

**ARCHITECTURE
DESIGN REPORT**

19.02.2021

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DESIGN STATEMENT

Architectural Vision

The architectural vision realizes a unique landmark building that provides an outstanding combination of contemporary, adaptable and flexible premium grade workplace with a high-quality residential environment and a broad range of shared facilities. The proposed development will have a strong architectural identity and provide a sophisticated corporate and community environment, one that provides a valuable contribution to the amenity of the Elizabeth Quay precinct and the Perth skyline.

The vision incorporates a design response that actively links the existing city fabric to Elizabeth Quay waterfront. The unique architectural form provides a semaphore, extending the city into the new EQ precinct. The embracing, active plaza and transparent ground plane promotes both visual and physical access through to the EQ promenade as well as creating a gathering place for community activities.

Site Context

The project creates a generous plaza to William St. that acts as a welcoming gateway and gathering space at the entrance to Elisabeth Quay from the northwest.

Mirroring the public space in front of the adjacent railway station, the expansive plaza space has been designed to provide vistas to the quay and to celebrate the heritage fig trees along William St. The five-level glazed podium provides an appropriately scaled, curvaceous, transparent and permeable activated edge to all street frontages.

The tower layout and orientation respectfully respond to the city grid in a way that is complementary to the existing urban massing. The tower has been located to minimize solar exposure to the adjacent BHP waterpark. The glazed office tower takes full advantage of the extensive views to Kings Park and the river and the surrounding CBD.

Carpark and Service vehicle access is discreetly provided via a single crossover and ramp from Enchantress Way as well as incorporating a wider pedestrian footpath for improved safety.

Consistent with *State Planning Policy 7.0 Design Principles, 1. Context and Character*, the design responds to the distinctive characteristics of the central CBD /waterfront location, taking into account the existing landscaping, streetscapes, building forms and patterns of development.

Architectural Form, Scale and Aesthetics

The office tower is designed to be an iconic beacon that is viewed equally from all sides. The unique tapered form creates a highly recognizable contribution to the Perth skyline, and provides a counterpoint to much of the rectilinear forms of the immediately adjacent developments at Elizabeth Quay. A carefully detailed façade system-with-a hierarchy of mullion elements and a rhythm of horizontal bands and recesses emphasizes the curved sculptural form of the tower and podium. The larger mid-level plant is setback from the skin and forms a horizontal band that helps to articulate the building form and sensitively responds to the urban context by aligning with many of the neighbouring mid height buildings. This deliberate and unique articulation of form facilitates a dual reading, acknowledging the scale and height of both mid and high rise, thus responding to the surrounding city context. A similar, but narrow band, addresses and acknowledges the interlocking tower and podium forms.

The podium utilizes soft curved forms that invite movement in, around and through the development. The fluid curvaceous movement of the tower responds and podium is an evocative response to the aquatic riverfront context as well as the curvaceous forms embedded in the architecture, landscape and urban character of the EQ precinct. The scale height and massing of the podium acknowledges the existing and anticipated development to the perimeter of Elisabeth Quay.

In keeping with *State Planning Policy 7.0 Design Principles 3. Built form and Scale*, the design ensures that the massing and height of the development is appropriate to the setting and responds to the existing and intended future character of the area.



The design aims to meet the aesthetic objectives of the *State Planning Policy 7.0* in providing an attractive and inviting building that engages the senses. The design of the building responds to its unique urban environment in scale and form, providing an elegant and coherent outcome that is both logical and guided by the experiential qualities it provides.

Building Layout and Orientation

The development is positioned to provide generously proportioned plaza/ pedestrian zones to the perimeter of the site. This strategically unlocks greater area for the formation of the plaza and arrival space at the critical corner of William Street and the Esplanade. The plaza is north /west in aspect providing an expansive open space for encouraging public activity and enrichment to the public domain and invitation from the city to Elizabeth Quay. To the east, the widening of the pedestrian zone widens the important vistas down Howard street towards the quay and river. To the south appropriately scaled al fresco areas are provided to tree- lined Geoffrey Bolton Avenue

Both the podium and tower respect the cities rectilinear grid defined by road network and building orientations. The tower form itself is square in plan, with an east side core position. This strategically creates a significant proportion of the typical floors to the west side, engaging both north and south aspects for natural light harvesting and views to both city and river.

Building Use and Legibility

The building has been designed to include a wide range of uses and activities to support an active corporate and residential community environment. It will make an outstanding contribution to the activation of Elisabeth Quay and the broader CBD.

The whole ground plane and its connections to the mezzanine and upper levels are designed to be clearly legible, logical and easy to navigate. Sightlines and movement patterns throughout the building and site have been carefully considered taking into account pedestrian connections, including those to public transport and the Quay, producing an outcome consistent with *State Planning Policy 7.0 Design Principles, 7. Legibility*.

The office Tower lobby, apartment lobby, rooftop amenities lobby, a café and a variety of other food and beverage facilities are contained within the transparent permeable envelope that contains the ground floor.

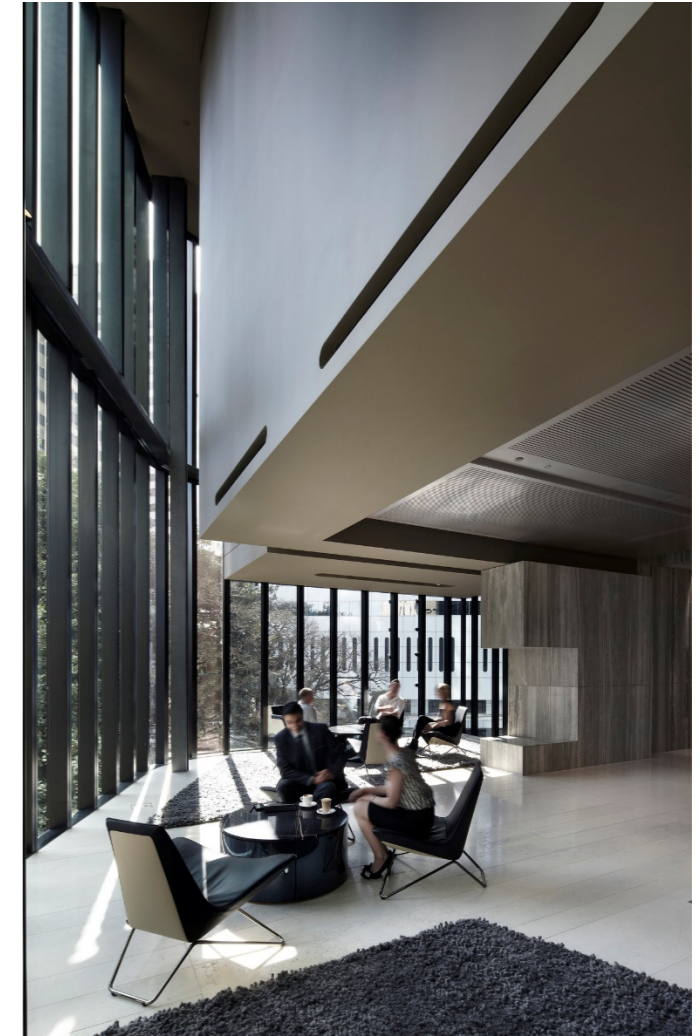
Within the podium co-working and meeting facilities are envisaged, with the mezzanine floor creating a dynamic public realm and exchange level. A further 3 floors are earmarked for coworking. The top level of the podium, set back slightly from the tower footprint, provides wellness and gym facilities connect to activated rooftop spaces with waterfront and city views.

The 24 office floors are designed as premium grade work places with large floor plates, full height glazing providing large amounts of natural light, raised floors, flexible ceiling grids and quality services. There is provision for generous voids and interconnecting stairs between floors, adding to the flexibility and adaptability of the design.

The 17 apartment floors are designed for a range of one-, two-, three- and four- bedroom apartments, including affordable apartments. Full height glazing and curved forms maximise the views to the Quay, Kings Park, the River, the city skyline and beyond. The 168 apartments are generously proportioned with quality fixtures and fittings, substantial wintergardens, large external storage facilities and basement bike storage. All apartments are designed to be consistent with *State Planning Policy 7.3 Residential Design Codes*.

The 48th and 49th floor restaurant and bar facilities are connected by a stair and large double height void. On the top level a publicly accessible pool, with bar and wellness facilities is to be provided. At night these three highly activated levels will act as a beacon on the city skyline.

The variety of uses and activities provided in this development contribute to the vitality of Elizabeth Quay precinct at different times of the day and week, and enhance the choices of housing, employment and entertainment available in the city.



Active edges and Urban Grain

The building is designed to contribute to the creation of a safe, attractive and pedestrian friendly link between the existing city and the quay. A welcoming, transparent and permeable ground plane provides visual and physical linkages through the site to adjoining streets and developments.

All street frontages are significantly activated in accordance with the requirements of the *Elisabeth Quay Design Guidelines*. The William St. frontage provides a dramatic principal entrance to the ground floor lobby spaces. On the southern edge of the site along Geoffrey Bolton Avenue, as well as the corners to Enchantress Way and William St, there are ground floor food and beverage tenancies with full height clear glazing and extensive openings. Balconies at the upper podium levels help to enliven and activate this façade. To the north a café faces and opens on to the Esplanade. A public lobby, providing access to the roof top amenities on the 48th to 50th floors, enlivens the north east corner of the site to Enchantress way and the Esplanade. The transparent podium levels are a place of active place of exchange dedicated to co-working facilities, a gym and a childcare centre

The development exceeds the activation requirements of the *Elizabeth Quay Design Guidelines*, creating a vibrant diverse, interactive and safe urban environment, as shown below.

Location	Activation Required	Activation Achieved
Geoffrey Bolton Avenue (South)	80%	100%
William Street (West)	50%	100%
The Esplanade (North)	50%	100%
Enchantress Way (East)	50%	50%

Functionality, Community and Amenity

The building is designed to align with the good design principles of *State Planning Policy 7.0 Design Principles, 4. Functionality and Build Quality* by providing well designed spaces well suited to their intended use, that are also adaptable, flexible spaces that be can readily accommodate future requirements. This flexibility is achieved through the use of large structural spans, and generous floor to floor heights.

The objectives of the *State Planning Policy 7.0 Design Principles, 9. Community.*, which call for environments that support a diverse range of people and facilitate social interaction, are met through

- The provision of communal space that brings people together, including the public plaza where public art and cultural interpretation is envisaged.
- The provision of a broad range of public accessible amenities including ground floor food & beverage facilities, co-working facilities, podium gym and child care facilities, as well as roof top bars, restaurants, pool and wellness facilities that bring life and activity to the building and precinct
- The provision of a broad range of dwelling types that aligns with the diversity and choice principles



Material Finishes

Materials and finishes will be of a very high quality commensurate with a premium grade building in a prestigious CBD location and the urban context. Materiality will align with *State Planning Policy 7.0 Design Principles, 4. Functionality and Build Quality*, which calls for durable finishes, elements and systems that are easy to maintain and weather well over time. The proposed materials and finishes include:

- High quality stone finishes to external paved areas and internal lobbies
- Clear glazing expressed bronze mullions to lobby facades
- Clear shop front glazing to all openings to ground floor food & beverage tenancies
- Generous canopies with high quality powder coated solid metal edge treatments.
- Podium façade consisting of advanced body tinted double-glazed façade system with closely spaced expressed bronze-coloured mullions, shadow box panels, recessed balconies, and roof top areas with clear glazed balustrades
- A recessed double-glazed façade with a dark tint to the fourth floor, accentuating the visual break between the tower and the podium
- Tower façade consisting of a tapered and gently faceted body tinted double-glazed façade system with expressed metallic mullions, shadow box panels, and recessed horizontal bands with a dark powder coated finish at regular intervals. Operable louvre windows to residential floors.
- A recessed dark powder coated horizontal louvre facade band to the plant levels on the 21st and 22nd floors. The façade provides a backdrop for corporate signage as well as air intake and exhaust opportunities for mechanical plant

Sustainability and Technology

The building is designed to be a market leader in terms of ESD and building technology, and is designed to achieve a 5-star Greenstar and 5-star NABERS rating. The proposed suite of ESD and technology measures are consistent with *State Planning Policy 7.0 Design Principles, 5. Sustainability* and will include:

- High-performance double-glazed façade systems with internal glare control

- Energy efficient services, including highly efficient central mechanical plant
- Water saving fixtures, fittings and plant and water wise landscape design
- Maximum daylight, fresh air ventilation and external views
- Extensive end of trip facilities
- Use of sustainable materials with recycled content, low VOC emissions etc.
- Construction waste minimization and recycling.
- Adaptable lift system including destination-controlled lifts
- Integrated security and access control systems
- Large span structural design to minimize on floor columns and raised access floors to maximise workplace flexibility and future adaptability
- A recessed dark powder coated horizontal louvre facade band to the plant levels on the 21st and 22nd floors. The façade provides a backdrop for corporate signage as well as air intake and exhaust opportunities for mechanical plant.

Landscape Design

The landscape design responds to the urban context of Elizabeth Quay and the surrounding Perth CBD. The principal landscape gesture is the creation of a plaza with an urban civic character on the western site of the site. It will act as both a welcoming gateway to Elizabeth Quay and a generously proportioned forecourt to the new building. In line with *State Planning Policy 7.0 Design Principles, 2. Landscape Design*, the plaza will be an attractive and comfortable place, offering opportunities for people to meet and socialize. It will contain soft and hard landscape elements that contribute to the sense of place and identity by providing a platform for public art and cultural heritage interpretation. The design opens up site lines to Elizabeth Quay and enhances the appreciation of the existing row of the heritage Moreton Bay figs to the west of the site.

High quality, robust materiality and sustainable planting is proposed throughout the development. Paving stone selections will tie in with the existing City of Perth paving and provide a transition to the more expressive Elizabeth Quay paving, thus reinforcing the local identity and streetscape character.



Safety

The building is designed to optimize safety and security and minimize the risk of personal harm in accordance with *State Planning Policy 7.0 Design Principles, 8. Safety*.

Safety and security is promoted by maximizing opportunities for passive surveillance of public and communal areas. The high level of visual transparency to the ground floor level will be of significant benefit for increasing passive surveillance. Through good lighting design the transparency will be maintained at night and all entrance points will be well lit. Passive security is to be supported by sophisticated active security systems, with a dedicated security facility located in the basement. Vehicle access, as described below, is located away from the principal pedestrian access and movement paths to mitigate possible negative impacts on pedestrian safety and amenity.

Parking, Loading and Dropoff:

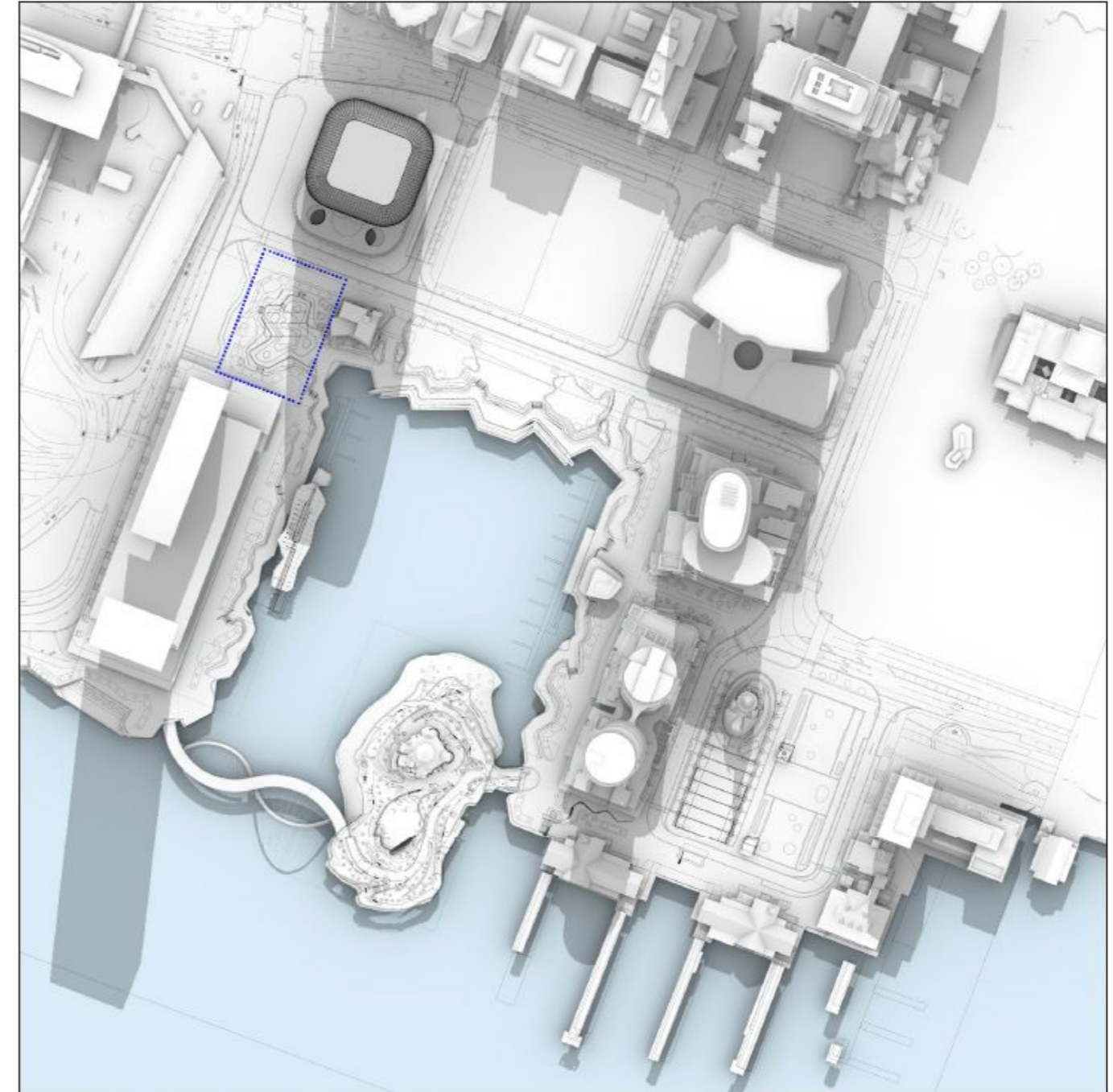
The principal vehicular access for both parking and service vehicles is located on the southern end of Enchantress Way. The consolidation of vehicle access at this point is designed to minimize the impact on the significant pedestrian routes in and around the site, and to maximize the activated street frontages, particularly to Geoffrey Bolton Ave, William St and the Esplanade.

From the vehicle access point a ramp descends to Basement 1, where the loading dock with truck and courier bays is located. Parking facilities, as listed in the development data tables and indicated on the floor plans, are located on basement levels 1,2 and 3. These are accessed by a series of one-way ramps located within the basements on the western side of the site

It is envisaged two existing car bays to the northern end of Enchantress Way will be converted to a drop-off zone for taxis and other vehicles for the apartment and roof top amenities. The advantage of this location is its immediate adjacency to the lobby, allowing for an easy and comfortable transition for guests. The location avoids any potential traffic disruption on the Esplanade and maintains the uninterrupted foot path along the western side of the site for pedestrians arriving to Elisabeth Quay from the CBD via Howard St.

Solar Access

The development is designed to minimize its impact on the amenity of the public realm. In accordance with Clause 3.1.7 and the site-specific requirements of the EQDG's, the tower is positioned to maintain a minimum of 50% solar access to Station Park at 12pm on 1 September each year, as indicated on the Solar Diagram (right)

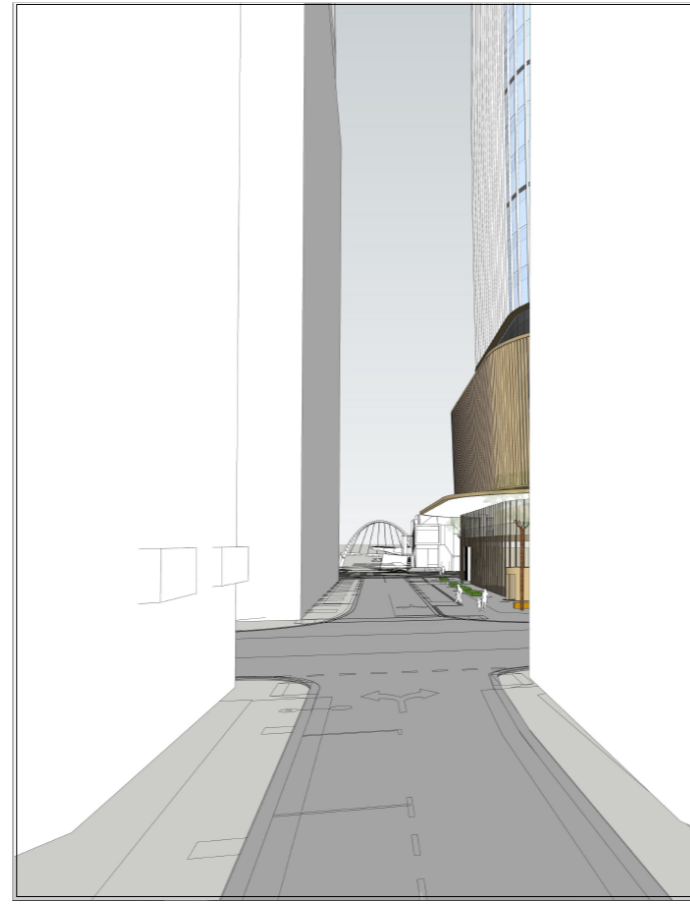


Solar Diagram September 1st 12pm - Maintains 50% minimum solar access to Station Park

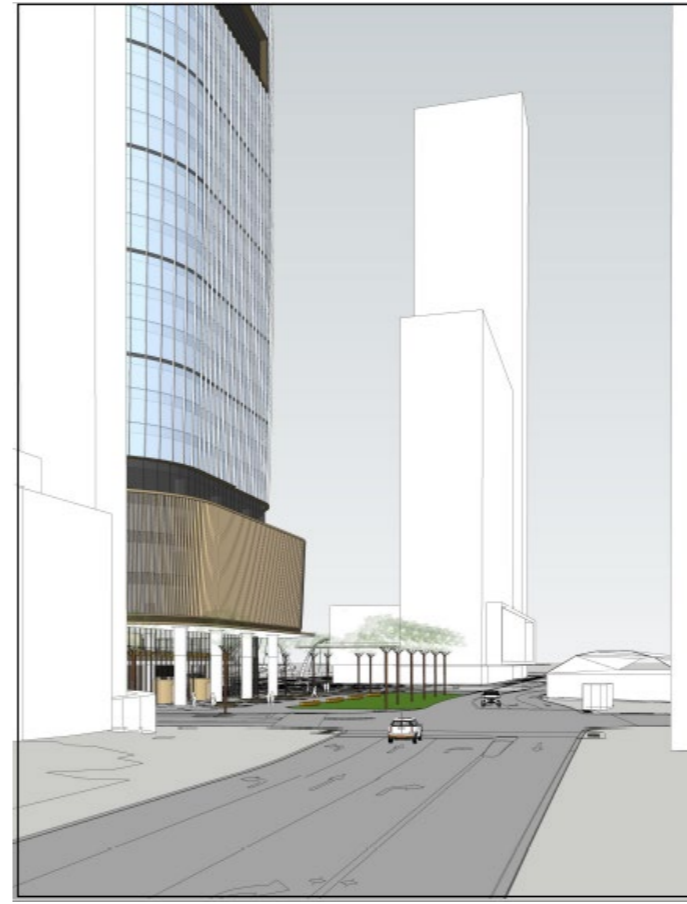
View corridors

The view corridors defined in the Elizabeth Quay Design Guidelines, including along William St, Howard St and along Geoffrey Bolton Avenue, are maintained. In addition, maximum visual permeability through the site from all vantage points is provided, in accordance with the acceptable development criteria listed in the Design Guidelines

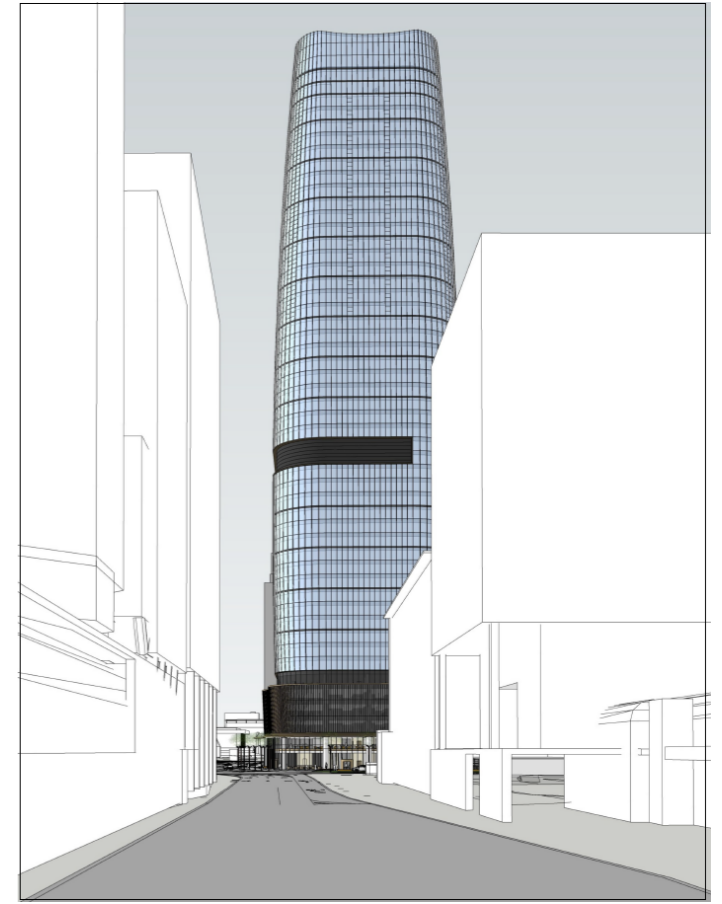
The proposed landscaped western plaza provides a clear view corridor from the corner of William St and the Esplanade towards the Elizabeth quay inlet, inviting visitors to enter and explore the precinct.



View from St Georges Terrace down Howard St towards Elizabeth Quay



View from corner of St Georges Terrace and William St towards Elizabeth Quay



View along Mounts Bay Rd eastwards towards the William St corner

DESCRIPTION OF DEVELOPMENT

Development of a 50 storey plus GF and Mezzanine mixed-use development comprising offices (corporate and co-working studio), apartments, child care centre, wellness centre, and food and beverage facilities, together with three basement levels with car parking, bicycle parking, end-of-trip cyclist facilities, and service areas.

Basement 3

- Vehicle access to/ from Basement Level 2
- Car parking bays and motor bike bays
- Service and plant areas

Basement 2

- Vehicle access from Basement Level 1
- Car parking bays and motor bike bays
- Service and plant areas

Basement 1

- Vehicle access from Enchantress Way
- Separate bicycle access from Enchantress Way
- Bike storage facilities for office and residential uses, as well as office end of trip cyclist facilities
- Car parking bays
- Loading dock, including 2 truck bays and 2 courier bays
- Waste and recycling areas
- Service and plant areas

Ground Floor

- Entry lobby to office building with escalators to Mezzanine Floor Lobby
- Lobby to Rooftop Amenities and Apartments
- Café fronting William St.
- Food and beverage tenancies fronting Geoffrey Bolton Avenue
- Landscaped entrance plaza incorporating seating, lighting and public art
- Vehicle and bicycle access from Enchantress Way

Mezzanine Floor

- Lobby and shared office/meeting facilities

1st-3rd Floor

- Office/meeting facilities

4th Floor

- Wellness Centre
- Child Care Centre

5th to 19th Floors

- Office floor space

20th and 21st Floors

- Mid Level plant areas

22nd to 30th Floors

- Office floor space

31st to 47th Floor

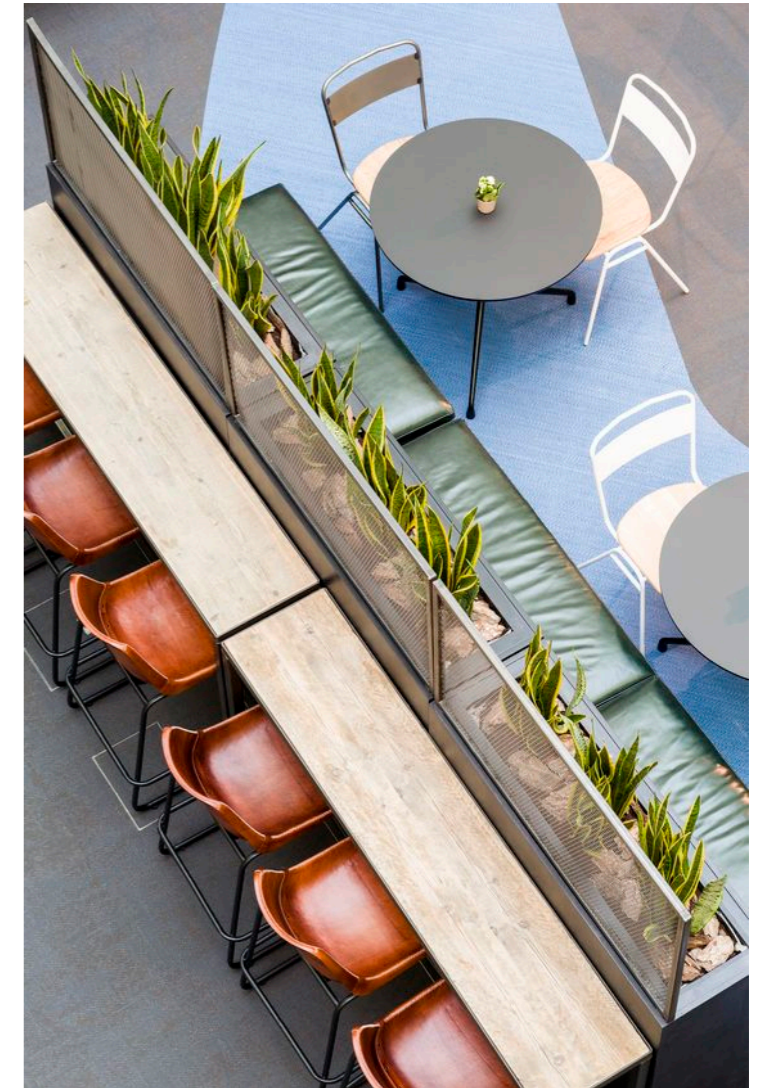
- Apartment floors with mix of 1,2,3, & 4 bedroom apartments

48th to 50th Floors

- Food and Beverage facilities including Restaurant and Lounge Bar
- Swimming Pool, Bar, Wellness facilities

Roof Floors

- Roof Level plant areas



DEVELOPMENT DATA

COMMERCIAL

FLOOR	Office m2	F& B m2	Creche m2	Wellness m2
GF		1000		
MF	1000			
1F	3000			
2F	3000			
3F	3000			
4F			1000	1000
5F	2020			
6F	2038			
7F	2055			
8F	2070			
9F	2085			
10F	2097			
11F	2107			
12F	2117			
13F	2124			
14F	2129			
15F	2134			
16F	2137			
17F	2134			
18F	2136			
19F	2000			
20F-21F				
22F	2176			
23F	2160			
24F	2156			
25F	2143			
26F	2129			
27F	2114			
28F	2095			
29F	2078			
30F	2057			
31F-47F				
48F		1200		
49F		600		
50F		100		300
Total	60491	2900	1000	1300

PARKING

FLOOR	Office Car bay no.	Apartment Car bay no.	Total Car bay no.
B1	6	30	36
B2	84	40	124
B3	0	134	134
Total	90	204	294

FLOOR	Office Motorbike bay no.	Apart. Motorbike bay no.	Total Motorbike bay no.
B1	0	0	0
B2	9	0	9
B3	0	9	9
Total	9	9	18

FLOOR	Office Bicycle bay no.	Apart. Bicycle bay no.	Total Bicycle bay no.
B1	400	56	456
B2	0	0	0
B3	0	0	0
Total	400	56	456

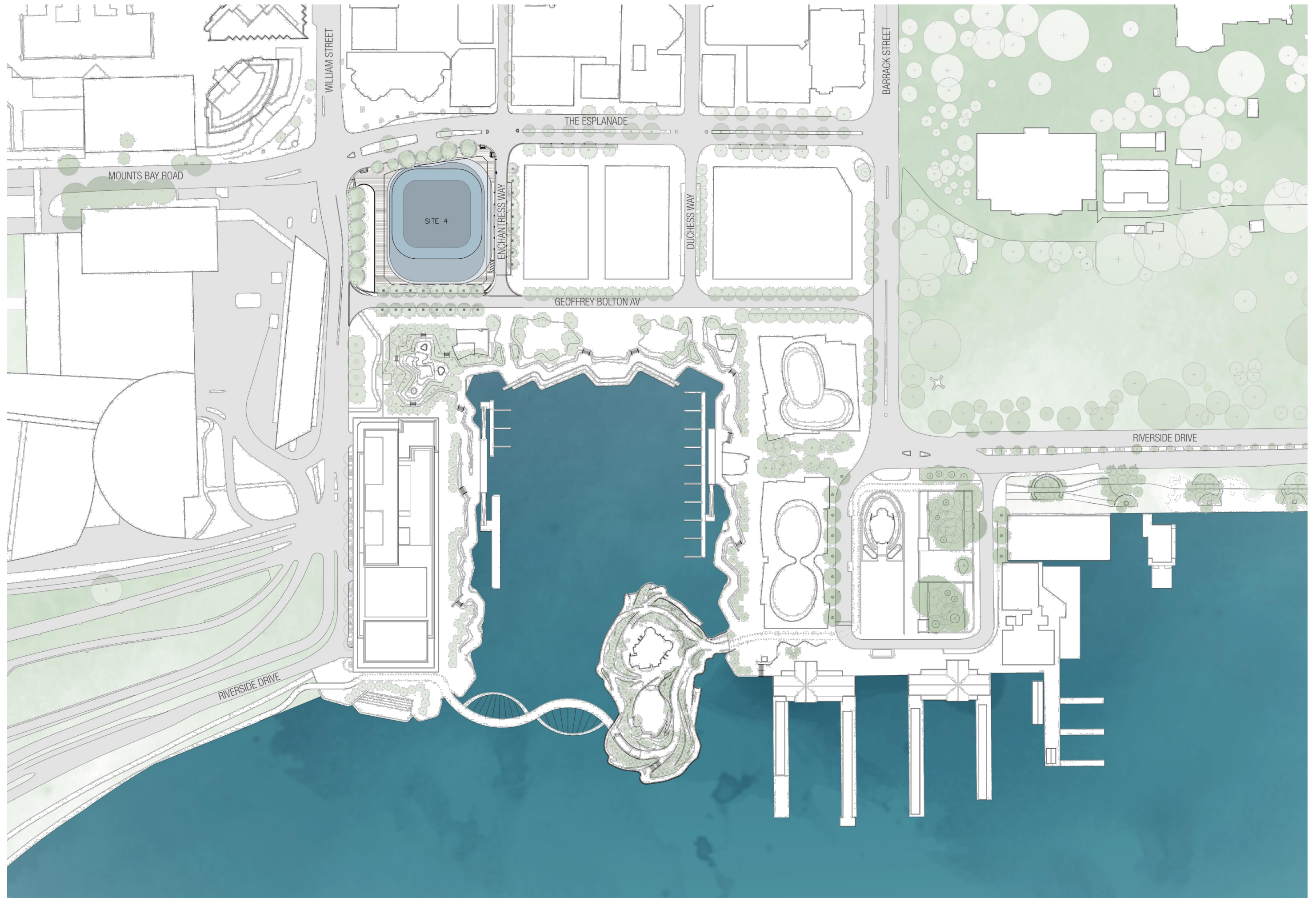
DEVELOPMENT DATA

APARTMENTS

Floor	Type	Bed 1 no.	Bed 2 no.	Bed 3 no.	Bed 4 no.	Total no.	store m2	W/Gdn m2	Internal m2	Total m2
31 F	1B-2(31)	1				1	11	12	65	88
	2B-1(31)		1			1	11	24	155	190
	2B-2(31)		1			1	11	24	155	190
	2B-3(31)		1			1	11	24	155	190
	2B-4(31)		1			1	11	24	155	190
	4B-1(31)				1	1	11	22	272	305
	4B-2(31)				1	1	11	19	267	297
	4B-3(31)				1	1	14	19	267	300
	4B-4(31)				1	1	14	22	272	308
	Total		1	4	0	4	9	105	190	1763
32F	1B-2(32)	1				1	11	12	65	88
	2B-1(32)		1			1	11	23	154	188
	2B-2(32)		1			1	11	23	154	188
	2B-3(32)		1			1	11	23	154	188
	2B-4(32)		1			1	11	23	154	188
	4B-1(32)				1	1	11	21	268	300
	4B-2(32)				1	1	11	18	263	292
	4B-3(32)				1	1	14	18	263	295
	4B-4(32)				1	1	14	21	268	303
	Total		1	4	0	4	9	105	182	1743
33F	1B-1(33)	1				1	11	11	81	103
	1B-2(33)	1				1	11	12	66	89
	2B-1(33)		1			1	11	25	150	186
	2B-2(33)		1			1	11	25	150	186
	2B-3(33)		1			1	11	25	150	186
	2B-4(33)		1			1	11	25	150	186
	4B-1(33)				1	1	11	20	265	296
	4B-2(33)				1	1	11	16	260	287
	4B-3(33)				1	1	14	16	260	290
	4B-4(33)				1	1	14	20	265	299
Total		2	4	0	4	10	116	195	1797	2108
34F	1B-1(34)	1				1	11	10	81	102
	1B-2(34)	1				1	11	11	65	87
	2B-1(34)		1			1	11	24	149	184
	2B-2(34)		1			1	11	24	149	184
	2B-3(34)		1			1	11	24	149	184
	2B-4(34)		1			1	11	24	149	184
	4B-1(34)				1	1	11	18	261	290
	4B-2(34)				1	1	11	15	256	282
	4B-3(34)				1	1	14	15	256	285
	4B-4(34)				1	1	14	18	261	293
Total		2	4	0	4	10	116	183	1776	2075
35F	1B-1(35)	1				1	11	9	80	100
	1B-2(35)	1				1	11	10	64	85
	2B-1(35)		1			1	11	23	148	182
	2B-2(35)		1			1	11	23	148	182
	2B-3(35)		1			1	11	23	148	182
	2B-4(35)		1			1	11	23	148	182
	4B-1(35)				1	1	11	17	257	285
	4B-2(35)				1	1	11	14	252	277
	4B-3(35)				1	1	14	14	252	280
	4B-4(35)				1	1	14	17	257	288
Total		2	4	0	4	10	116	173	1754	2043
36F	1B-1(36)	1				1	11	11	77	99
	1B-2(36)	1				1	11	12	62	85
	2B-1(36)		1			1	11	28	142	181
	2B-2(36)		1			1	11	28	142	181
	2B-3(36)		1			1	11	28	142	181
	2B-4(36)		1			1	11	28	142	181
	4B-1(36)				1	1	11	15	253	279
	4B-2(36)				1	1	11	15	246	272
	4B-3(36)				1	1	14	15	246	275
	4B-4(36)				1	1	14	15	253	282
Total		2	4	0	4	10	116	195	1705	2016

Floor	Type	Bed 1 no.	Bed 2 no.	Bed 3 no.	Bed 4 no.	Total no.	store m2	W/Gdn m2	Internal m2	Total m2
37F	1B-1(37)	1				1	11	10	77	98
	1B-2(37)	1				1	11	11	61	83
	2B-1(37)		1			1	11	27	141	179
	2B-2(37)		1			1	11	27	141	179
	2B-3(37)		1			1	11	27	141	179
	2B-4(37)		1			1	11	27	141	179
	4B-1(37)				1	1	11	14	249	274
	4B-2(37)				1	1	11	14	242	267
	4B-3(37)				1	1	14	14	242	270
	4B-4(37)				1	1	14	14	249	277
Total		2	4	0	4	10	116	185	1684	1985
38F	1B-1(38)	1				1	11	9	76	98
	1B-2(38)	1				1	11	10	60	81
	2B-1(38)		1			1	11	25	140	178
	2B-2(38)		1			1	11	25	140	178
	2B-3(38)		1			1	11	25	140	178
	2B-4(38)		1			1	11	25	140	178
	4B-1(38)				1	1	11	12	244	287
	4B-2(38)				1	1	11	12	237	260
	4B-3(38)				1	1	14	12	237	263
	4B-4(38)				1	1	14	12	244	270
Total		2	4	0	4	10	116	167	1658	1941
39F	1B-1(39)	1				1	11	11	73	95
	1B-2(39)	1				1	11	12	58	81
	2B-1(39)		1			1	11	28	135	174
	2B-2(39)		1			1	11	28	135	174
	2B-3(39)		1			1	11	28	135	174
	2B-4(39)		1			1	11	28	135	174
	3B-1(39)				1	1	11	33	217	261
	3B-2(39)				1	1	11	31	212	254
	3B-3(39)				1	1	14	31	212	257
	3B-4(39)				1	1	14	33	217	264
Total		2	4	4	0	10	116	263	1529	1908
40F	1B-1(40)	1				1	11	10	72	93
	1B-2(40)	1				1	11	11	57	79
	2B-1(40)		1			1	11	26	134	171
	2B-2(40)		1			1	11	26	134	171
	2B-3(40)		1			1	11	26	134	171
	2B-4(40)		1			1	11	26	134	171
	3B-1(40)				1	1	11	31	213	255
	3B-2(40)				1	1	11	29	207	247
	3B-3(40)				1	1	14	29	207	250
	3B-4(40)				1	1	14	31	213	258
Total		2	4	4	0	10	116	245	1505	1866
41F	1B-1(41)	1				1	11	9	71	91
	1B-2(41)	1				1	11	10	56	77
	2B-1(41)		1			1	11	25	133	169
	2B-2(41)		1			1	11	25	133	169
	2B-3(41)		1			1	11	25	133	169
	2B-4(41)		1			1	11	25	133	169
	3B-1(41)				1	1	11	29	209	249
	3B-2(41)				1	1	11	27	203	241
	3B-3(41)				1	1	14	27	203	244
	3B-4(41)				1	1	14	29	209	252
Total		2	4	4	0	10	116	231	1483	1830
42F	1B-1(42)	1				1	11	10	68	89
	1B-2(42)	1				1	11	12	53	76
	2B-1(42)		1			1	11	25	130	166
	2B-2(42)		1			1	11	25	130	166
	2B-3(42)		1			1	11	25	130	166
	2B-4(42)		1			1	11	25	130	166
	3B-1(42)				1	1	11	26	204	241
	3B-2(42)				1	1	11	25	199	235
	3B-3(42)				1	1	14	25	199	238
	3B-4(42)				1	1	14	26	204	244
Total		2	4	4	0	10	116	224	1447	1787

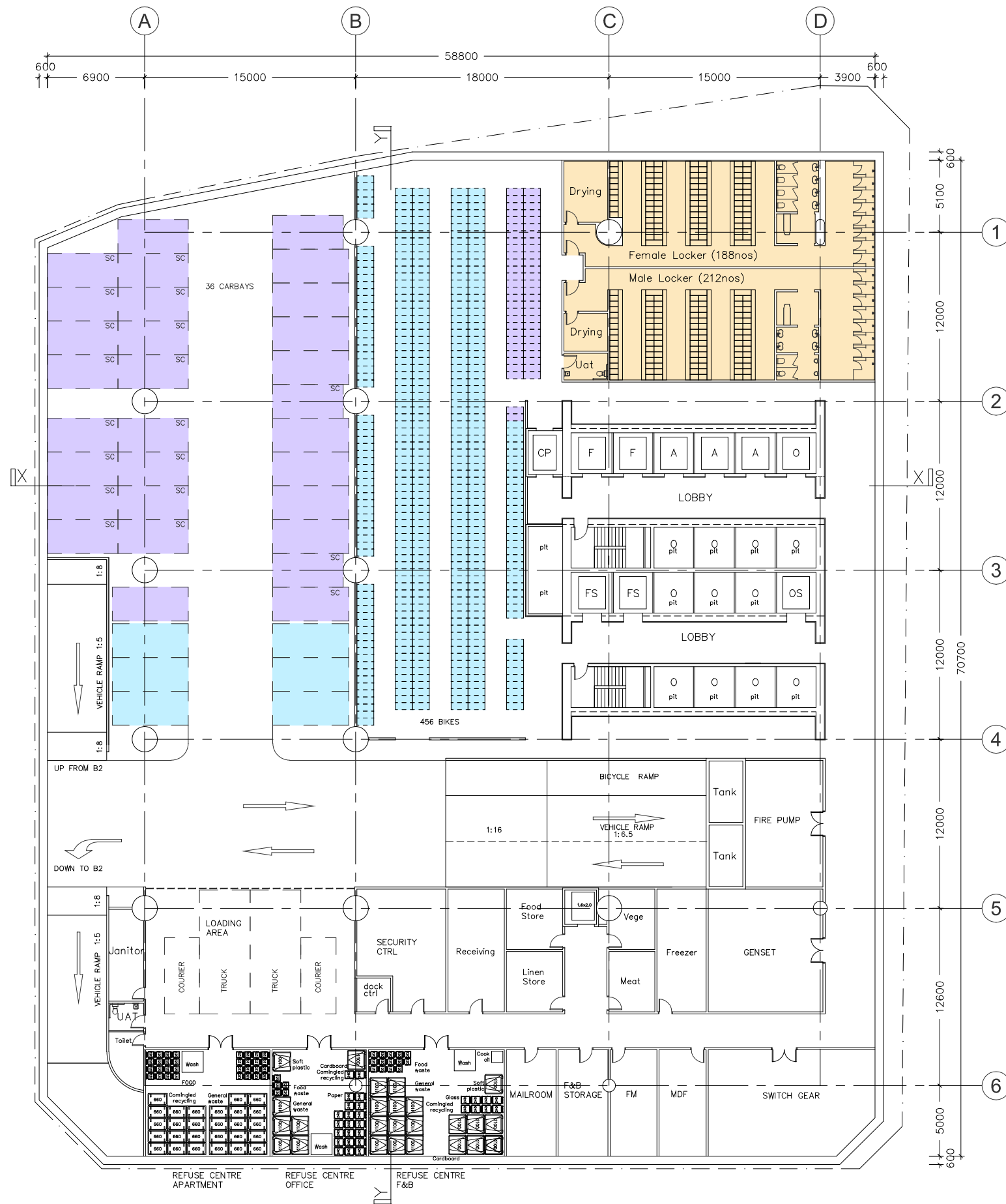
Floor	Type	Bed 1 no.	Bed 2 no.	Bed 3 no.	Bed 4 no.	Total no.	store m2	W/Gdn m2	Internal m2	Total m2
43F	1B-1(43)	1				1	11	9	68	88
	1B-2(43)	1				1	11	11	52	74
	2B-1(43)		1			1	11	23	129	163
	2B-2(43)		1			1	11	23	129	163





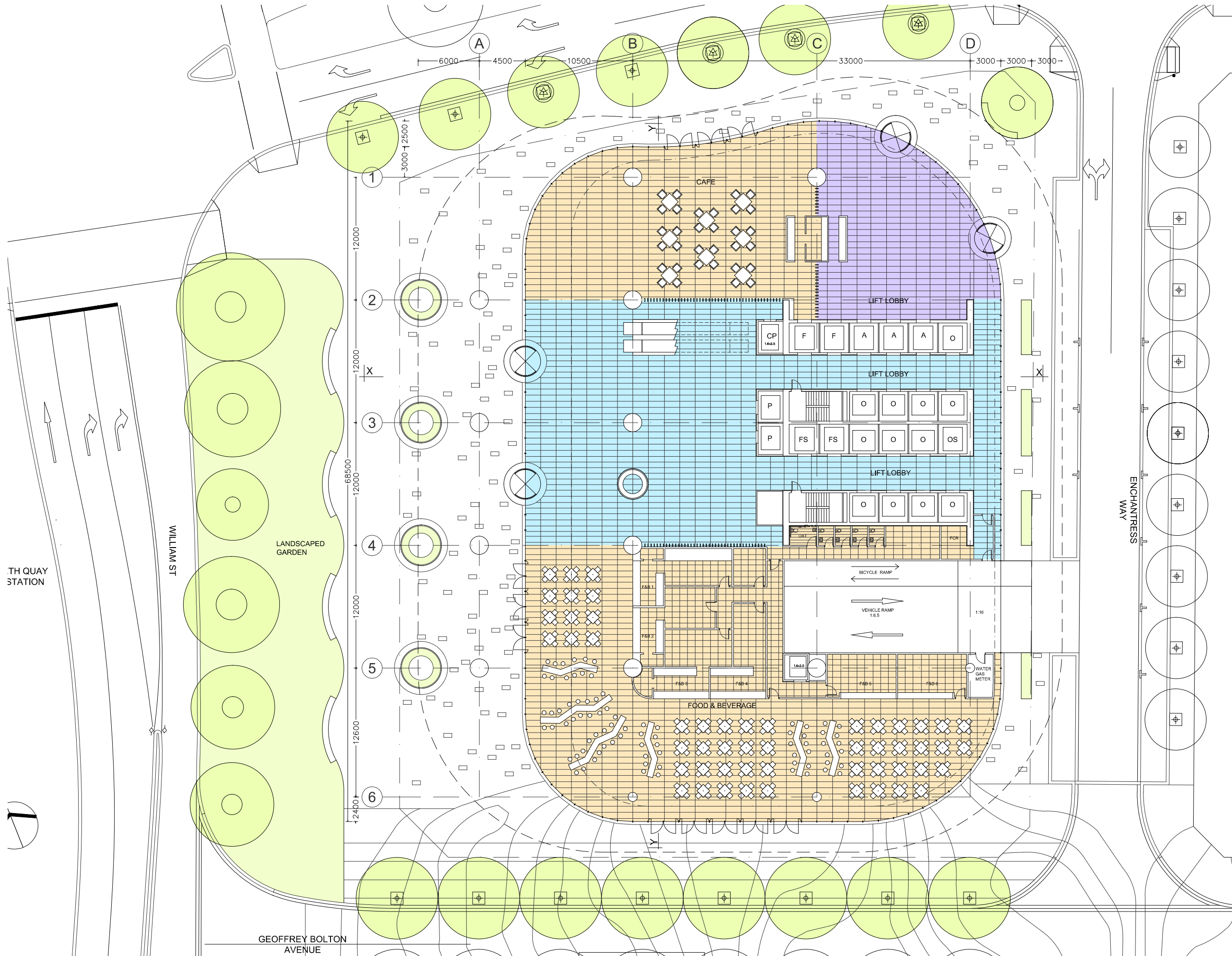
- LEGEND
- APARTMENT
 - OFFICE
 - FACILITIES / AMENITIES
 - MB MOTORBIKE BAY
- 134 TOTAL CARBAYS
- 134 APARTMENT CARBAYS
 - 9 APARTMENT MOTORBIKE BAYS





- LEGEND
- APARTMENT
 - OFFICE
 - FACILITIES / AMENITIES
-
- 36 TOTAL CARBAYS
 - 30 APARTMENT CARBAYS
 - 6 OFFICE CARBAYS
 - 56 APARTMENT BIKES
 - 400 OFFICE BIKES





- LEGEND
- APARTMENT
 - OFFICE
 - FACILITIES / AMENITIES

TH QUAY STATION

WILLIAM ST

GEOFFREY BOLTON AVENUE

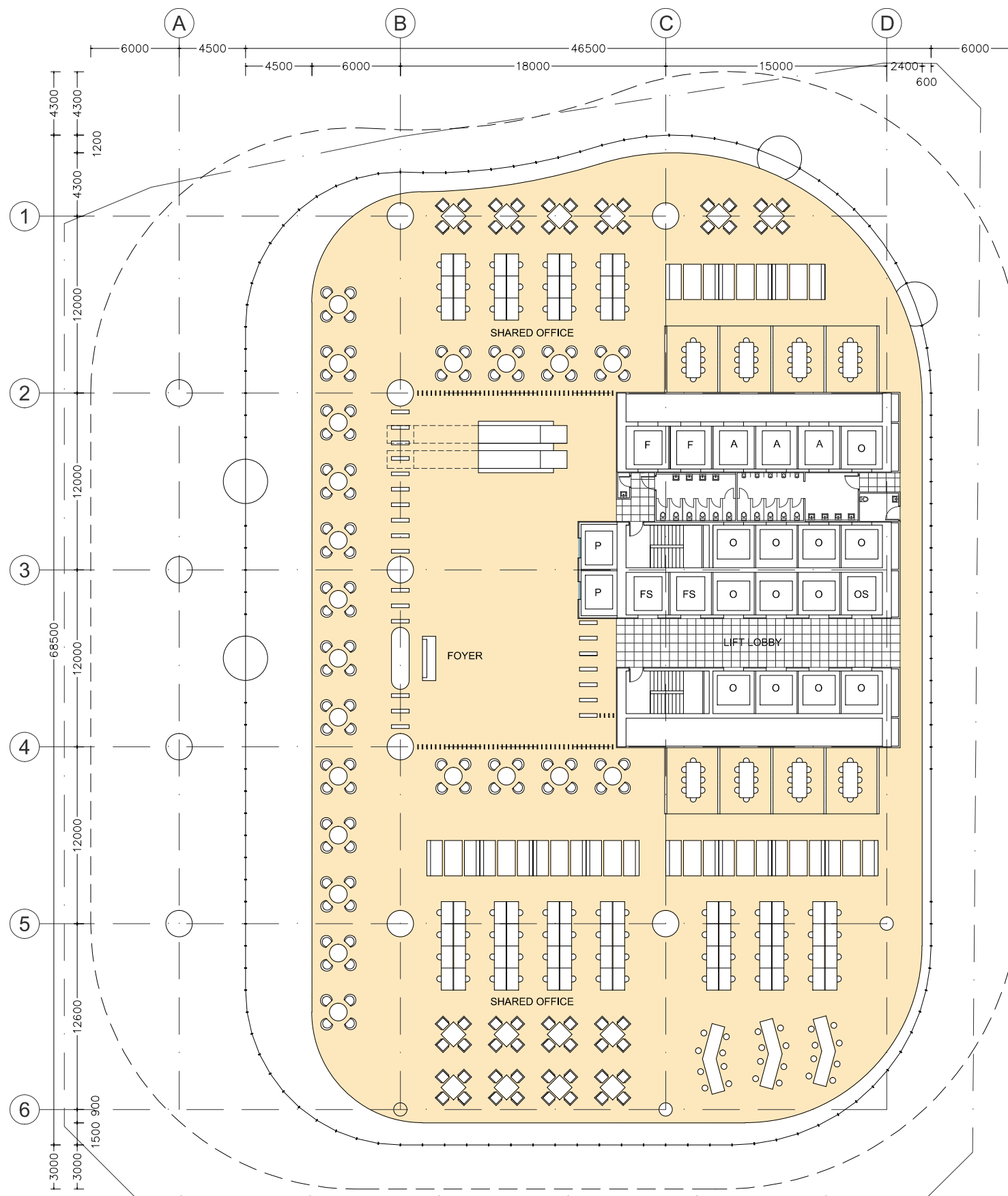
ENCHANTRESS WAY

ELIZABETH QUAY LOT 4

GROUND FLOOR PLAN

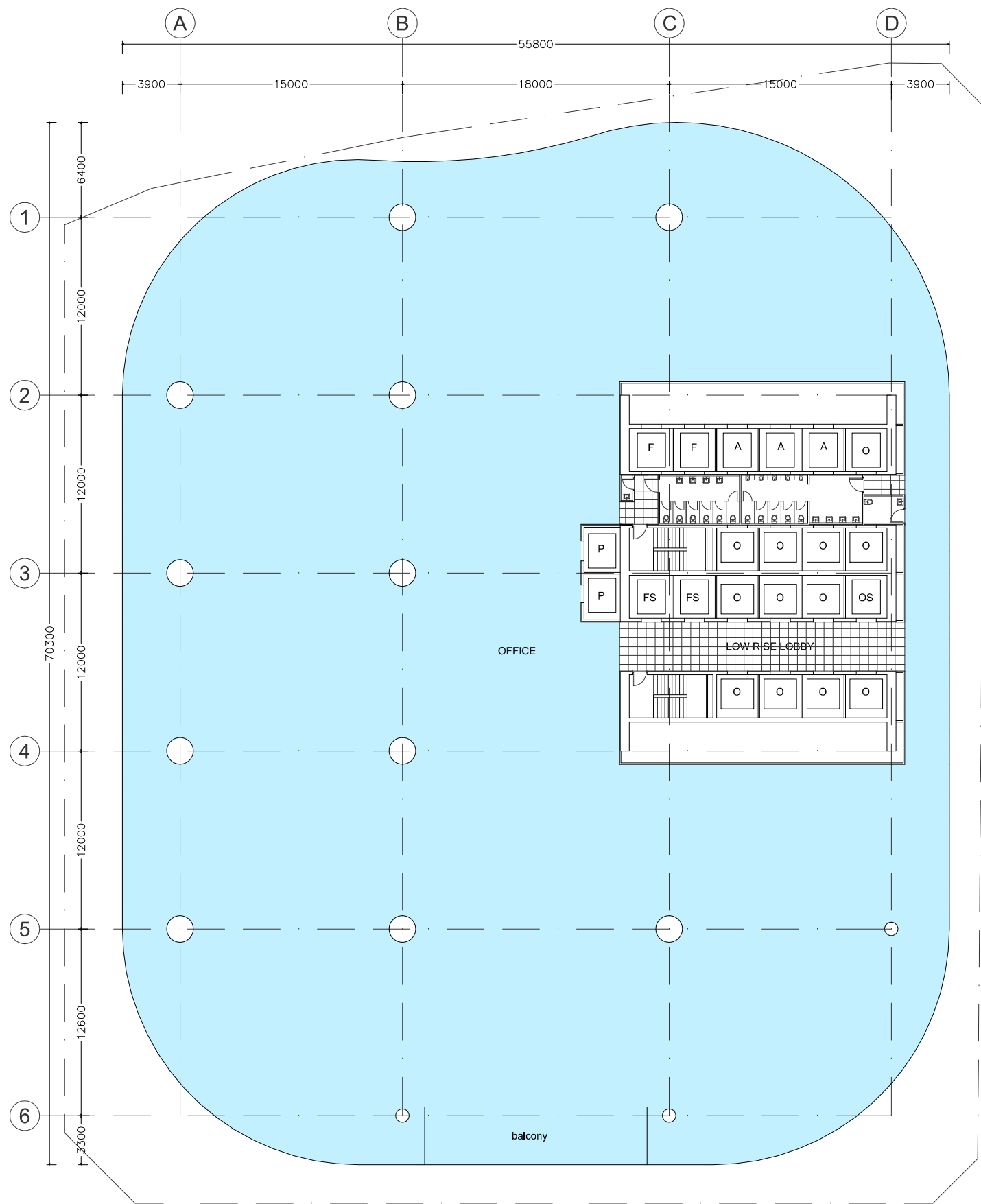
0 1 2 5 10M

Drawing No. EQ4-AR-DA-1003



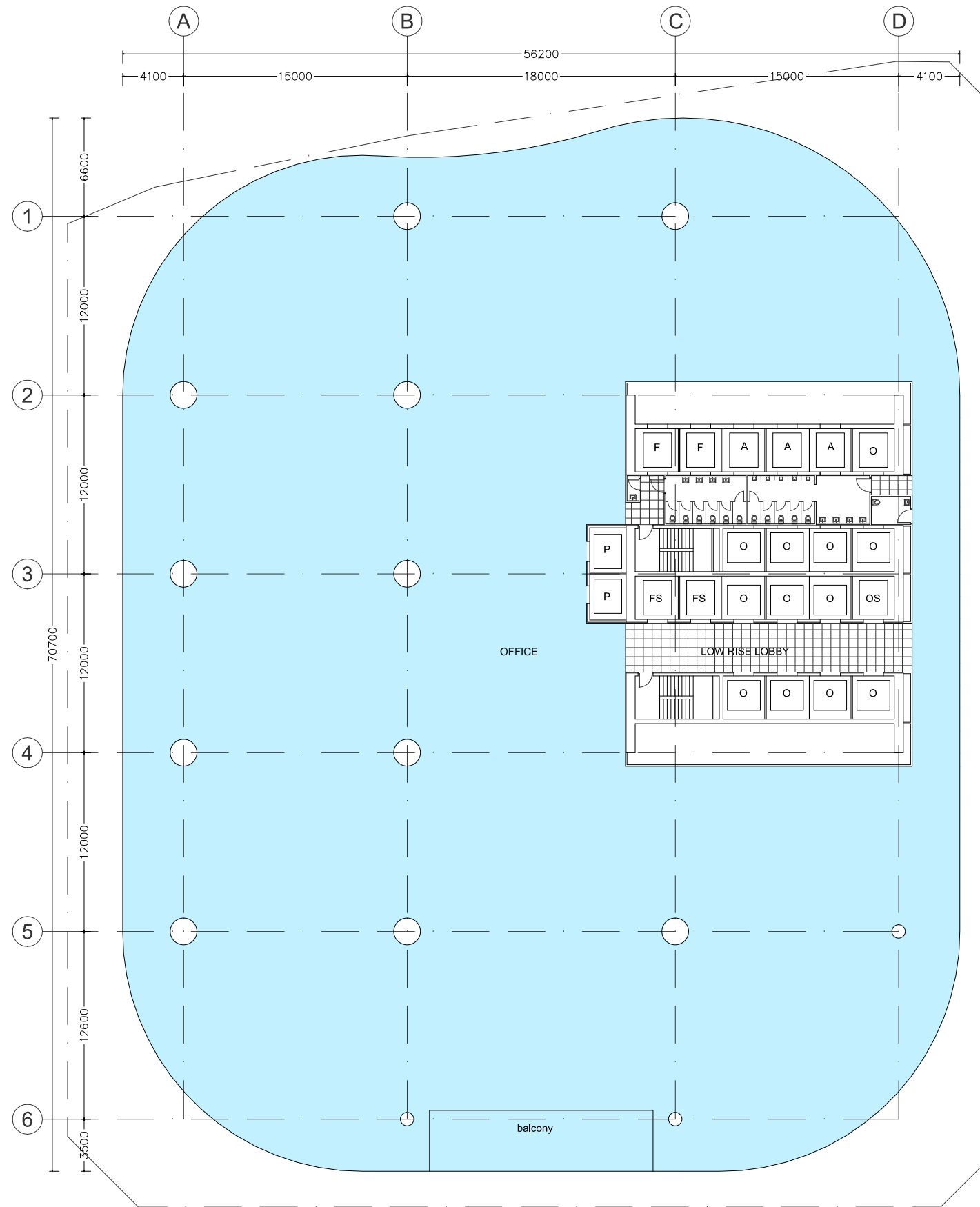
- LEGEND
- APARTMENT
 - OFFICE
 - FACILITIES / AMENITIES





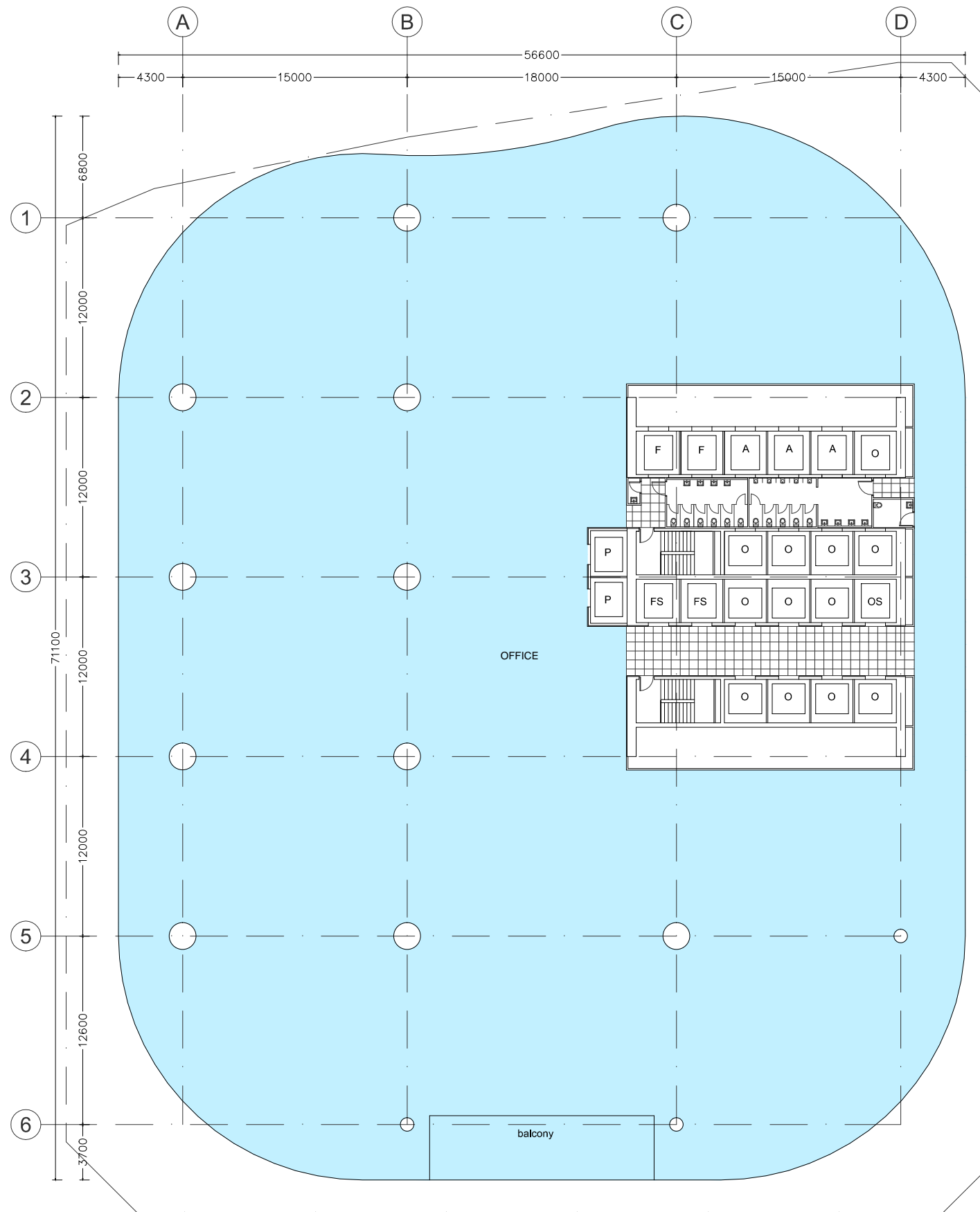
- LEGEND
- APARTMENT
 - OFFICE
 - FACILITIES / AMENITIES





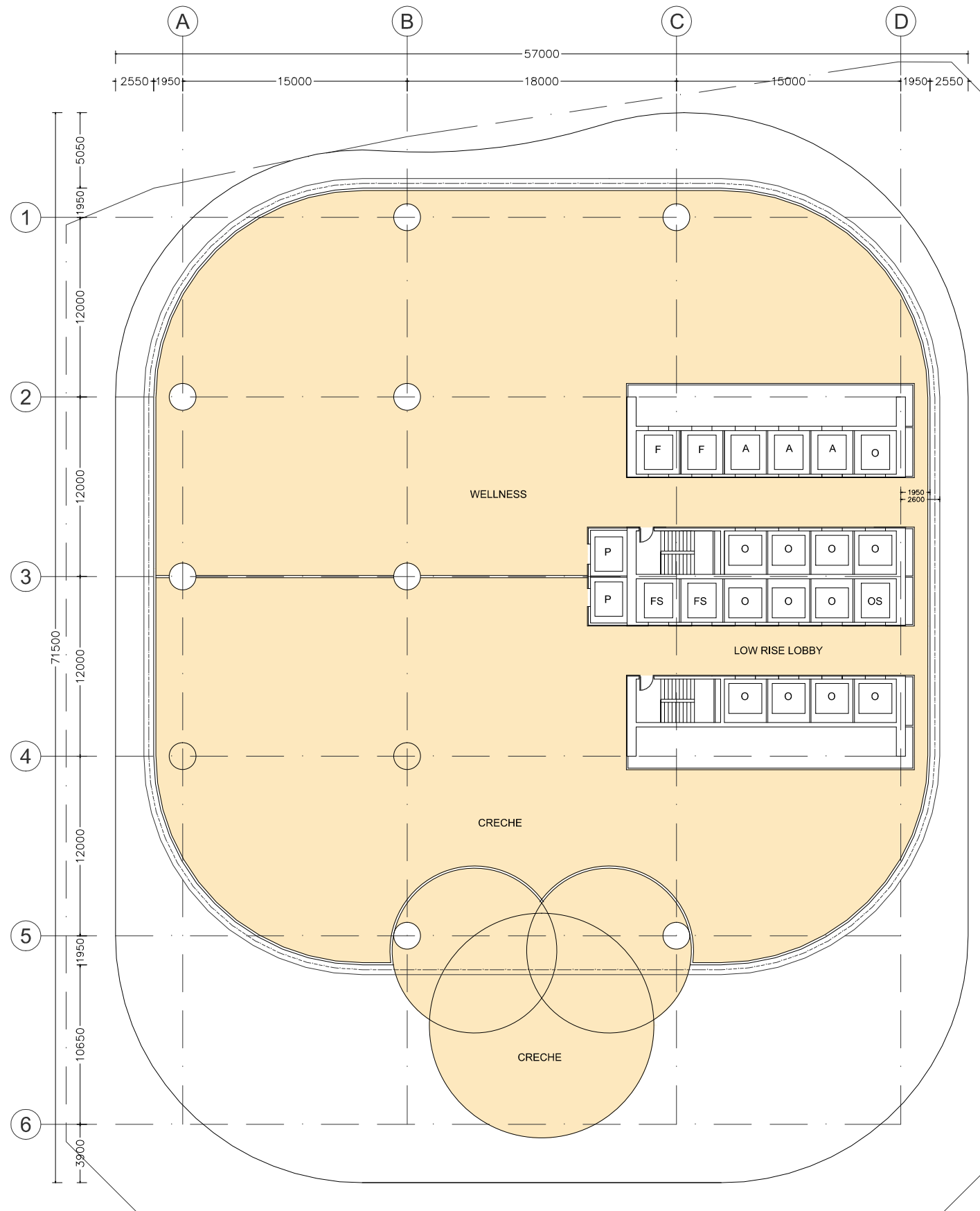
- LEGEND
- APARTMENT
 - OFFICE
 - FACILITIES / AMENITIES





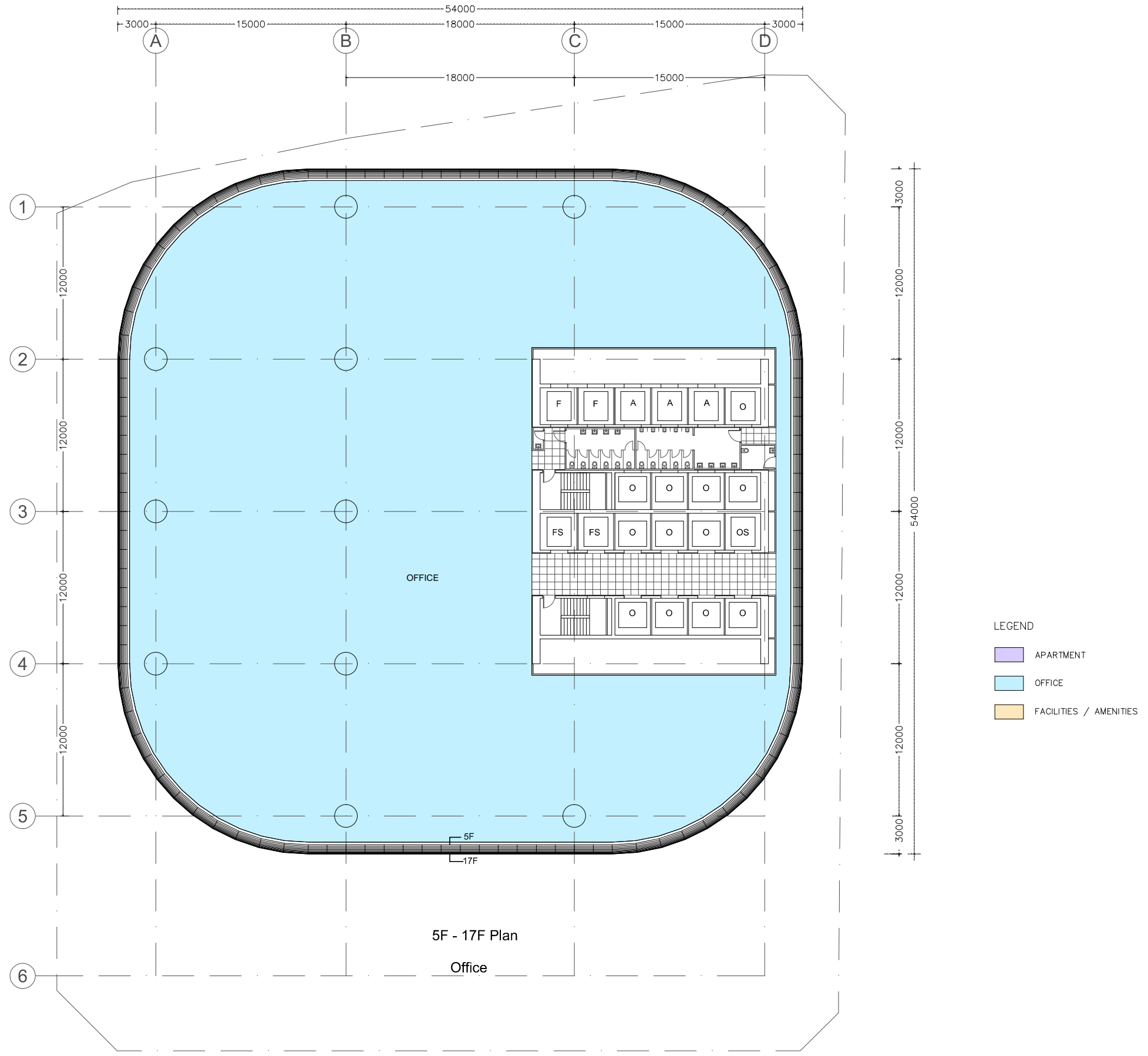
- LEGEND
- APARTMENT
 - OFFICE
 - FACILITIES / AMENITIES



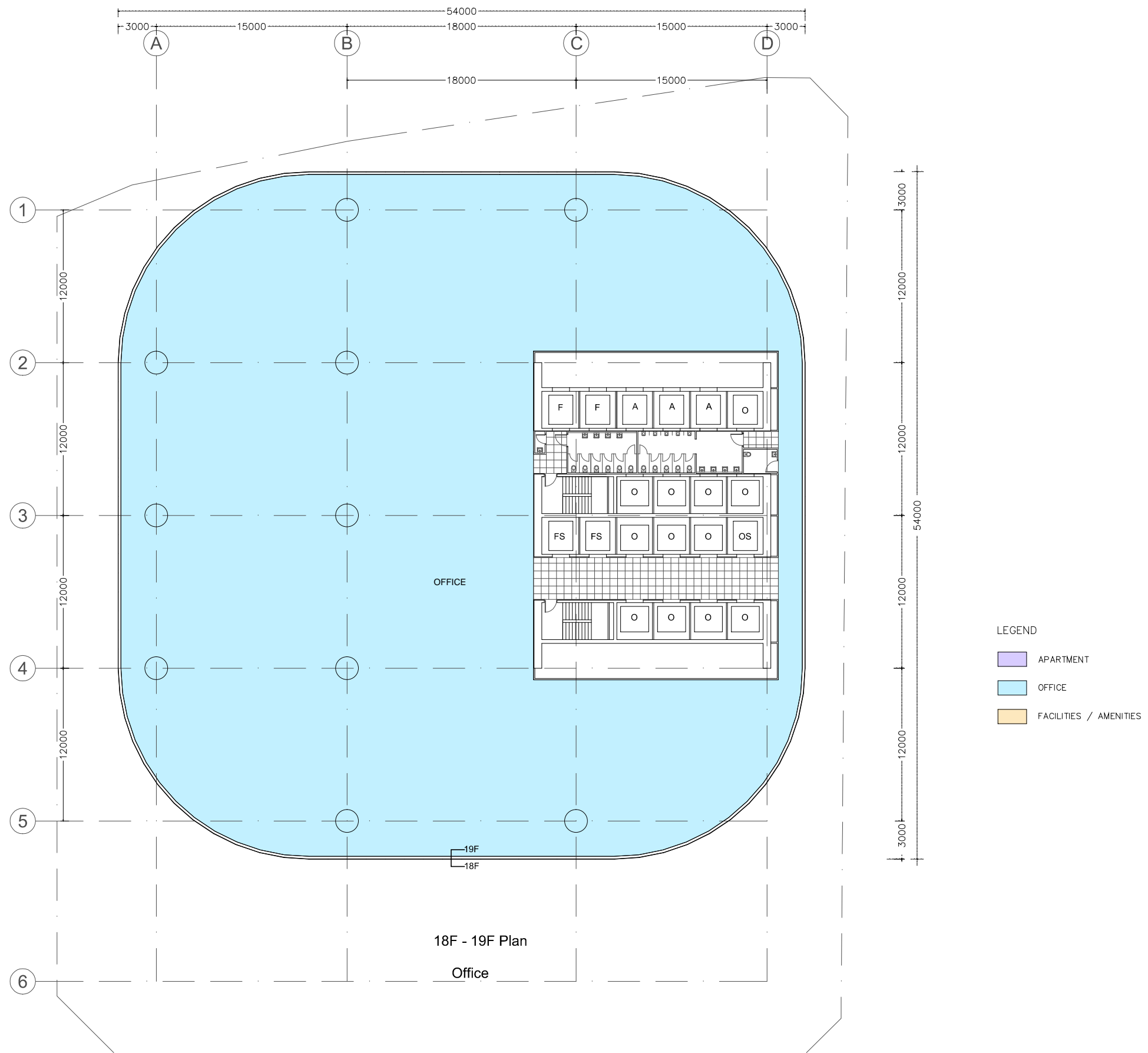


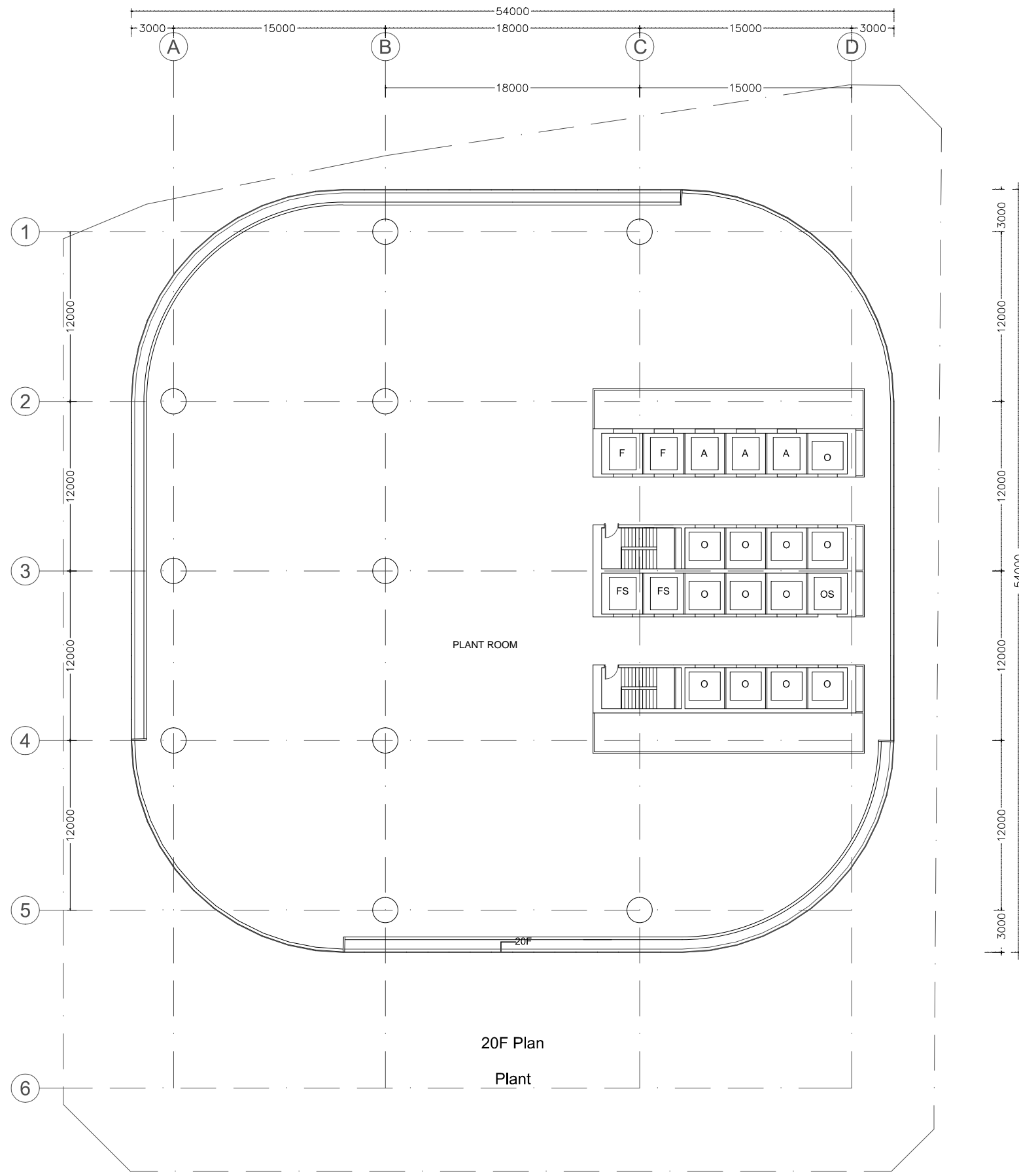
- LEGEND
- APARTMENT
 - OFFICE
 - FACILITIES / AMENITIES



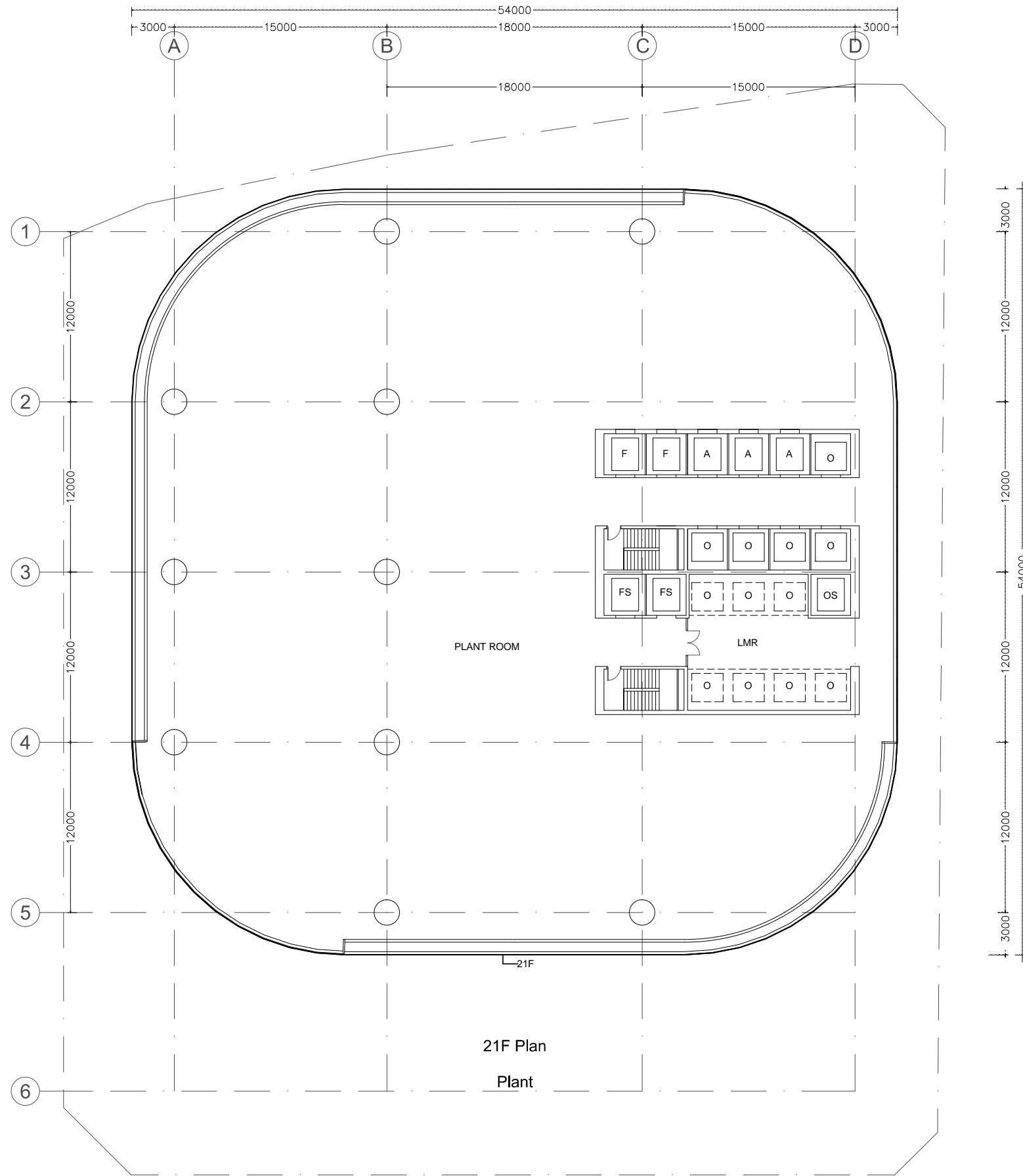


5F - 17F Plan
Office



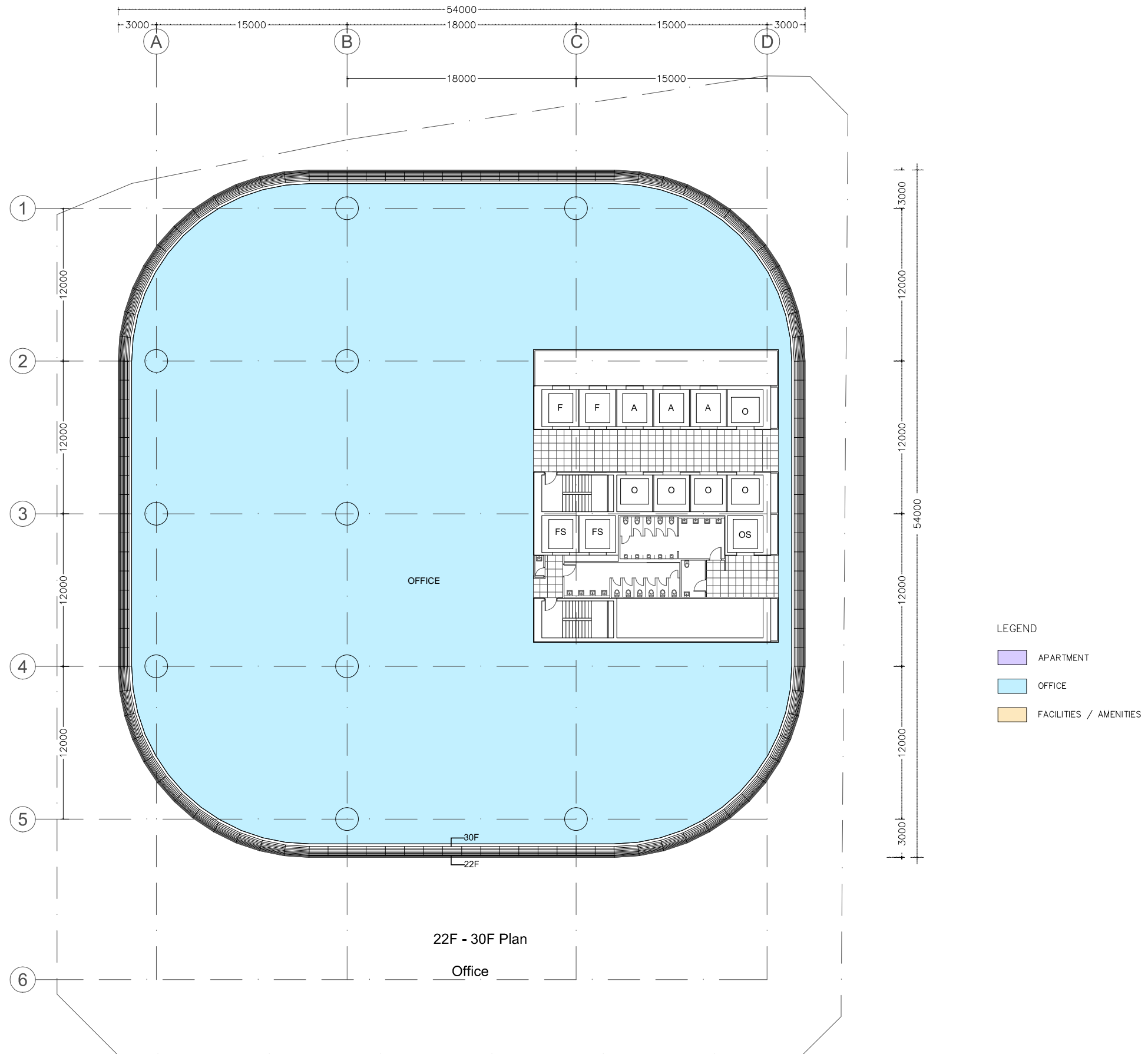


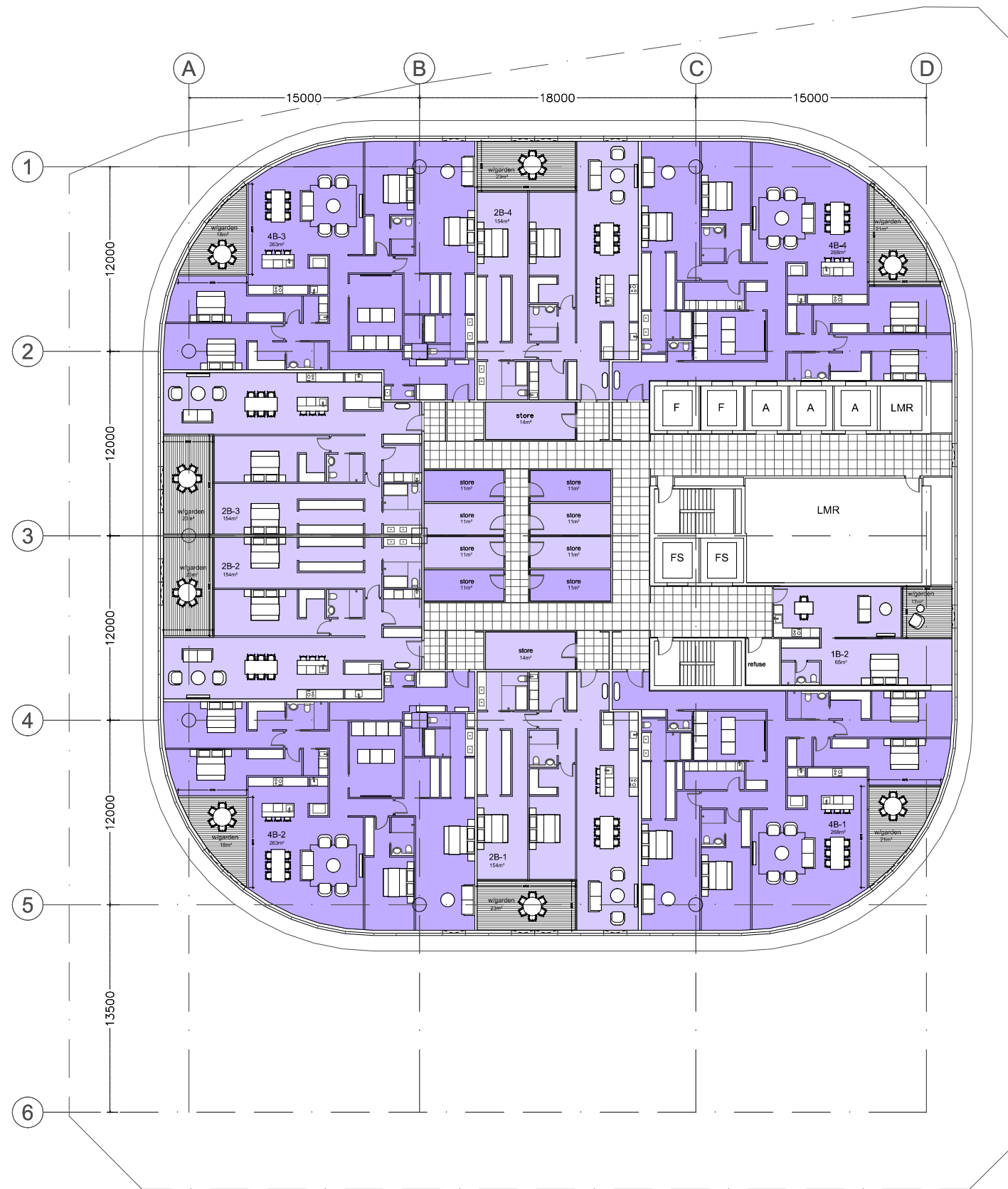
- LEGEND
- APARTMENT
 - OFFICE
 - FACILITIES / AMENITIES



- LEGEND
- APARTMENT
 - OFFICE
 - FACILITIES / AMENITIES





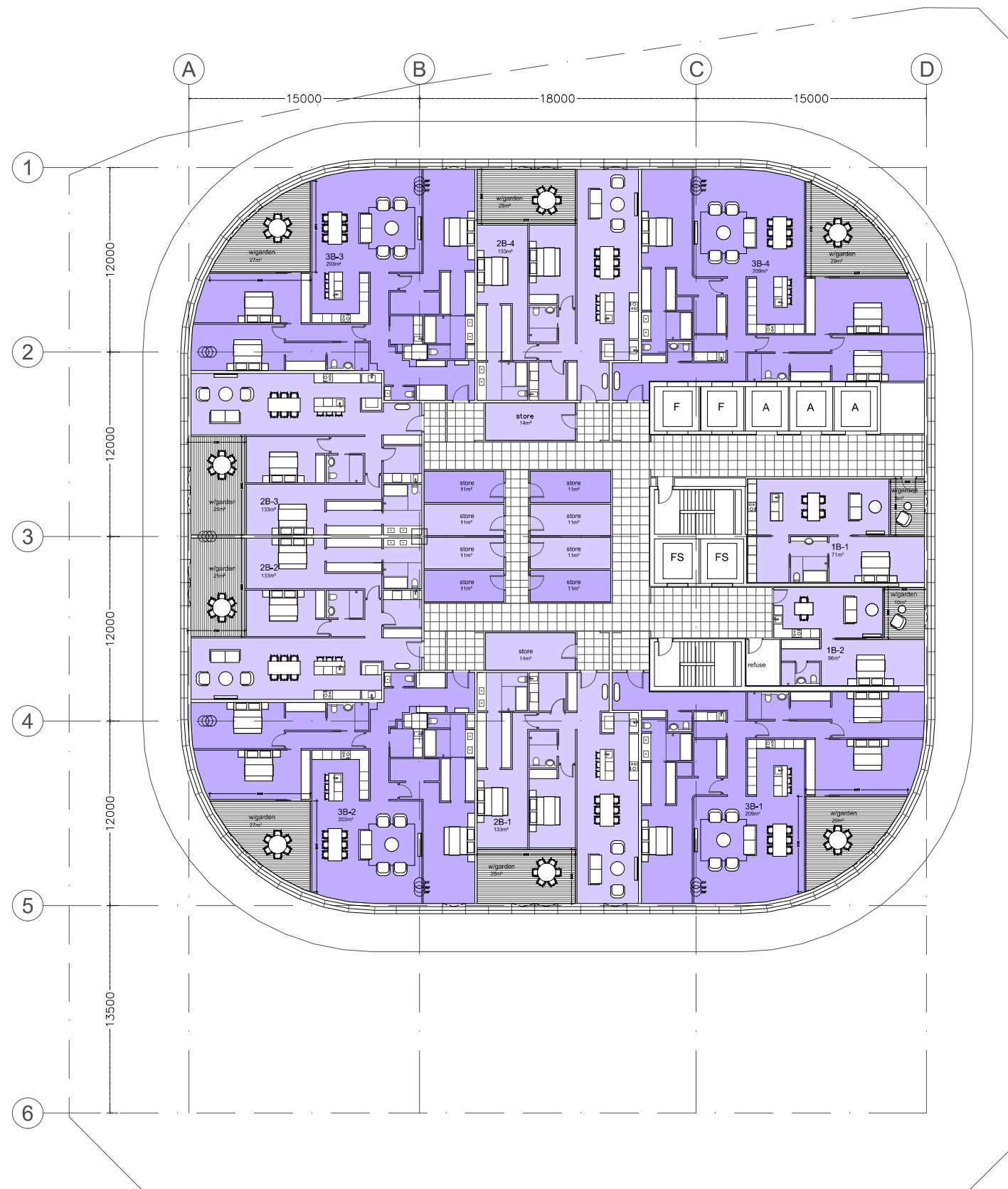


LEGEND

- APARTMENT
- OFFICE
- FACILITIES / AMENITIES



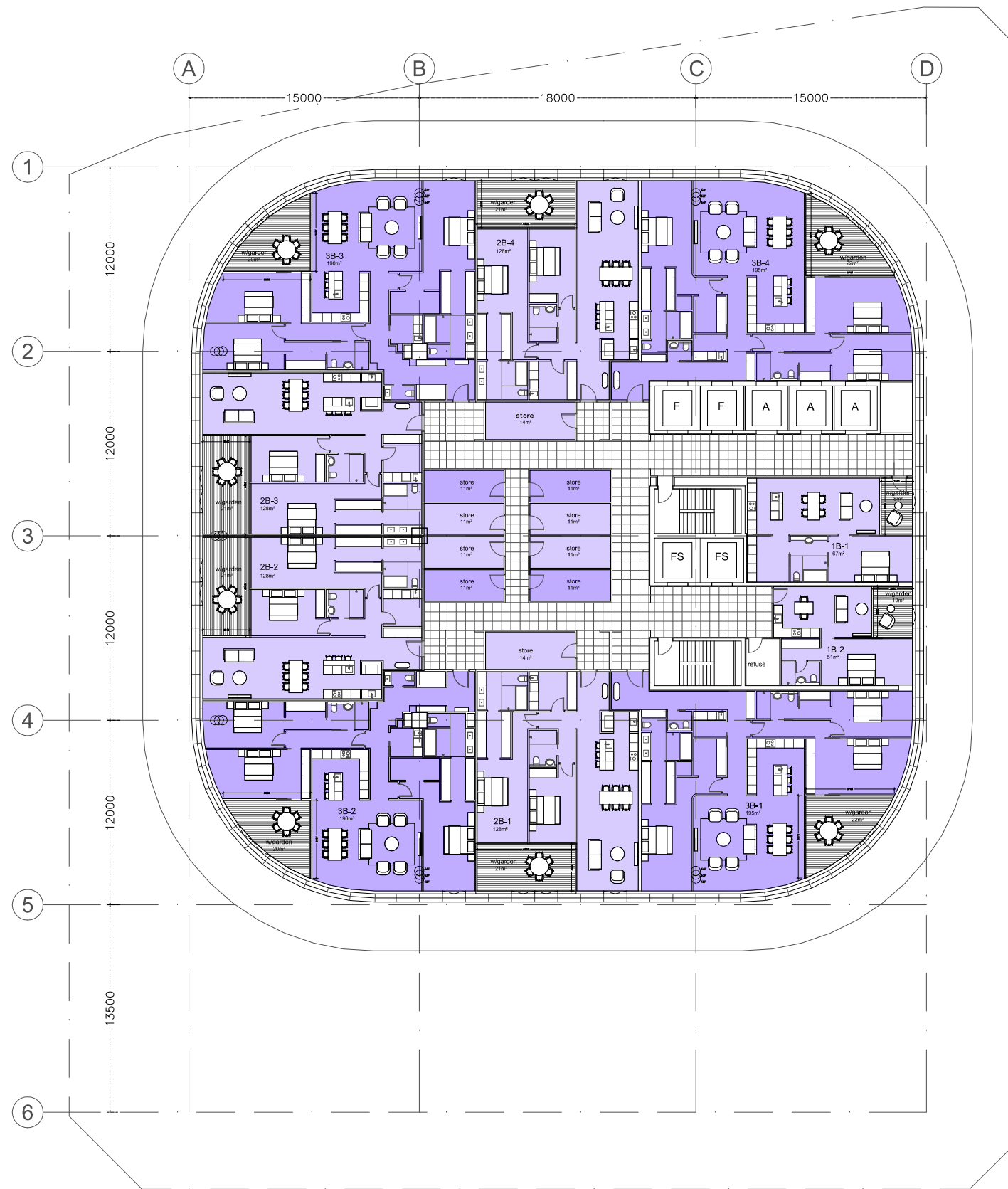




LEGEND

- APARTMENT
- OFFICE
- FACILITIES / AMENITIES

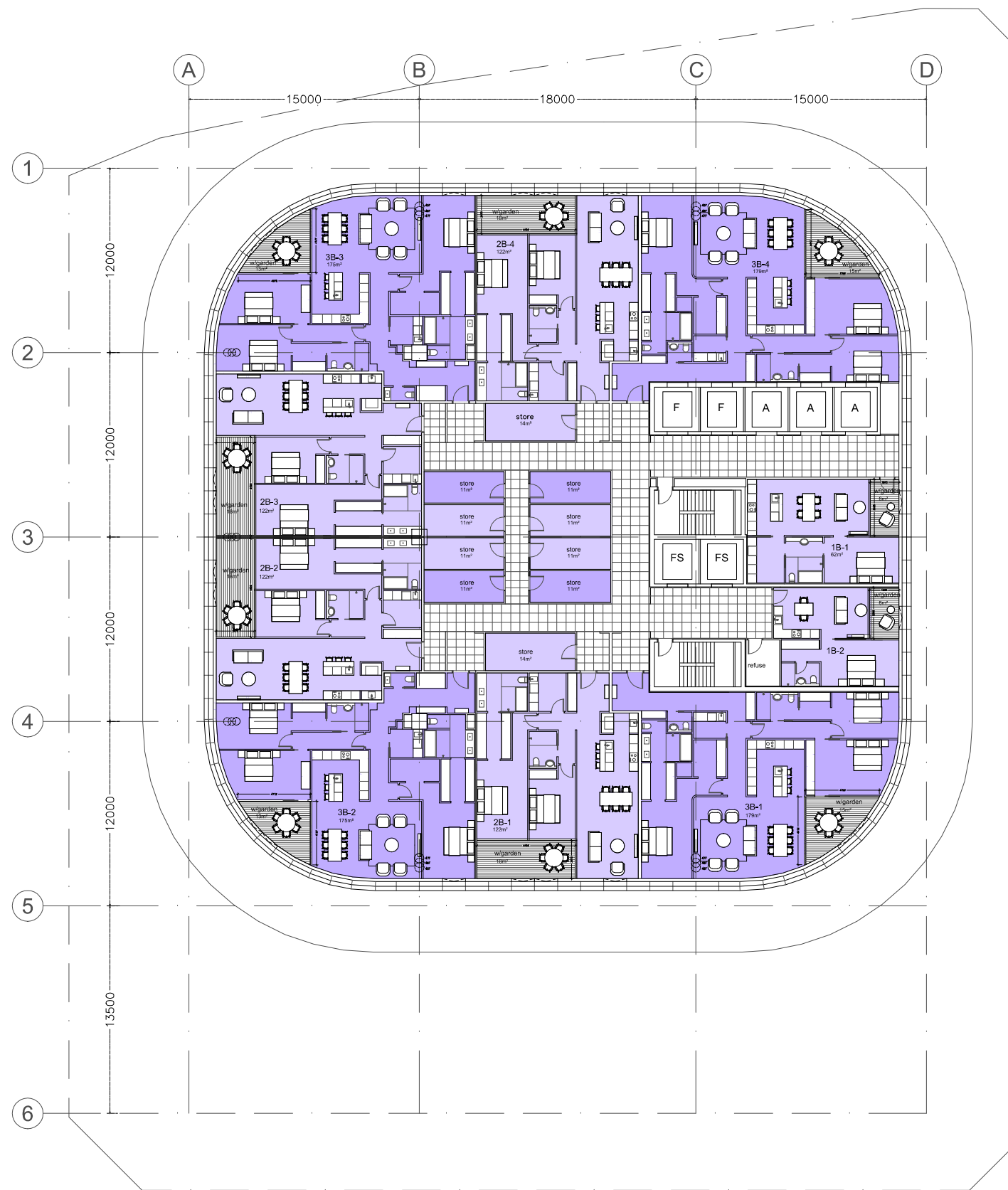




LEGEND

- APARTMENT
- OFFICE
- FACILITIES / AMENITIES

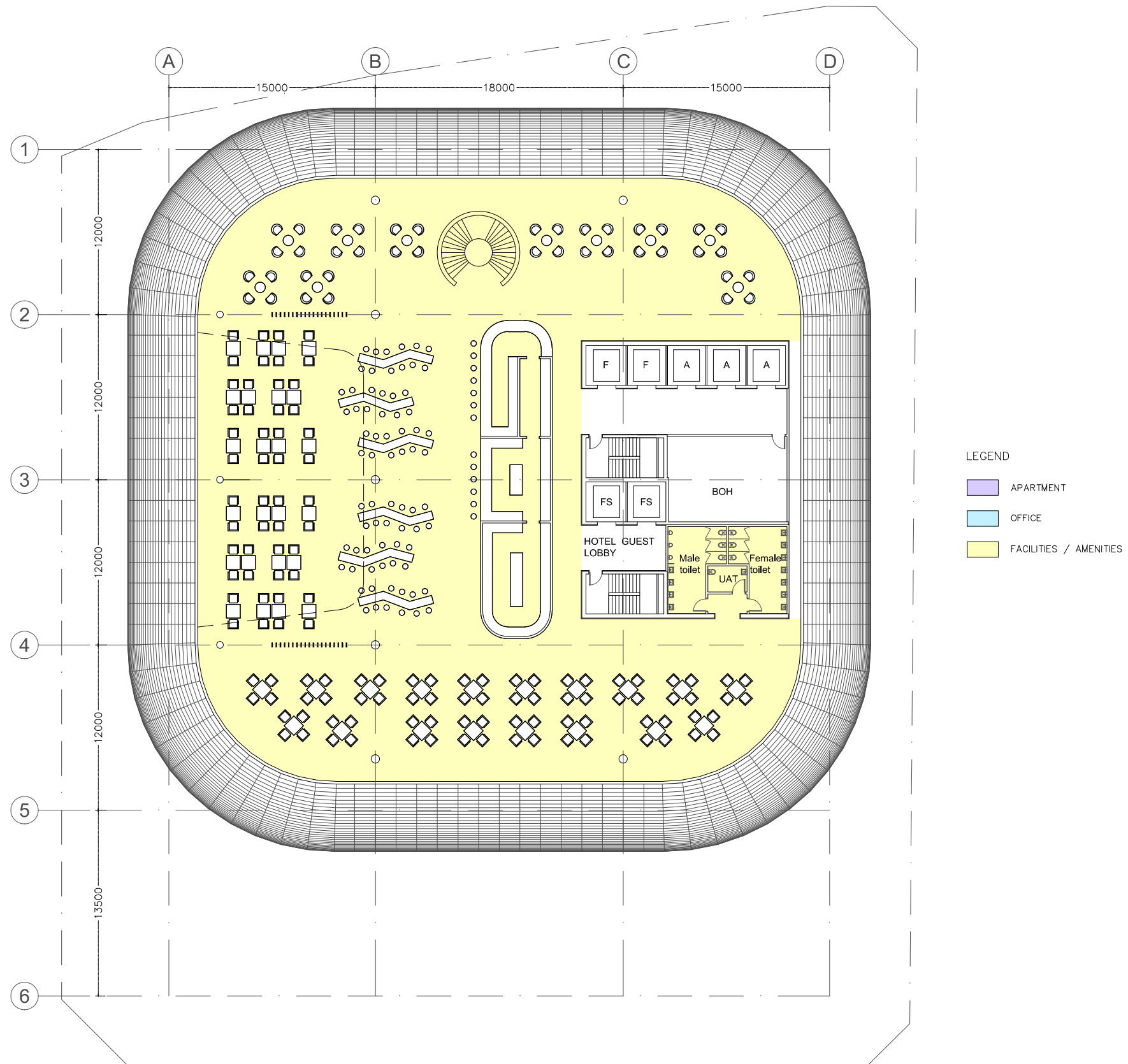




LEGEND

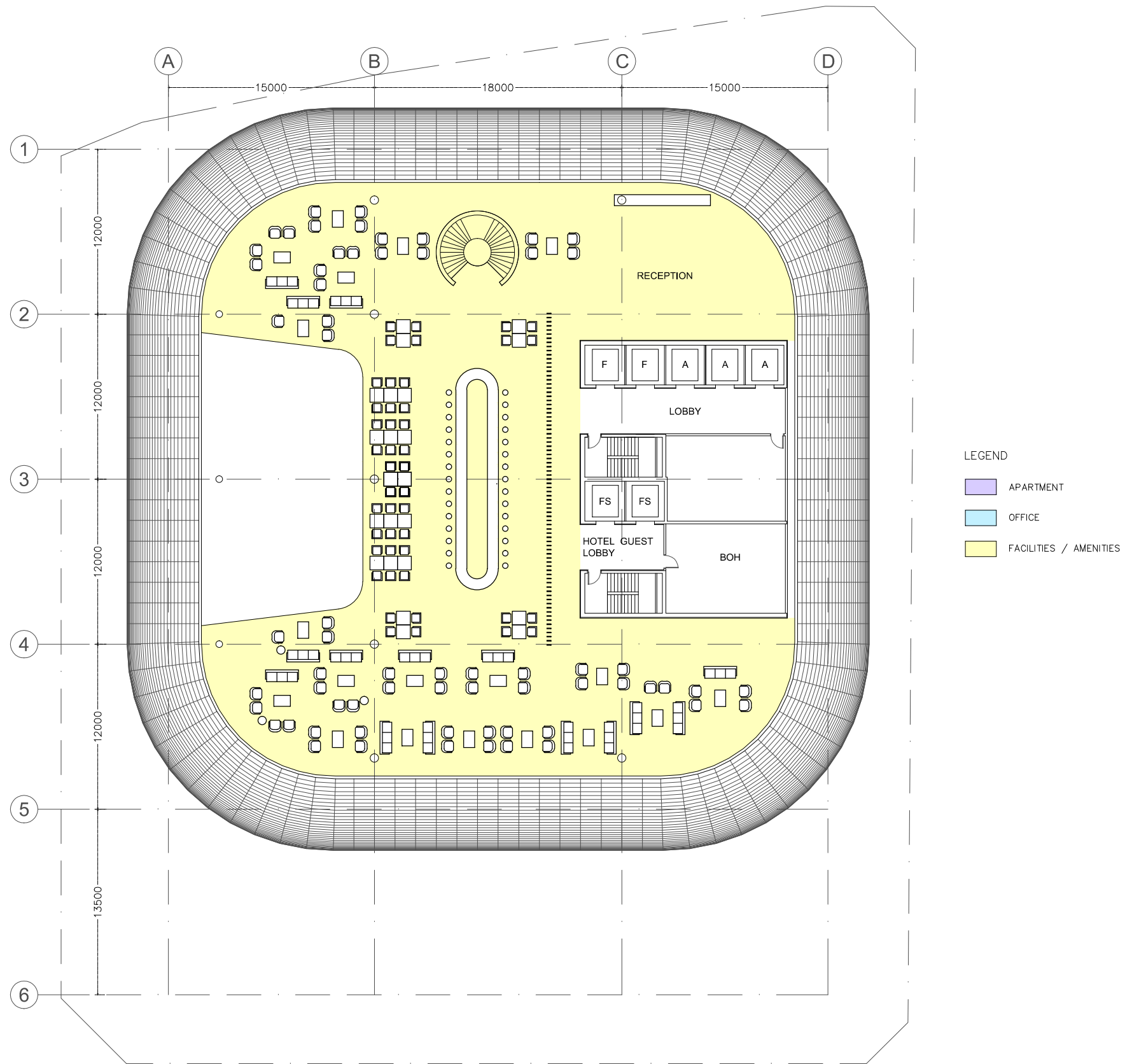
- APARTMENT
- OFFICE
- FACILITIES / AMENITIES





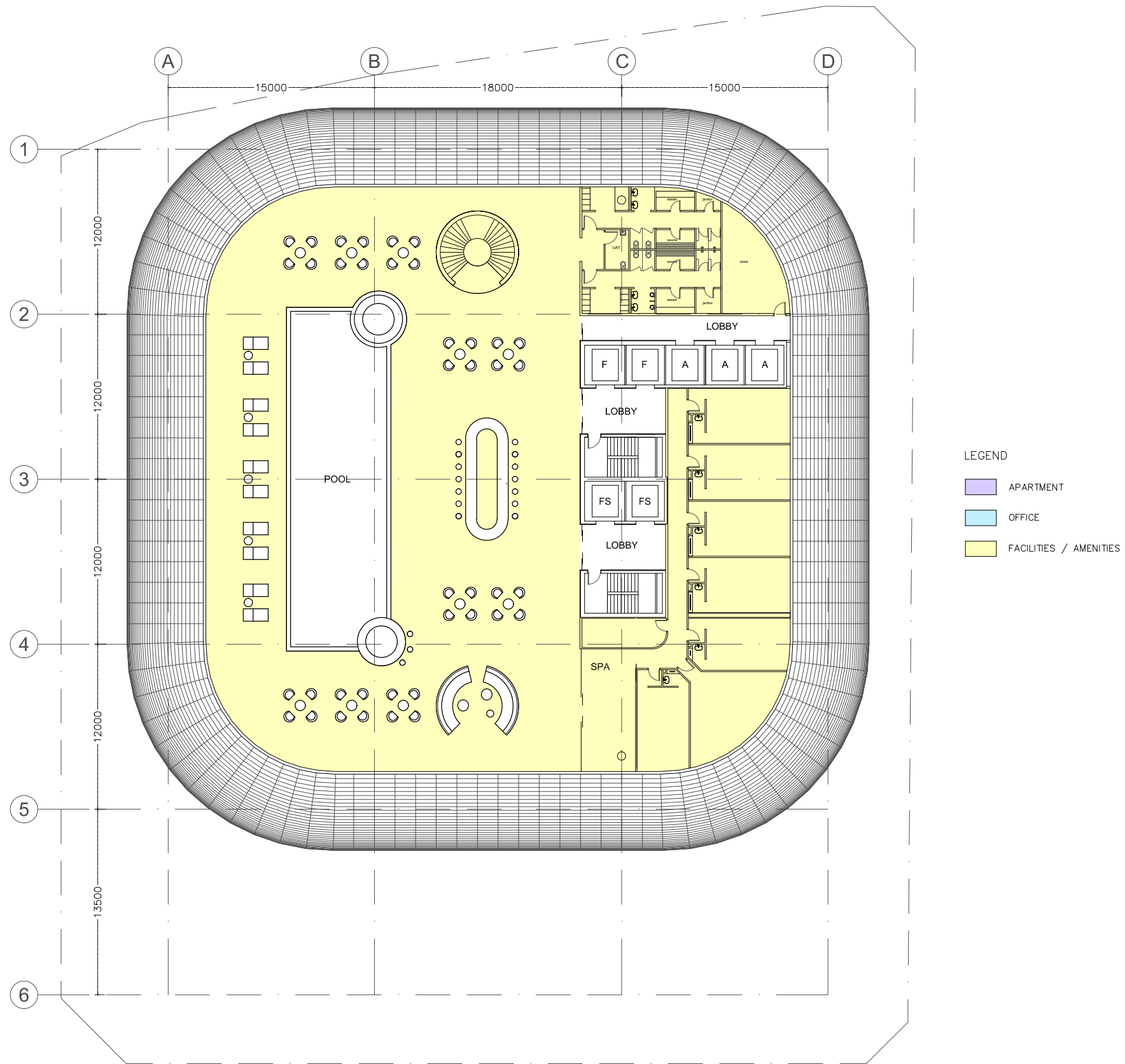
- LEGEND
- APARTMENT
 - OFFICE
 - FACILITIES / AMENITIES

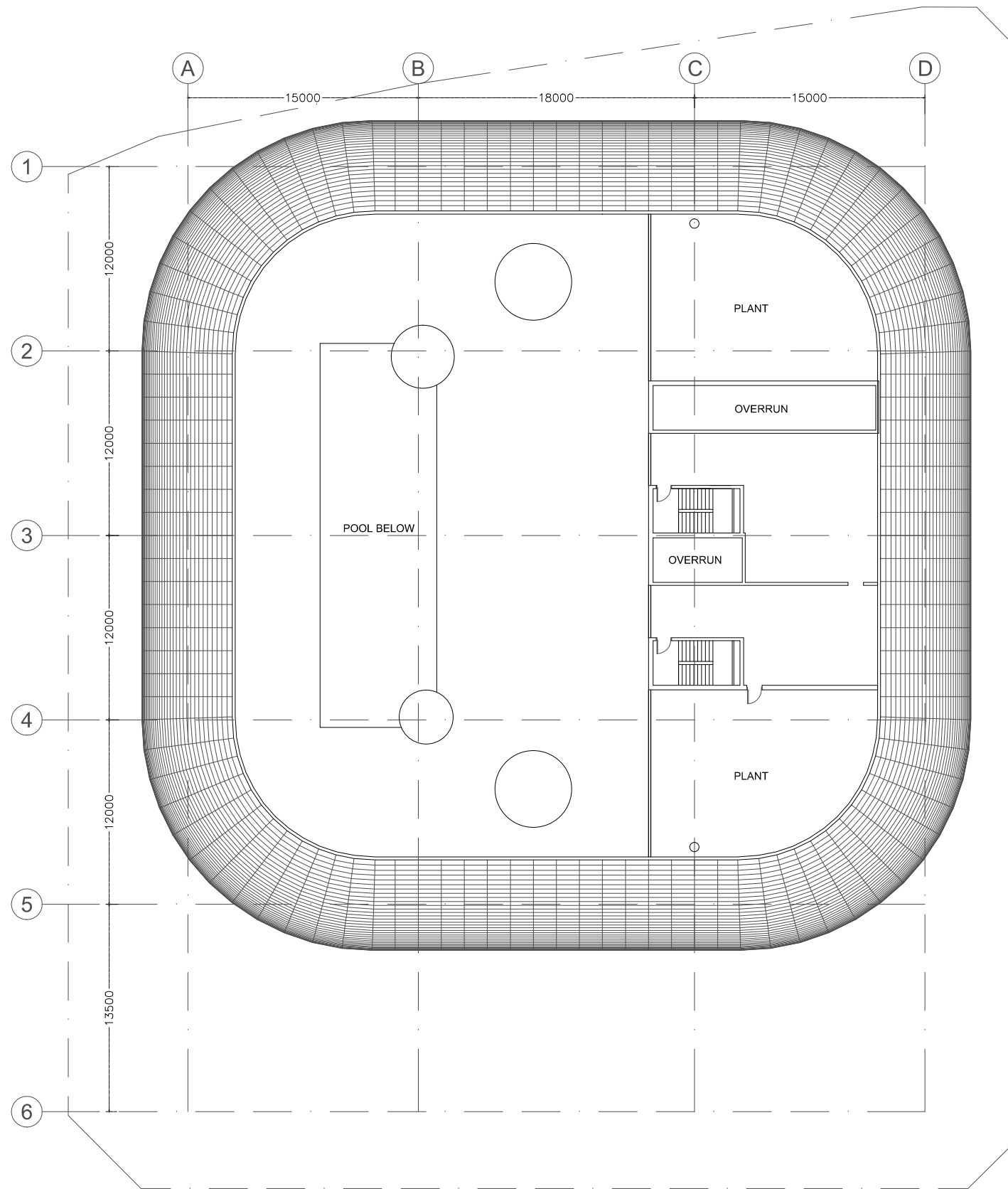




- LEGEND
- APARTMENT
 - OFFICE
 - FACILITIES / AMENITIES



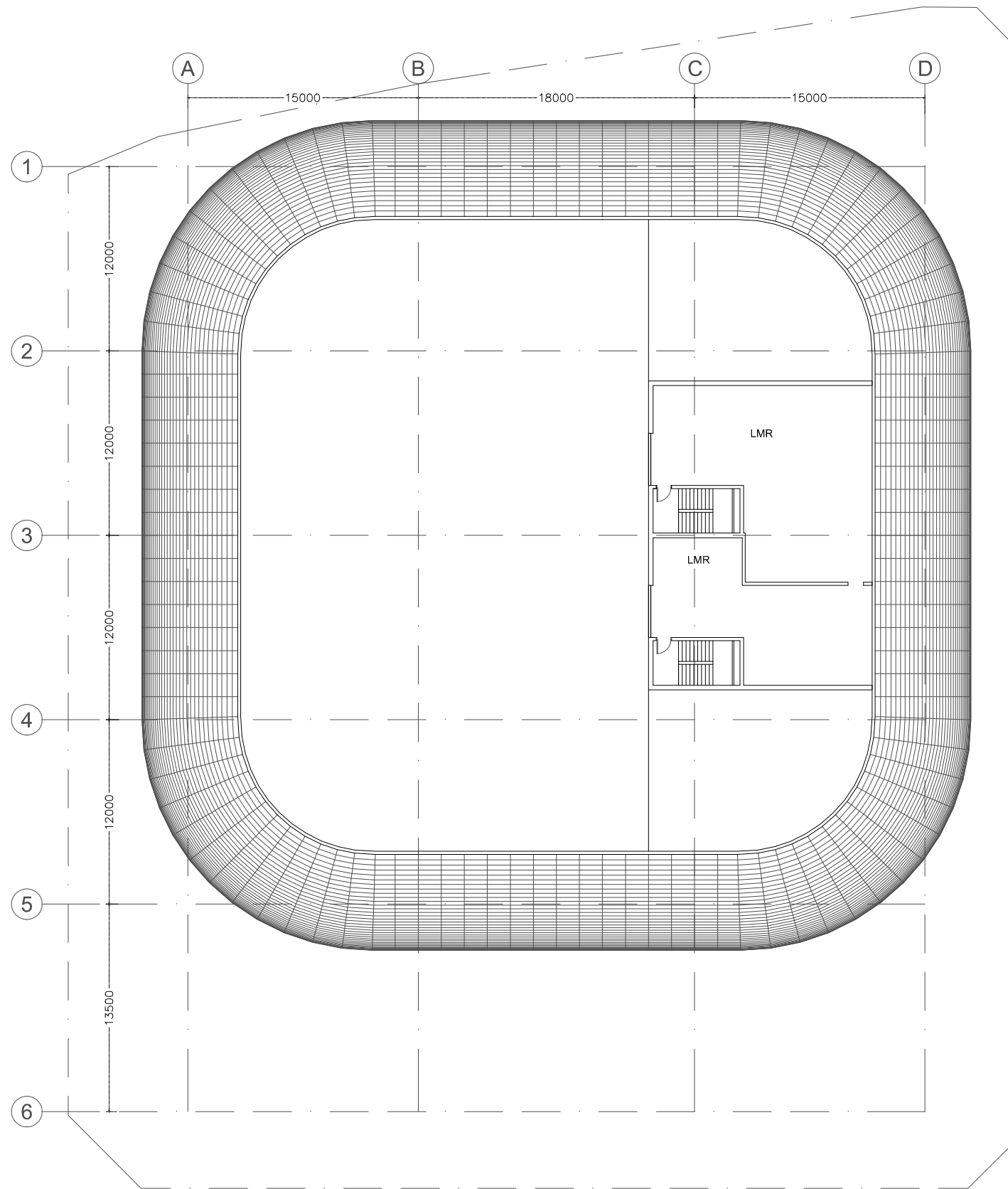


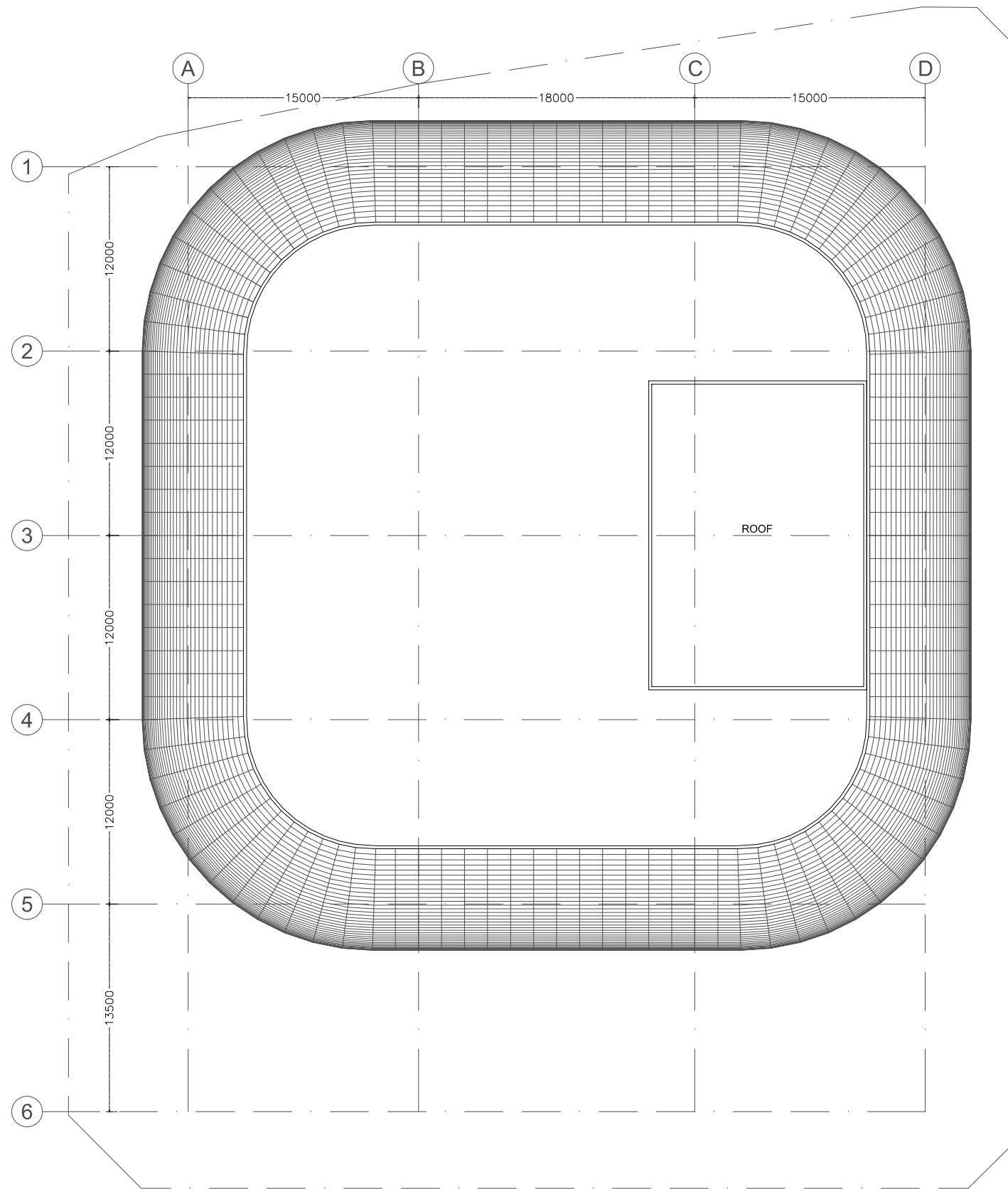


LEGEND

- APARTMENT
- OFFICE
- FACILITIES / AMENITIES



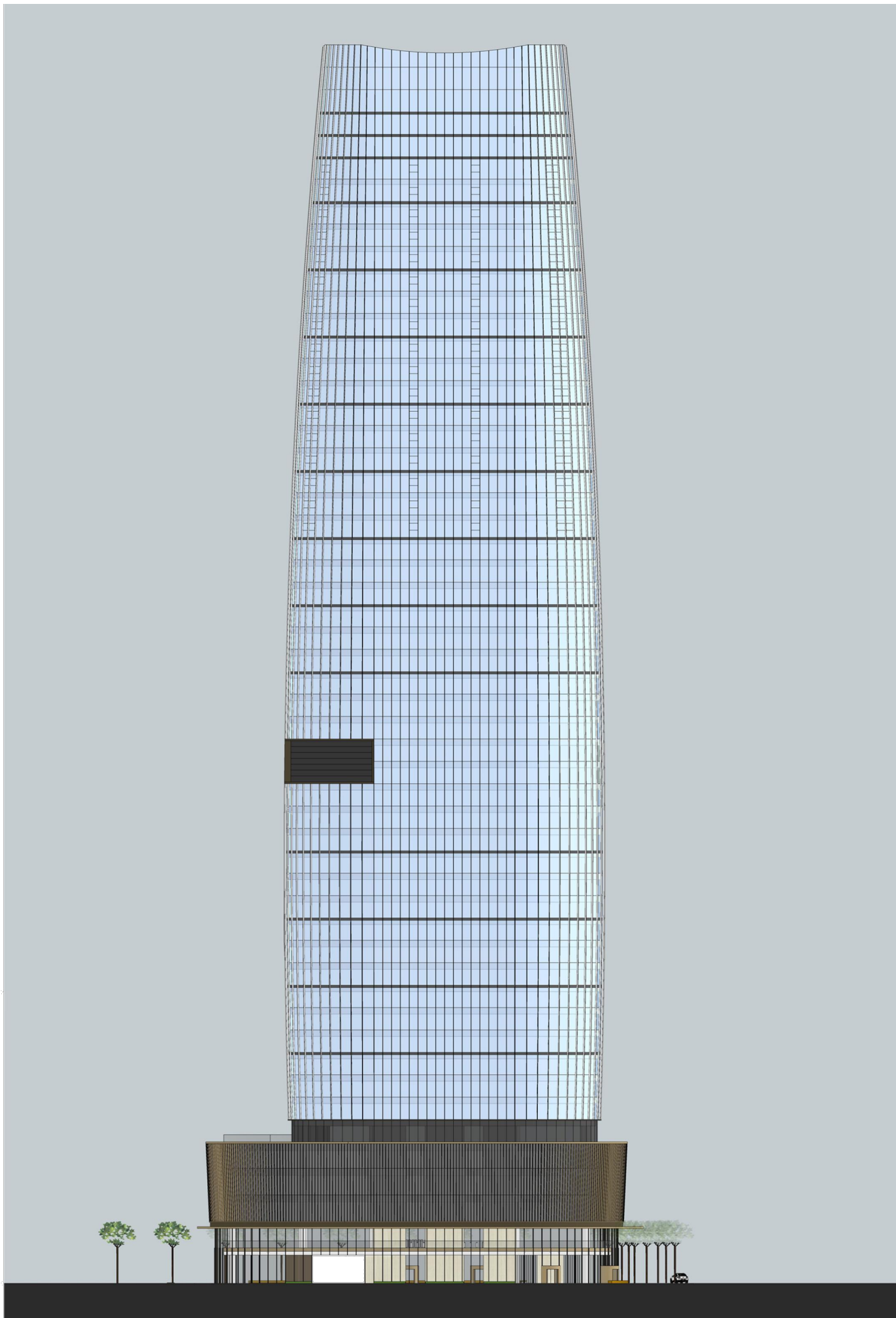
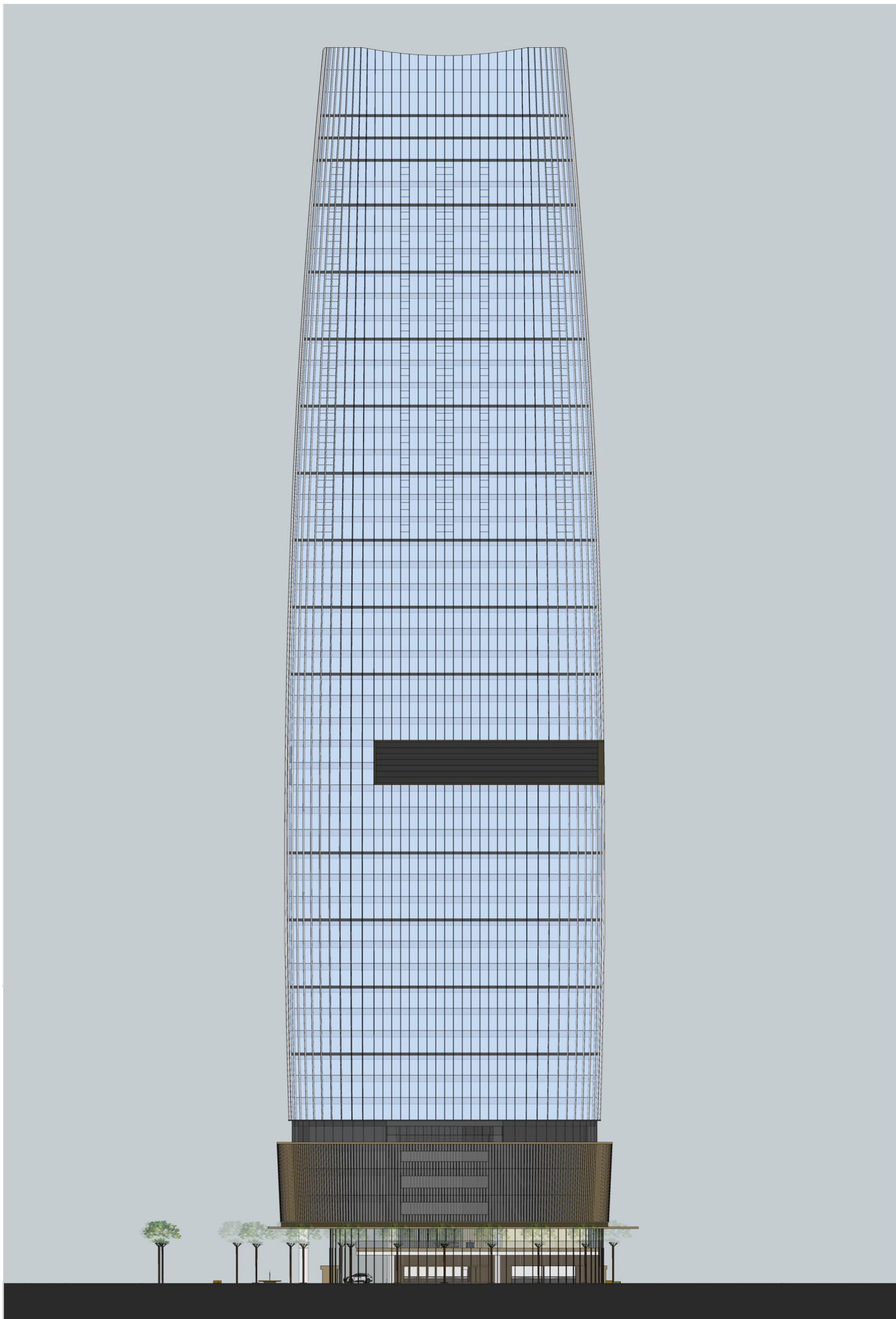




LEGEND

- APARTMENT
- OFFICE
- FACILITIES / AMENITIES





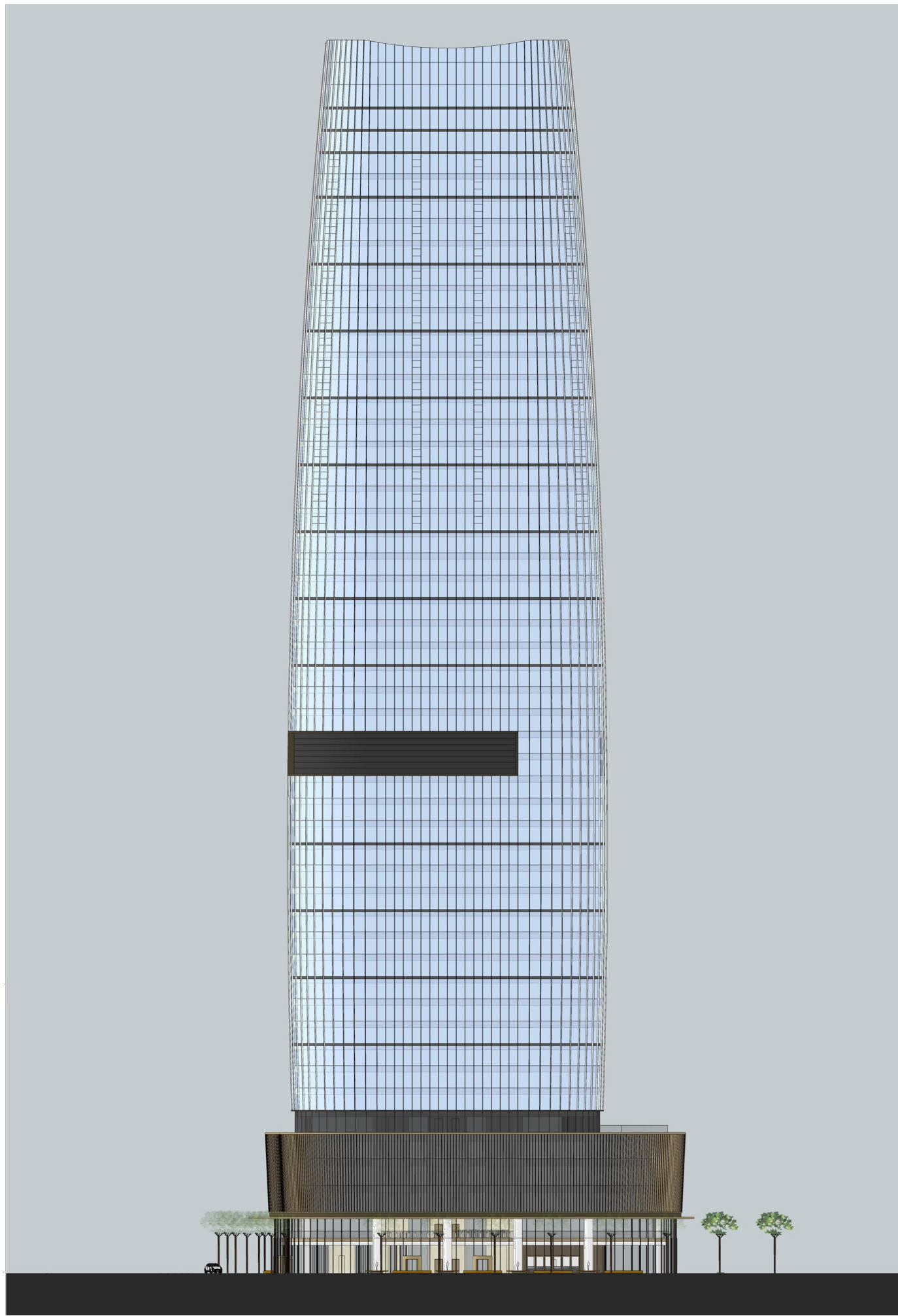
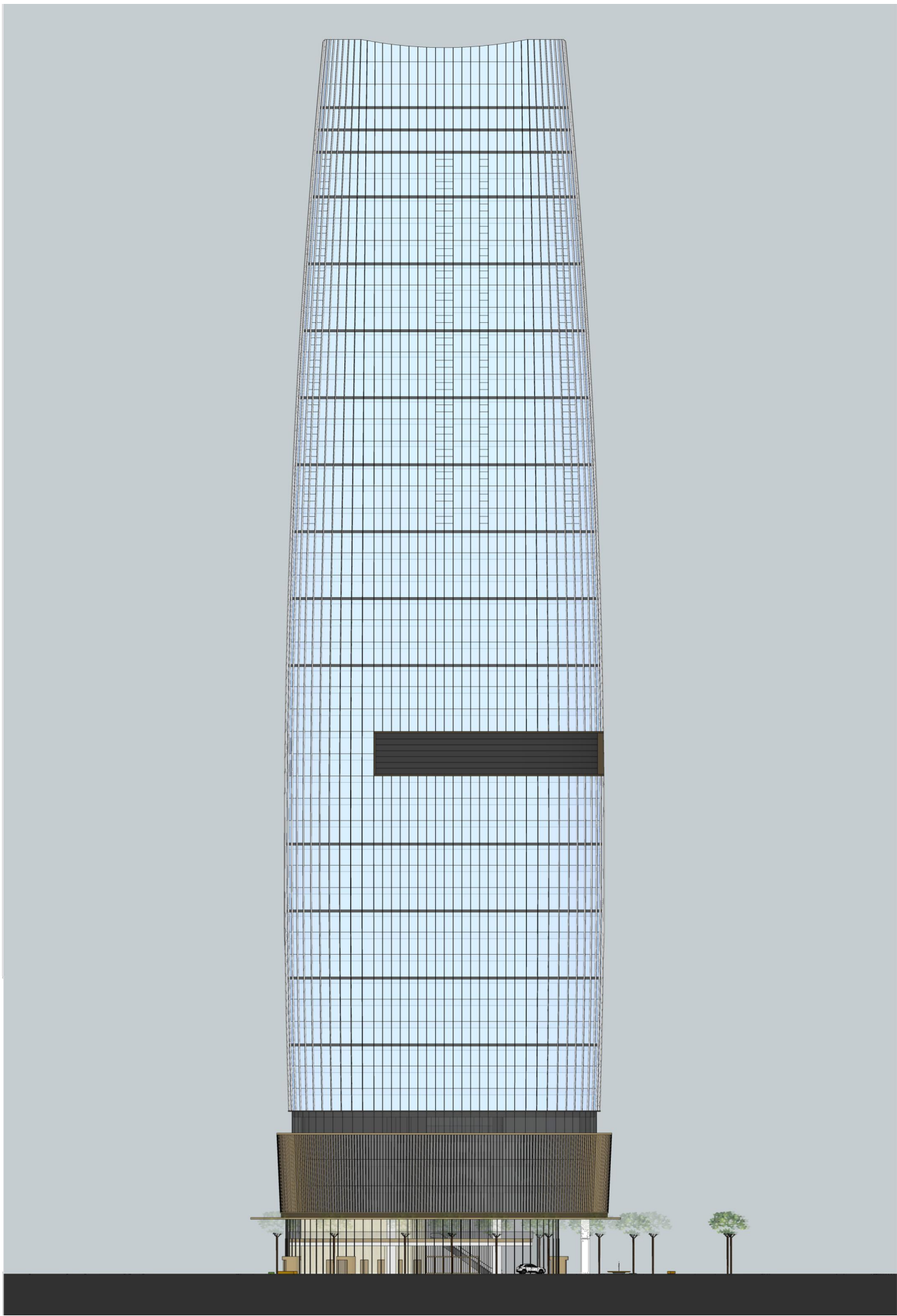
ELIZABETH
Q U A Y LOT 4

ELEVATIONS
SOUTH & EAST



0 1 2 5 10M

Drawing No.
EQ4-AR-DA-1400



ELIZABETH
Q U A Y LOT 4

ELEVATIONS
NORTH & WEST

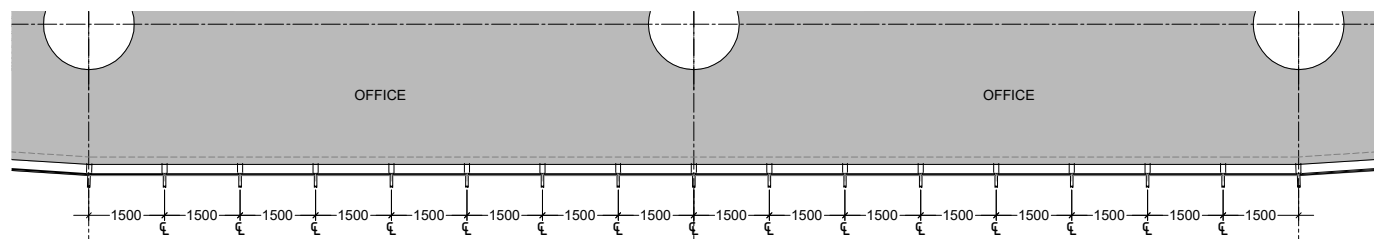
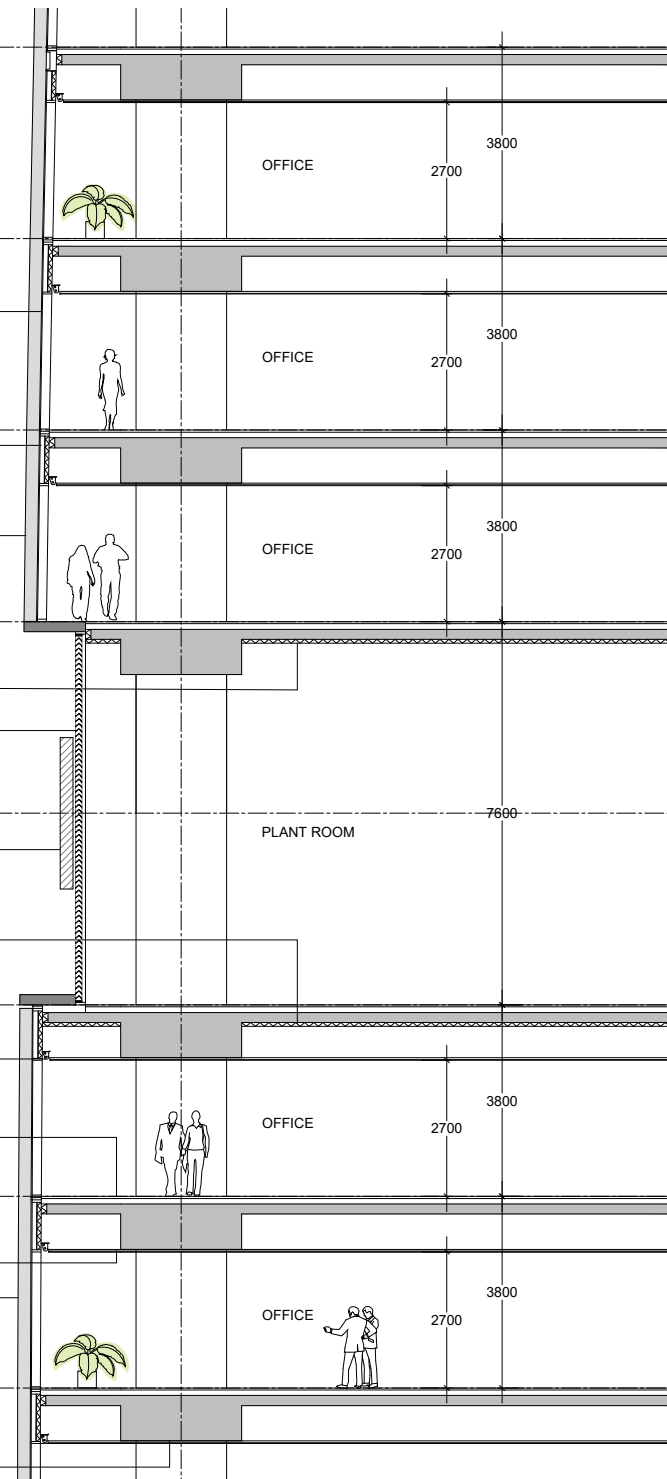


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Drawing No.
EQ4-AR-DA-1401

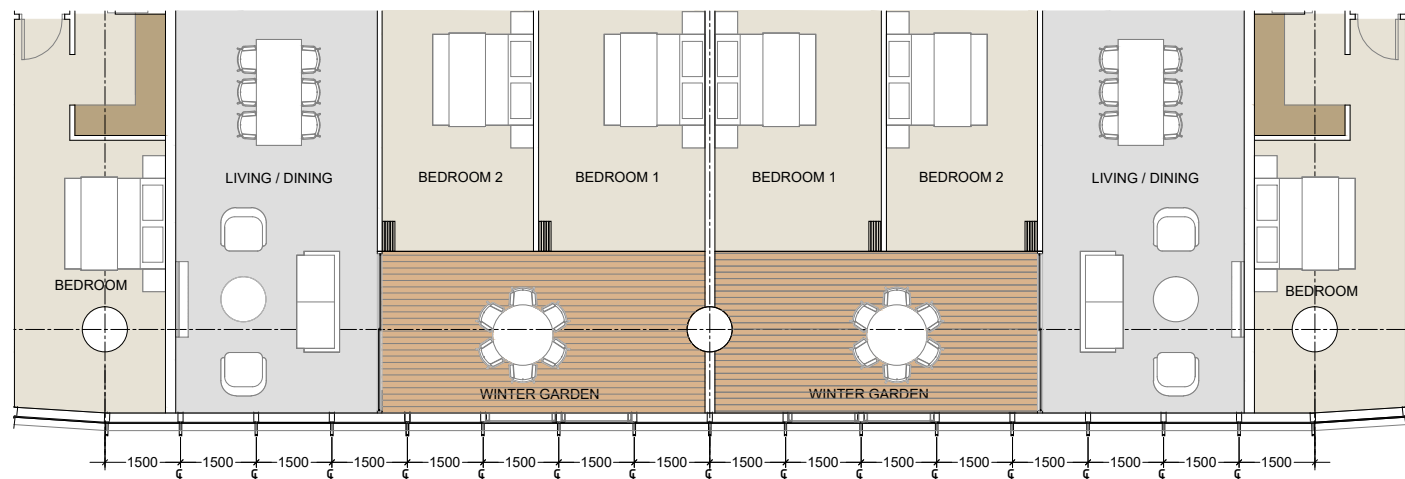
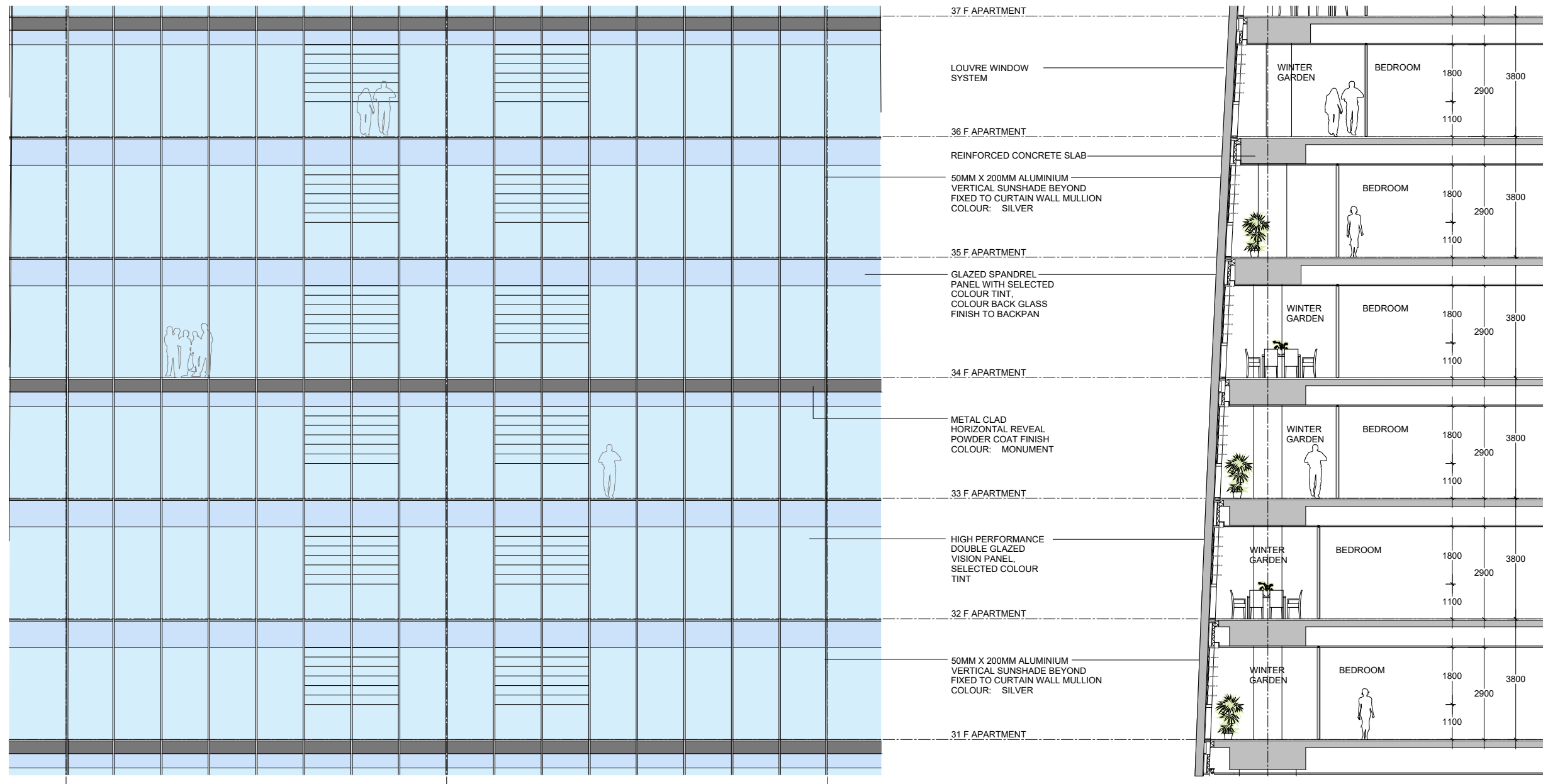


- 25 F. OFFICE
- METAL CLAD HORIZONTAL REVEAL POWDER COAT FINISH COLOUR: MONUMENT
- 24 F. OFFICE
- HIGH PERFORMANCE DOUBLE GLAZED VISION PANEL, SELECTED COLOUR TINT
- 23 F. OFFICE
- GLAZED SPANDREL PANEL WITH SELECTED COLOUR TINT, COLOUR BACK GLASS FINISH TO BACKPAN
- 50MM X 200MM ALUMINIUM VERTICAL SUNSHADE BEYOND FIXED TO CURTAIN WALL MULLION COLOUR: SILVER
- 22 F. OFFICE
- ACOUSTIC & THERMAL INSULATION
- POWDER COATED LOUVRES, CONCEALED FIX COLOUR: MONUMENT
- 21 F. PLANT ROOM
- SIGNAGE BY SEPARATE APPLICATION
- ALUMINIUM BORDER TRIM COLOUR: MONUMENT
- ACOUSTIC & THERMAL INSULATION
- 20 F. PLANT ROOM
- DUAL ANTI GLARE & BLOCKOUT BLIND SYSTEM
- RAISED ACCESS FLOOR
- 19 F. OFFICE
- SUSPENDED CEILING SYSTEM
- 50MM X 200MM ALUMINIUM VERTICAL SUNSHADE BEYOND FIXED TO CURTAIN WALL MULLION COLOUR: SILVER
- 18 F. OFFICE
- REINFORCED CONCRETE SLAB



NOTE:
Office facade shown for levels 18F to 25F only.
Detail applies to all office levels 5F to 30F.





NOTE:
Apartment facade shown for levels 31F to 37F only. Detail applies to all apartment levels 31F to 47F.



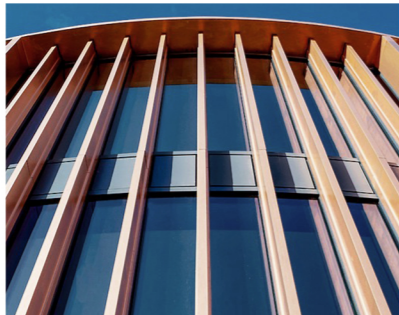
01.
Unified Facade Panels
Blue grey



02.
Facade Mullion Fins
Silver aluminium



03.
Podium Facade Mullion Fins
Bronze aluminium



04.
Aluminium Edge Canopy
Bronze



Internal Ceiling / Soffit
Soft white

05.
Columns
Applied textured finish



06.
Plant Ventilation
Charcoal grilled louvre system



07.
Clear Glazed Facade
Dark grey



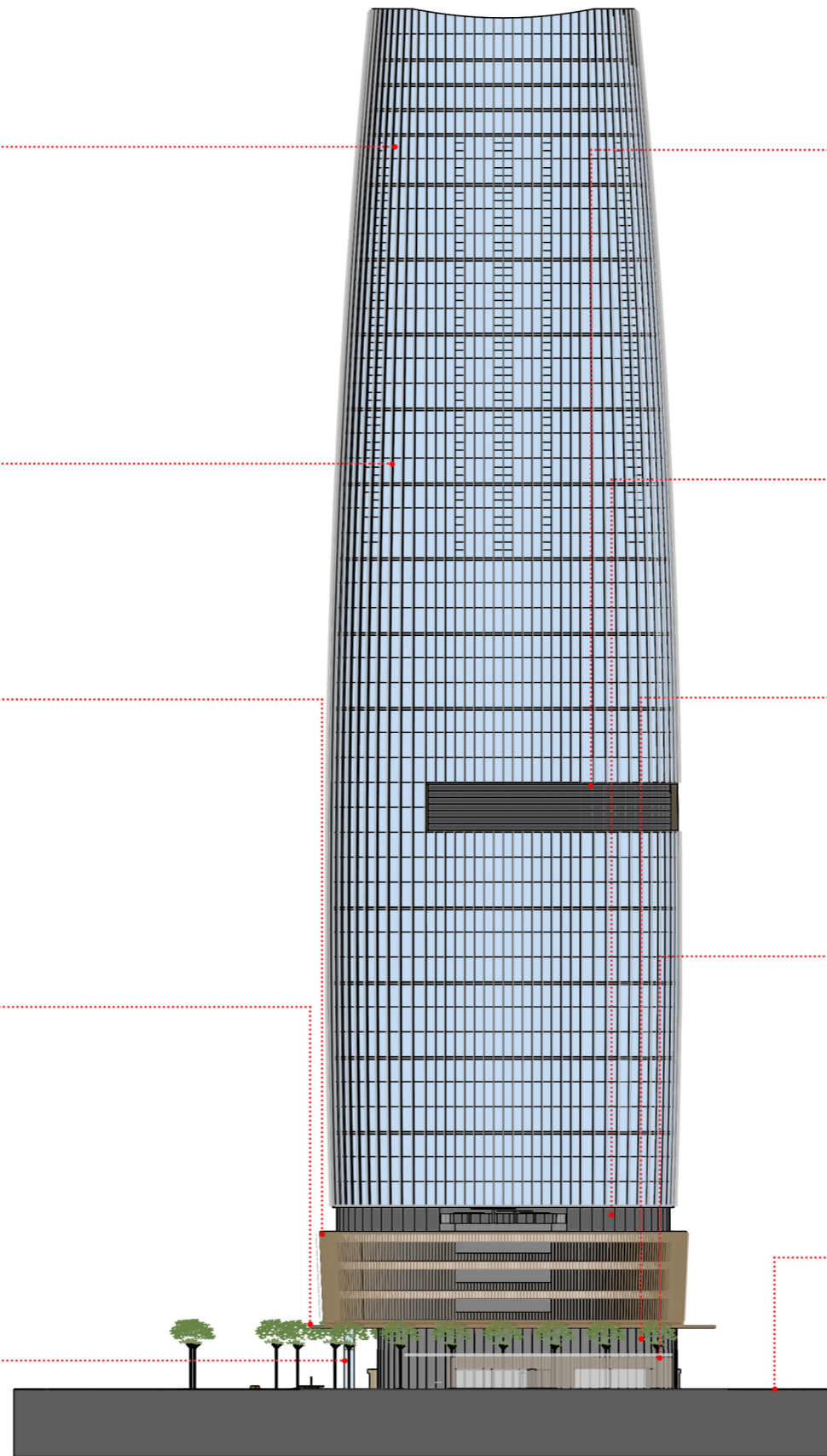
08.
Internal Podium Core Panels
Stone-clad

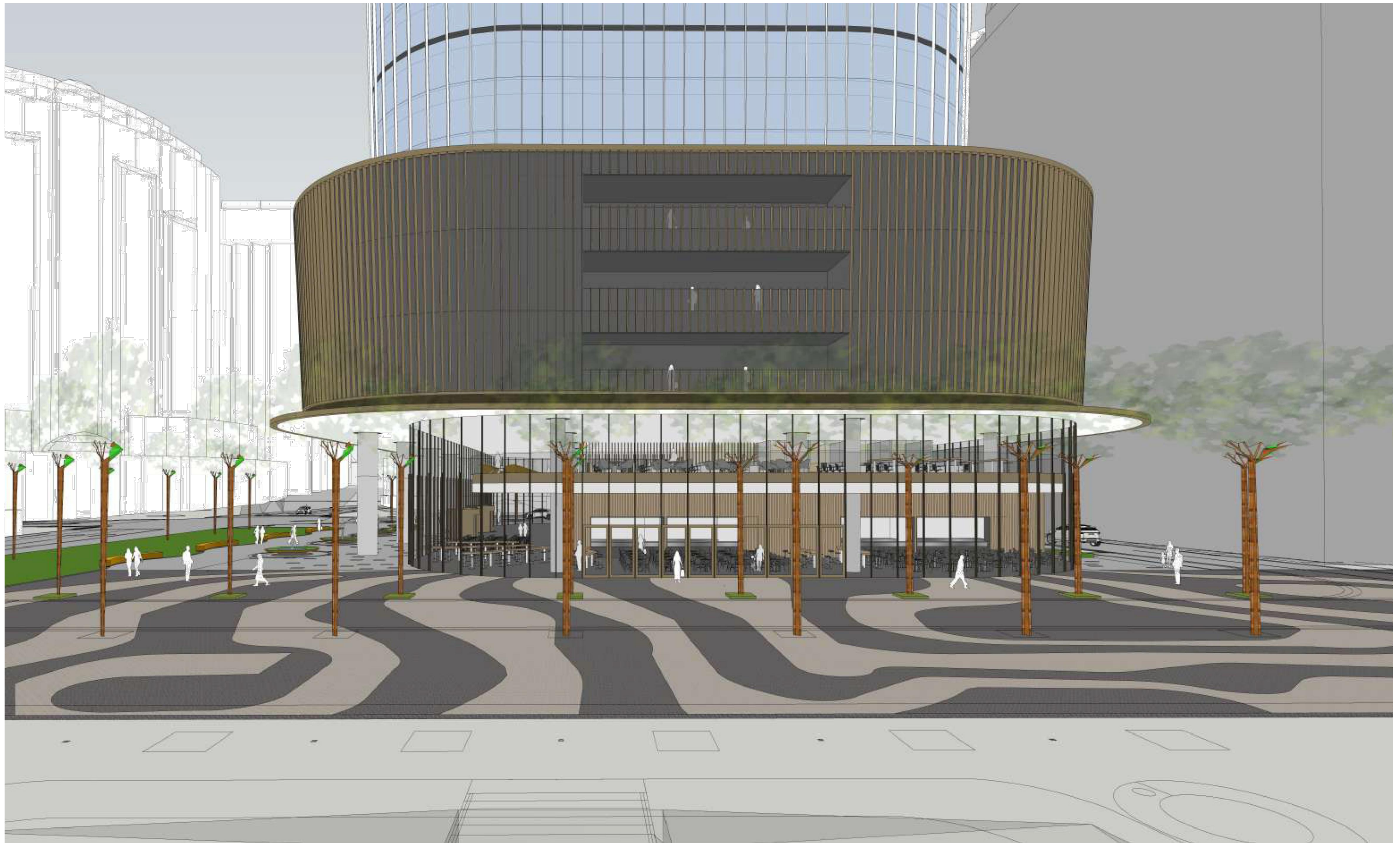


09.
Internal Podium Wall Panels
Wood battens



10.
Plaza Paving
Natural stone paving
responding to EQ Precinct









ELIZABETH
QUAY LOT 4

IMAGE - FROM WEST



0 1 2 5 10M



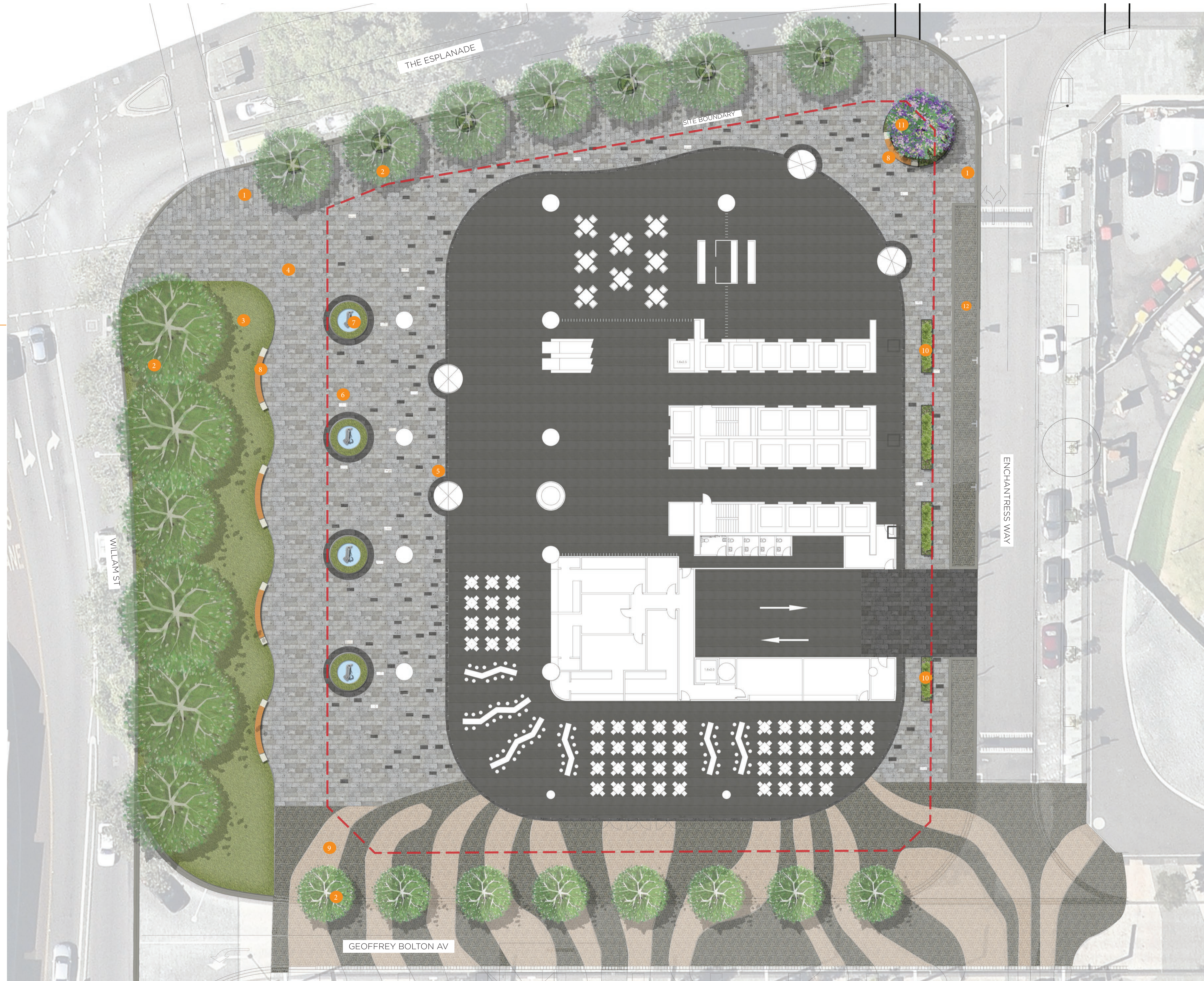
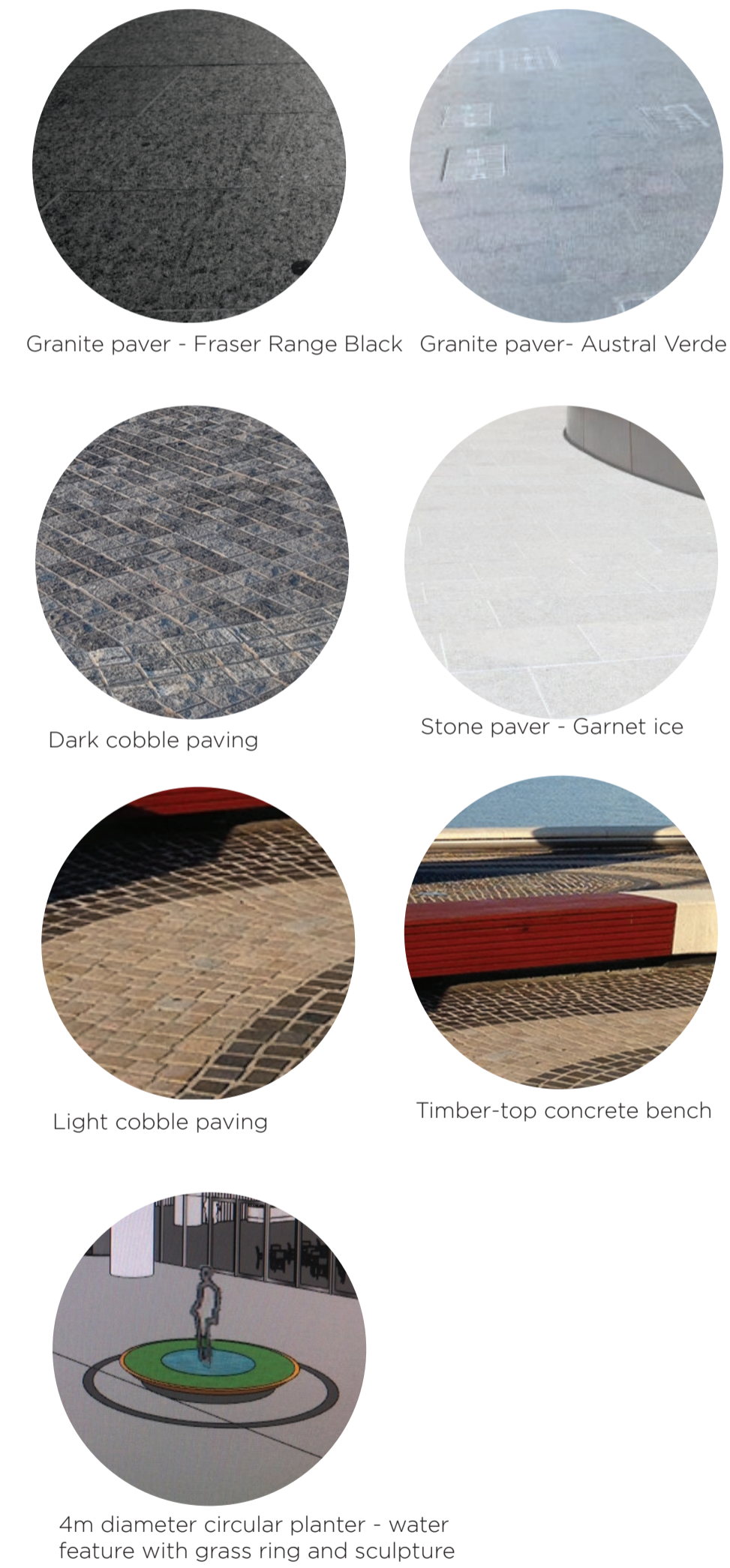


OVERALL MASTERPLAN

LANDSCAPE DESIGN NOTE

- 1 Existing Austral Verde paving
- 2 Existing trees to be retained and protected
- 3 Existing garden bed
- 4 795x395x40mm stone paver matched the existing Austral Verde paving
- 5 795x395x40mm Fraser Range black paver for the entry mats drive way and incidental paver
- 6 795x395x40mm Granet Ice paver for occasional spots
- 7 Water feature with grass band and sculpture
- 8 Curved timber bench
- 9 Extension of existing cobbles
- 10 Proposed shrub planting on the eastern side of the building.
- 11 Proposed specimen tree
- 12 Existing parking bays along Enchantress way

MATERIALS PALETTE



PLANTS SELECTION

PROPOSED NORTH EAST TREE



PLANTING BELOW WESTERN FICUS



PLANTING TO EASTERN PLANTERS

