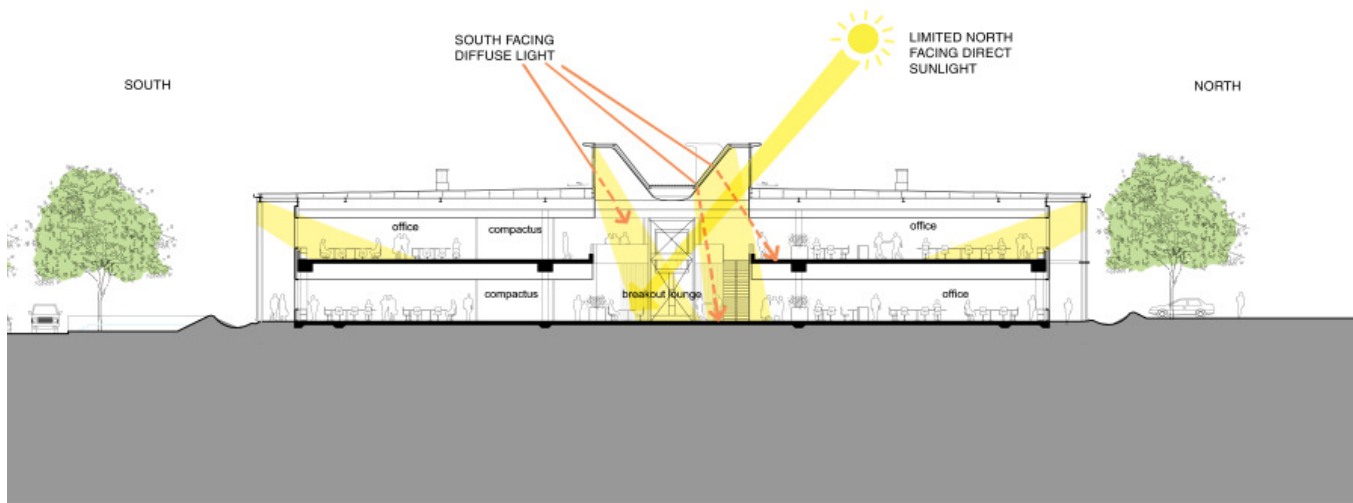
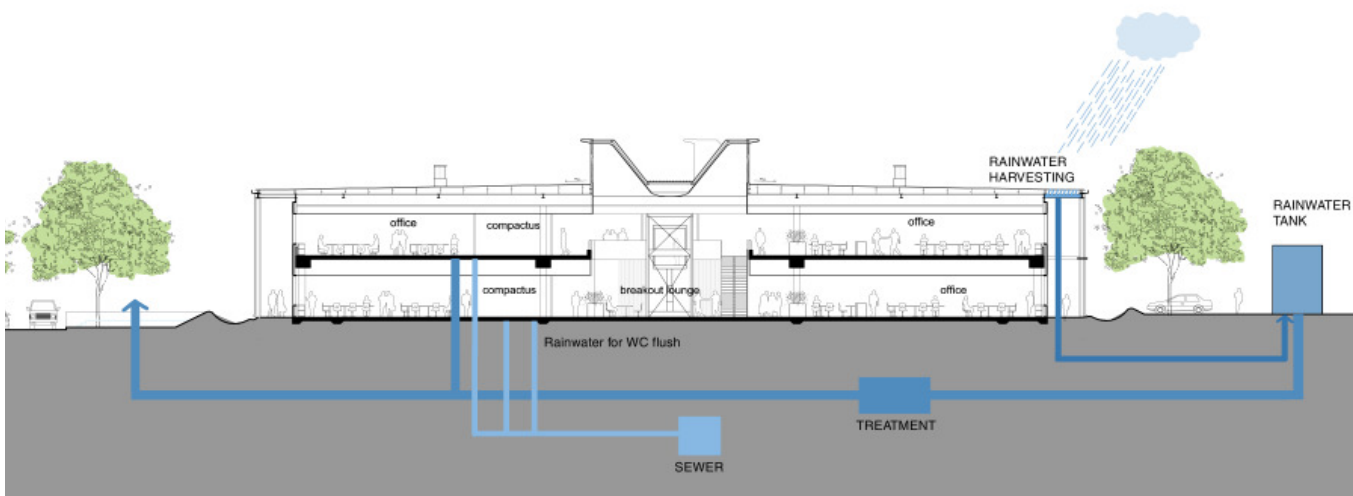


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9.3 Daylight Penetration

Narrow floor plates and an external façade with a high percentage of glass ensure that daylight penetration is maximised. Skylights above the atrium and upper level office space increase daylight penetration to the perimeter zones adjacent to the atrium and upper floor office space. Roof overhangs and louvered sunshades optimise daylight penetration without glare with the increase in natural light targeting a 50% reduction in artificial lighting energy consumption.



9.4 Water

The facilities have been designed to minimise potable water consumption and address stormwater management. Rainwater is to be harvested off the roof and stored in tanks sized to ensure that there is enough water to cater for toilet flushing and irrigation within the site.

In addition, water efficient fixtures, low flow urinals and dual flush toilets are integral to the building design.

New landscaped areas will contain drought resistant species which require minimum irrigation. The mechanical system will utilise air cooled chillers thereby reducing the risk of legionnaire's disease and reducing the use of potable water in the building by up to 80%.

9.5 Materials

Materials with low embodied energy will be selected wherever possible. Low toxicity carpets, paints and sealants will be specified that reduce gas emissions and improve indoor air quality.

The use of recycled timber is proposed as a wall cladding and floor finish. Full integration of the base building construction and tenancy fitout works will avoid material waste and replacement.