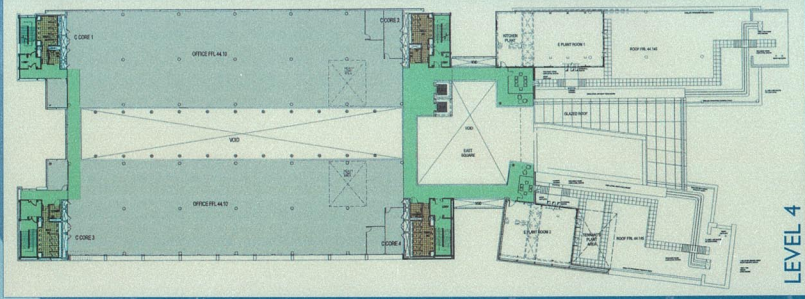
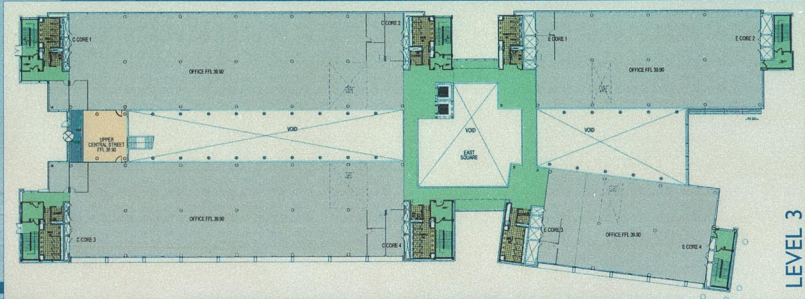


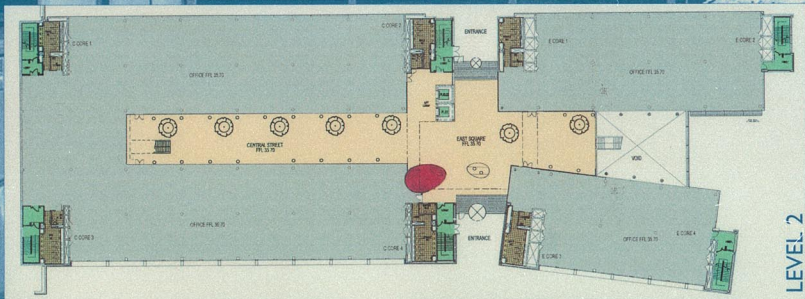
SITE PLAN



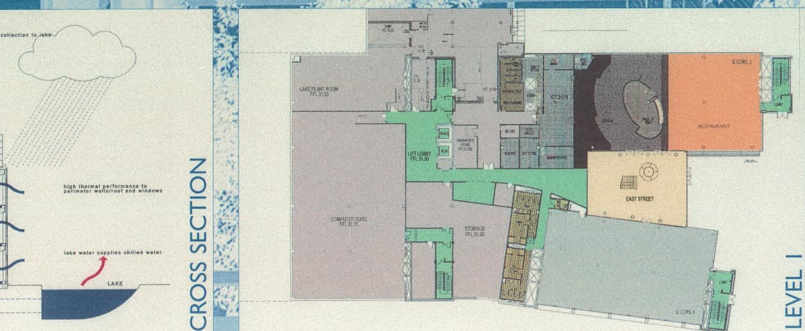
LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1

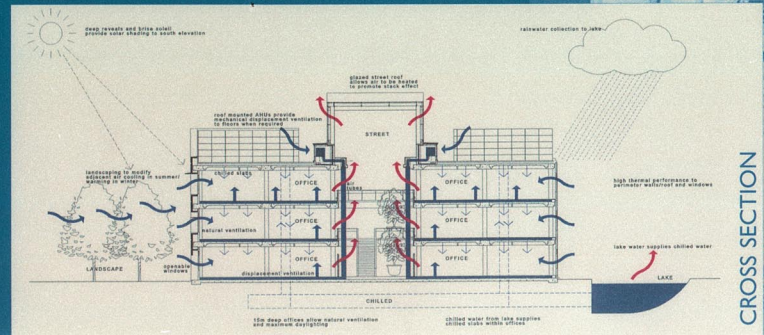


This 13,000m<sup>2</sup> gross area office building is orientated east-west on a sloping site with two blocks of three storey high office spaces each side of a linear, internal stepped street which steps down through three levels. The street forms the central focus for staff with cafes, shops and informal meeting areas.

Service cores are attached to the ends of each of the four clear office floor plates on each level and are clad in copper panels extending up to cover six prefabricated modular plant rooms at roof level.

The facade treatment respects the orientation with a heavy concrete wall with deep reveals and brises soleil to the south to reduce solar gain, predominantly solid east and west ends to avoid problems with low morning and evening sun and an open glazed north elevation to maximise natural daylighting.

The 15m wide office spaces are designed to allow natural cross ventilation and to maximise natural daylighting. The 3.35m floor to ceiling height provides flexibility in internal temperatures, allowing greater space above the occupants for warm air and daylight penetration deep into the offices. An exposed concrete soffit provides thermal mass soaking up heat during the day which is released by night purging controlled by a BMS system.



CROSS SECTION