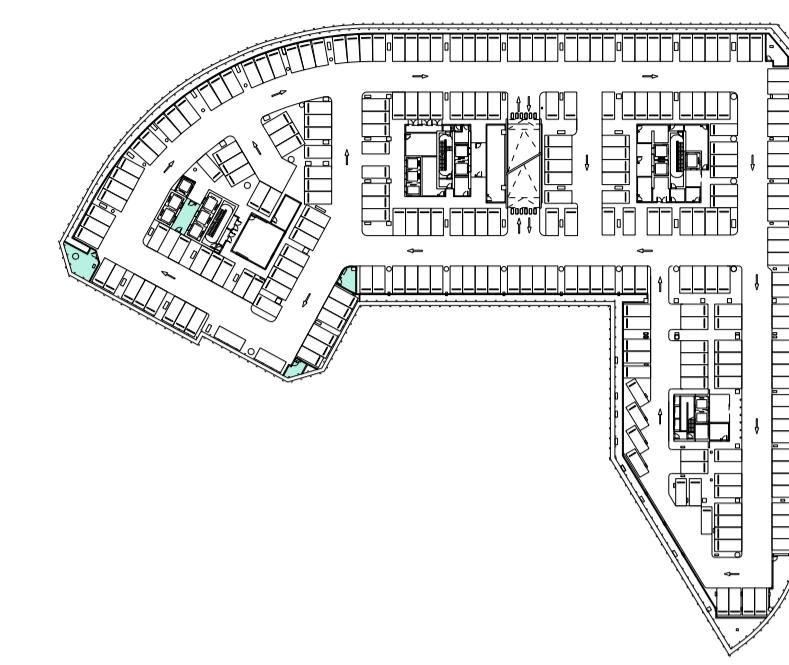
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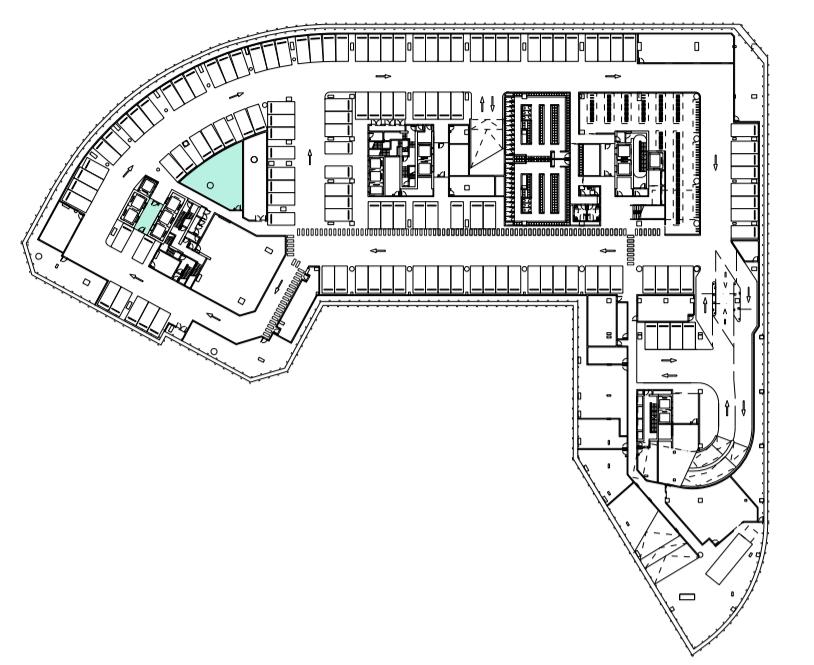
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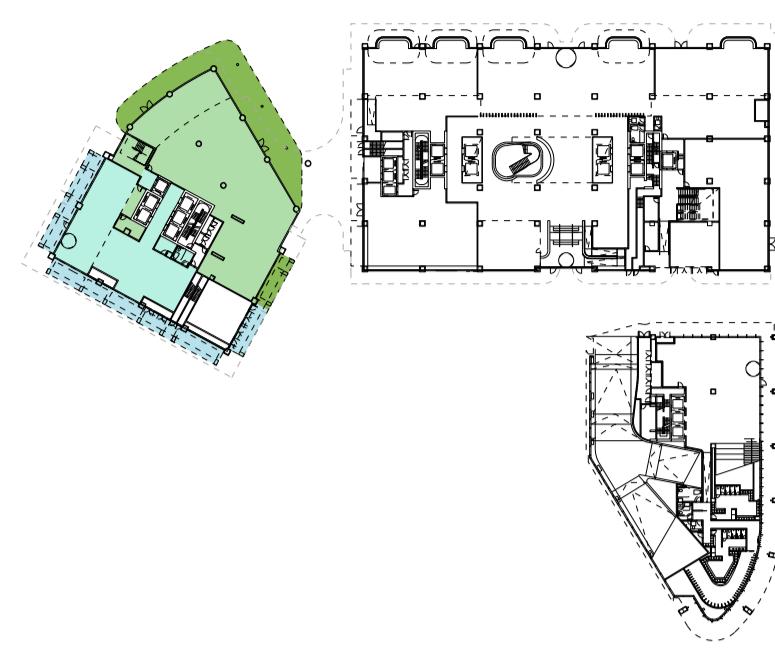
01 BASEMENT LEVEL 03
SCALE 1:1500



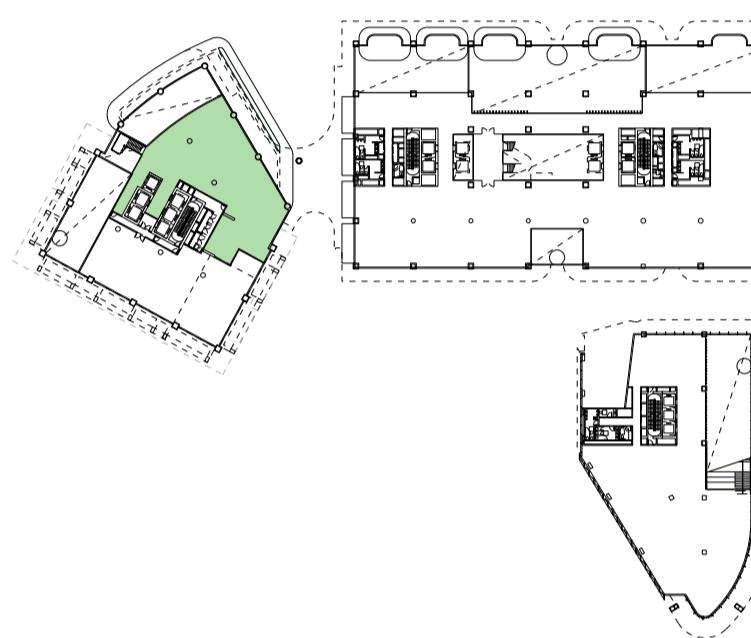
02 BASEMENT LEVEL 02
SCALE 1:1500



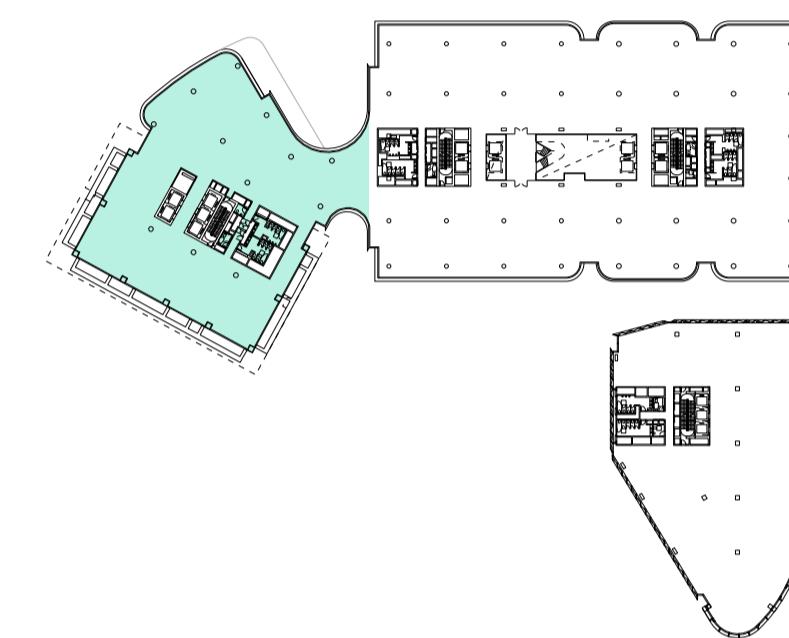
03 BASEMENT LEVEL 01
SCALE 1:1500



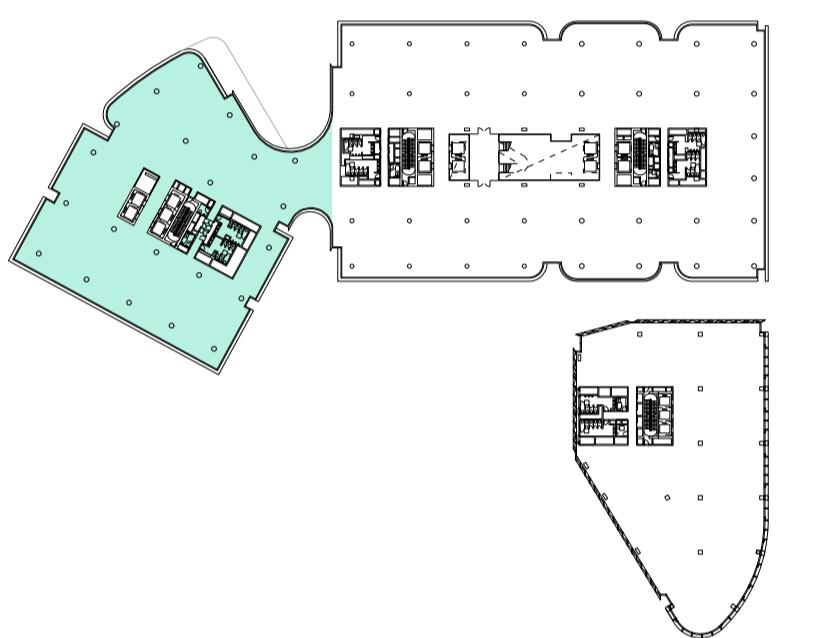
04 GROUND LEVEL
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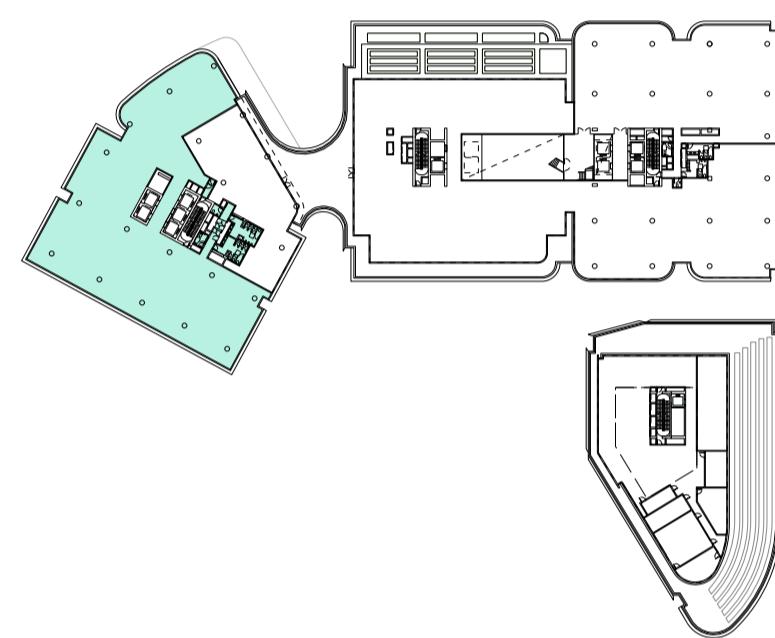
05 LEVEL 01
SCALE 1:1500



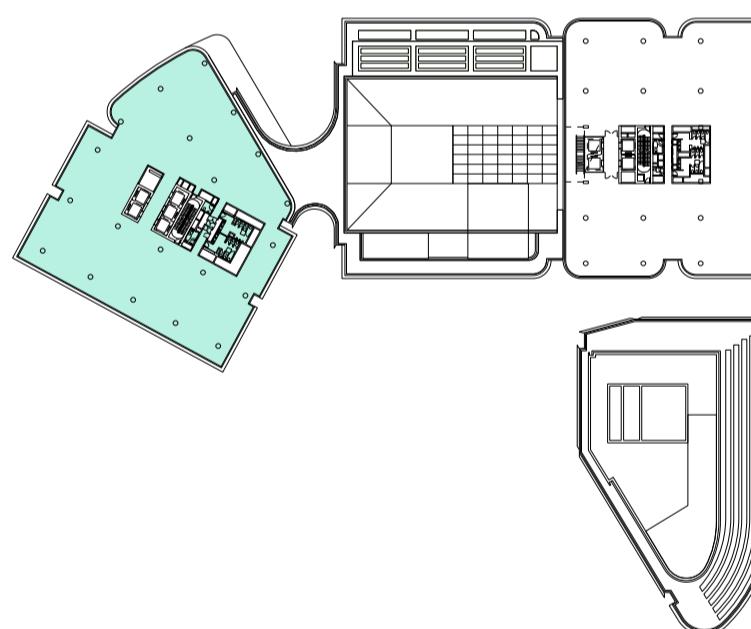
06 LEVEL 02
SCALE 1:1500



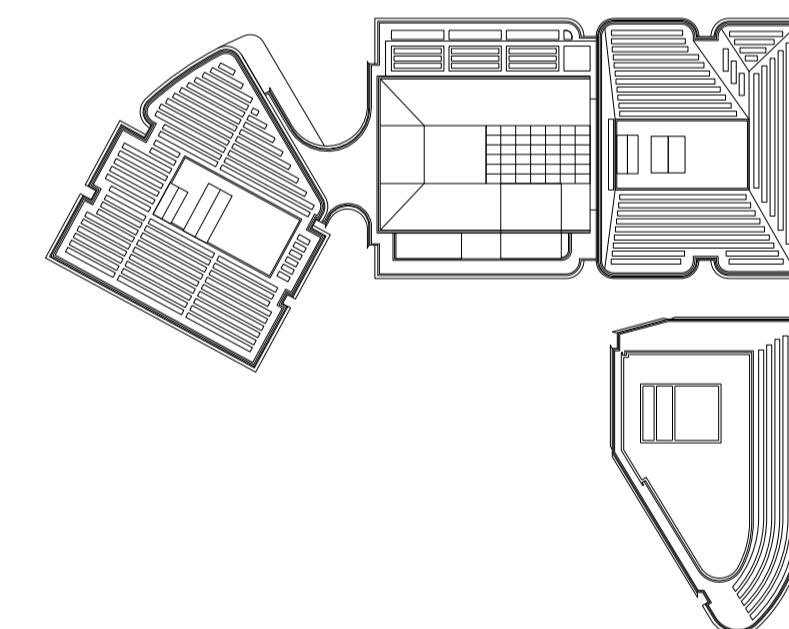
07 LEVEL 03-06 (TYPICAL)
SCALE 1:1500



08 LEVEL 07
SCALE 1:1500



09 LEVEL 08-11 (TYPICAL)
SCALE 1:1500



10 ROOF
SCALE 1:1500

40 LONDON CIRCUIT								
FLOOR	FLR HT	RL	USE	FECA (Office)	UCA (Office)	FECA (Retail)	UCA (Retail)	Total GFA
Roof	-	615.170						
Level 11	3800	611.370	Office	1,782	-	-	-	1,782
Level 10	3750	607.620	Office	1,782	-	-	-	1,782
Level 9	3750	603.870	Office	1,782	-	-	-	1,782
Level 8	3750	600.120	Office	1,782	-	-	-	1,782
Level 7	4400	595.720	Office / Plant	1,410	-	-	-	1,410
Level 6	3940	591.780	Office	1,967	-	-	-	1,967
Level 5	3750	588.030	Office	1,967	-	-	-	1,967
Level 4	3750	584.280	Office	1,967	-	-	-	1,967
Level 3	3750	580.530	Office	1,967	-	-	-	1,967
Level 2	3750	576.780	Office	1,684	-	-	-	1,684
Level 1	3750	573.030	Retail/Office/Plant	-	-	527	-	527
TOWER TOTAL				18,092	-	527	-	18,619

Ground	4830	568.200	Retail/Foyer	428	238	808	334	1,809
PODUM TOTAL				428	238	808	334	1,809
Basement 01	3400	564.720	Ancillary/EoTF	119	-	-	-	119
Basement 02	3200	561.520	Ancillary	72	-	-	-	72
Basement 03	2900	558.620	Ancillary	125	-	-	-	125
BASEMENT TOTAL				316	-	-	-	316
SUBTOTAL				18,836	238	1,335	334	20,743

DEFINITIONS
National Capital Plan Appendix 3

GROSS FLOOR AREA
With respect to detached houses, is the sum of the gross areas of the floor or floors of a building or buildings, measured from the external faces of exterior walls or from the centre lines of walls separating two buildings. Without attempting to be exhaustive, gross floor area includes garages and any area capable of being adapted for use as anything other than the storage of goods, and floor space in interior balconies or mezzanines and external balconies which are used as corridors. In the event of no garage or carport being shown on the plan, there will be included in the calculation of the floor space, 15 square metres floor space for the first 150 square metres of gross floor space shown on the plan and 1 square metre of floor space for every 10 square metres of floor space for every 10 square metres over 150 square metres. In the case of a commercial, multi-unit residential, industrial or business building floor space does not include any areas used for elevator shafts or stairwells, fixed mechanical plant or car parking.

GENERAL NOTES
2 Knowles Place and 40 London Circuit subject to separate approval.

General Notes
Do not scale from drawing. Use marked dimensions.
To be read in conjunction with all other Consultant's drawings.
JPW to be immediately notified of any discrepancies.

2 Knowles Place and 40 London Circuit shown indicatively for masterplanning strategy only, subject to separate Works Approval.

Subject to further development and input from structural engineer and services consultants.

Nominated Architects: Graeme Dix 6256 | Kiong Lee 7407 | Matthew Morel 7244 |
Matthew Howard 8784 | Matteo Salvai 9536
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WA-A-W-9702

17/12/2025

Key Plan
Legend
Fully Enclosed Covered Area
Unenclosed Covered Area
Fully Enclosed Covered Area - Retail
Unenclosed Covered Area - Retail

Scale / North Point
1:1500 @ A1
1:3000 @ A3
0 15 30 45 75M

Status
FOR WORKS APPROVAL

Rev	App	Ckd	Revision or reason for issue	Date
00	MH	RC	Issued for Works Approval	28-11-25
01	MH	RC	Issued for Works Approval	17-12-25

Contractor
Construction Control
Unit 124 Level 1, 24 Lonsdale Street
Braddon ACT 2612
T +61 2 6257 4775

Landscape Architect
Redbox Design Group
35 Kennedy Street
Kingston ACT 2604
T +61 2 6280 4949

Structural Engineer
Hera Engineering
Level 1, 108 Rokeby Road
Subiaco WA 6008
T +61 8 6185 1591

Civil Engineer
Vital Design Solutions
Ground Floor, 20 Spongolite Street
Beard ACT 2620
T +61 2 6297 2765

Services
NDY
Level 1, 29 Bougainville Street
Manuka ACT 2603
T +61 2 6295 1788

ESD Consultant
E-Lab
Level 1, 678 Victoria Street
Richmond VIC 3121
T +61 450 311 660

Facade Consultant
Apex FC
Suite 1, 789 Botany Road
Rossbury NSW 2018
T +61 2 8526 6484

Traffic Consultant
Egis Group
Level 6, 121 Marcus Clarke Street
Canberra ACT 2601
T +61 2 6211 7100

BCA Consultant
McKenzie Group
Level 1, 50 Gells Court
Deakin ACT 2600
T +61 2 8298 6888

Fire Engineer
The Fire Engineer Co.
T +61 1300 244 243

Architect

JPW
Johnson Pilton Walker Pty Ltd
Level 10 Plaza Building Australia Square
T +61 2 9259 5900 | F +61 2 9259 5999 | ABN 28 095 778 886
Architects
87-89 Pitt Street | Sydney NSW 2000
W jpw.com.au

Client
Capital Property Group
Level 1, Plaza Offices West, 21 Terminal Avenue
Canberra Airport ACT 2609
T +61 2 6275 2222

Project

London Central
London Central
Drawing Title
AREA DIAGRAM
40 LONDON CIRCUIT
GROSS FLOOR AREA

Project Number
23053 | Documentation Stage
WORKS APPROVAL

Drawing Number
WA-A-W-9702 | Revision
01