THE
CHARLES
DARWIN CENTRE
EXECUTIVE SUMMARY

Located in the heart of Darwin’s city centre, The Charles Darwin Centre is destined to take centre stage in the city’s transformation as the fastest growing business hub for Northern Australia and beyond to the Asia Pacific.

Lettable areas range from 1053m² for full floor occupations down to 433m² for a dedicated podium floor; each offers commanding uninterrupted harbour and park views, a rare opportunity for staff members to enjoy.
BUILDING THE FUTURE

This building is the vision of the Paspaley Pearling Company in collaboration with internationally renowned architects Pei Cobb Freed & Partners who are well known for buildings such as the Louvre and the corporate headquarters of IMF. Pei Cobb Freed & Partners balance new with old to create a design statement for the heart of Darwin.

Commissioned by Paspaley Pearls Properties as the Group’s headquarters, The Charles Darwin Centre will exemplify the highest quality standards that have become synonymous with the Paspaley name. It is anticipated that The Charles Darwin Centre will become Darwin’s iconic address for organisations sharing Paspaley’s passion for the region’s future.
Since its formation in 1955, Pei Cobb Freed & Partners (formerly I. M. Pei & Partners) has completed nearly 250 projects in over one hundred cities across North America and around the world. The firm’s clients include major corporations, private developers, and public authorities, as well as educational, cultural, and religious institutions. Its projects have received more than two hundred major design awards.

Among its best known works are the John F. Kennedy Library in Boston, Bank of China Tower in Hong Kong, National Constitution Center in Philadelphia, Rock and Roll Hall of Fame and Museum in Cleveland, the expansion and modernisation of the Louvre museum in Paris, and the East Building of the National Gallery of Art and United States Holocaust Memorial Museum in Washington, D.C.

Within the great diversity of building types that the firm has explored is an extensive collection of tall buildings, including the John Hancock Tower in Boston, Library Tower in Los Angeles, Torre Espacio in Madrid, and the recently completed Palazzo Lombardia in Milan, named 2012 Best Tall Building Europe by the Council on Tall Buildings and Urban Habitat.
Charles Darwin Centre is located on a key site in Darwin at the intersection of Bennett Street and the Smith Street Mall, an important crossroads of the Darwin CBD across from the landscaped open space of State Square.

This L-shaped building site has equal frontage on Bennett Street, on the city’s major vehicular approaches, and the Smith Street Mall, a major pedestrian route that links the commercial heart of the CBD to the recently transformed Darwin Waterfront. Located at the southern edge of downtown, the building will be a prominent feature on the Darwin skyline, with panoramic views of the Harbour, while serving as a symbolic gateway from all approaches.

Our proposal for this site is an iconic lens-shaped tower of 21 stories, fronting on Bennett Street and rising to a height of 83 metres, containing office space on floor plates of approximately 1,200 square metres. The lens shape is a key feature of the design and will offer generous panoramic views of the waterfront while giving Darwin a unique sculptural form on its skyline.

The building is sited to take advantage of its curved form, with its slender eastern prow facing The Mall. This minimises its presence on the low-scale, pedestrian-oriented development of The Mall while providing a dramatic view of the prow from either end of Bennett Street.

The tower is clad in painted metallic panels and high-performance glass, with projecting horizontal sunshades that reduce energy consumption as part of the overall sustainable design approach, aimed at achieving a NABERS 5-star rating.

There are several entry points under generous canopies and two entry points at ground level, one for vehicle dropoff along Bennett Street and one for pedestrian entry along The Mall. At ground level, the lens shape recedes from the corner of Bennett Street and The Mall, creating an open space for the original arched heritage colonnade of the former Commercial Bank of Australia, which will be preserved and integrated into a new retail pavilion.

Additional retail space is provided further along The Mall and on the corner of Bennett Street and West Lane. In conjunction with the entries to the tower, the entire length of Bennett Street, The Mall, and a portion of West Lane will be activated by entries, store fronts, and pedestrian-oriented uses that will offer a lively streetscape.

A structured, aboveground five-level parking deck flanks the tower to the northwest. The parking deck has been designed to sit set back from The Mall, so the primary presences are one-storey storefronts, in keeping with the scale of the adjacent Victoria Hotel.

We believe the design of the Charles Darwin Centre will create a unique and inviting environment for the city of Darwin, one that will speak to its special place in the urban fabric and be a welcoming presence for the city’s residents and visitors.

Yvonne Szeto, Partner
Pei Cobb Freed & Partners
• A-Grade office at the centre of Darwin
• Designed to achieve a 5 star NABERS energy rating
• Large floor plates with high quality finishes, designed by international architects Pei Cobb Freed & Partners
• 360 degree views of Darwin
• Secure parking for 299 cars
• Amenities include End of Trip Facilities
• Close to transport and Civic precinct
ARRIVE AT A DESTINATION

This flagship property has dedicated entryways off both Bennett and Smith Streets. The arrival standard is supported by Darwin’s best retail, bringing to life a building which hosts a beautiful lobby, providing the ideal first impression for your clients.
END OF TRIP FACILITIES

Offer your employees greater satisfaction when arriving to work after grabbing some exercise – our End of Trip Facilities are ideal for runners and cyclists alike.

- Special purpose bathrooms and showers
- Storage facilities
- Bicycle racks
LOCATION

The site is ideally located close to transit routes and is in the heart of Darwin’s business centre.

Generous End of Trip Facilities including bicycle racks, runners’ lockers and showers combined with proximity to Darwin’s waterfront, Esplanade and bicycle tracks. The site is adjacent to the courts, Parliament House and Darwin’s newest entertainment precinct, The Waterfront.

KEY GOVERNMENT SERVICES

The site is optimally located for access to key government departments and agencies, is very close to Parliament House, the Supreme Court and the Magistrates Court. Key government services leased 9,000m² of office space within this site.
HOSPITALITY, ACCOMMODATION AND RETAIL SERVICES

The site is located at the Civic end of The Mall, in Darwin’s retail heart. Cafes, restaurants and bars are within a short walk. The 5 Star Hilton Hotel is less than 250m away and a range of other accommodations are available nearby.

The Waterfront Precinct also hosts hotels and hospitality options a short and pleasant walk through the Civic precinct. ATMs for most major banks and credit unions are available within 250m, while major bank head offices are only 700m away.

COMMUNITY AND HEALTH FACILITIES

Two schools are located near the site – St Mary’s School in Cavanagh Street and Larrakeyah Primary School in Packard Street. Child care facilities are available on Daly Street and Mitchell Street. General Practice and Specialist Medical, Dental and Physiotherapy practices are available within 100m of the site, while a number of fitness centres are also located in the CBD.
GREATER VIEW OF GROUND FLOOR

© Paspaley Pearls Properties
Please contact us directly for plans in scale
TYPICAL OFFICE
LEVEL L6-L20
1053.6 m²
NOTES:

ALL AREAS ARE CALCULATED USING THE PROPERTY COUNCIL OF AUSTRALIA’S METHOD OF MEASUREMENT FOR GROSS LETTABLE AREA - RETAIL (GLAR) AND NET LETTABLE AREA (NLA) FOR OFFICE BUILDINGS.

GLAR = THE AGGREGATE OF FLOOR SPACE CONTAINED WITHIN A TENANCY AT EACH FLOOR LEVEL. TAKEN TO THE INTERNAL FINISHED SURFACE OF THE DOMINANT PORTION OF EXTERNAL BUILDING, FIRE PASSAGE AND SERVICE FACILITY WALLS. IN THE CASE OF INTER-TENANCY WALLS, MEASURED TO THE CENTRELINE. TAKEN TO THE INTERNAL FINISHED SURFACE OF THE PERMANENT OUTER BUILDINGS WALLS ALONG THE STREET BOUNDARIES. INCLUDES, WINDOW MULLIONS, WINDOW FRAMES, STRUCTURAL COLUMNS, ENGAGED PERIMETER COLUMNS, FIRE HOSE REELS ATTACHED TO WALLS. EXCLUDES FIRESTAIRS, TOILETS, CUPBOARDS, TELECOMMUNICATION CUPBOARDS, FIRE HOSE REEL CUPBOARDS, LIFT_shafts, PLANT/MOTOR ROOMS, LIFT LOBBIES.

NLA = THE SUM OF THE WHOLE FLOOR LETTABLE AREA TAKEN FROM THE INTERNAL FINISHED SURFACES OF PERMANENT INTERNAL WALLS AND THE INTERNAL FINISHED SURFACES OF DOMINANT PORTIONS OF THE PERMANENT OUTER BUILDING WALLS. INCLUDES WINDOW MULLIONS, WINDOW FRAMES, STRUCTURAL COLUMNS, ENGAGED PERIMETER COLUMNS, FIRE HOSE REELS ATTACHED TO WALLS. EXCLUDES FIRESTAIRS, TOILETS, CUPBOARDS, TELECOMMUNICATION CUPBOARDS, FIRE HOSE REEL CUPBOARDS, LIFT_shafts, PLANT/MOTOR ROOMS, LIFT LOBBIES.
### Architectural Services

1. **Lobby**
   - Floors: Natural stone
   - Walls: Natural stone
   - Doors and Frames: Stainless steel
   - Ceilings: Flush painted plasterboard

2. **Lift Cars**
   - Floors: Natural stone
   - Walls: Acid etched mirror backed glass
   - Ceiling: Stainless steel/Stainless steel mesh

3. **Typical Office Floors**
   - Floors: Carpet tiles
   - Skirting: Brushed stainless steel/Clear anodised aluminium
   - Walls: Glass enamel paint finish
   - Doors & Frames: Double glazed unit vision glazing
   - Ceilings: Flush painted plasterboard/Mineral fibre tile
   - Lighting: T5 Linear fluorescents with intelligent lighting

4. **Podium**
   - Floor: Non slip porcelain tiles/Roof pavers
   - Balustrade: Stainless steel and glass

5. **Office Toilets**
   - Floor: Vitrified tiles
   - Walls: Full height ceramic tiles
   - Vanity Splash back: Ceramic tiles
   - Vanity Bench top: Polished essastone or similar
   - Toilet Cubicles: Laminate doors and partitions
   - Ceilings: Flush painted moisture resistant plasterboard
   - Doors and Frames: Glass enamel paint finish

### Mechanical Services

1. **Space Conditions**
   - Summer: 23° ± 1.0 degrees Celsius DB design, controlled to maintain NABERS objectives, 55% relative humidity by virtue of cooling coil performance

2. **Outdoor Ambient Conditions**
   - Summer: 34.4 Degrees Celsius/27.7 degrees Celsius
   - Winter: 18.1 Degrees Celsius

3. **Internal Load**
   - Lighting: 9w/m2

4. **Allowances**
   - People: 1 person/10m2
   - Equipment: 15W/m
   - Outside Air: 7.5L/person

5. **Air Conditioning Systems Type**
   - Centralised Variable Air Volume (VAV) systems serving all office floors. Chiller and cooling plant to be located at the roof level plant room. Air distribution, supply swirl diffusers to be provided.

6. **After Hours Air Conditioning**
   - Condenser water closed loop providing 15W/NLA
   - After hours conditioning on zone minimum basis

7. **Supplementary Services**
   - Outside Air: 0.3L/s/m2 of NLA
   - Toilet Exhaust: 0.1L/s/m2 of NLA
   - General Exhaust: 0.1L/s/m2 of NLA
   - Commercial Kitchen: Exhaust 1 off for the office tower

8. **Control Systems**
   - BMCS/DDC connected to the building’s integrated extra low voltage systems
9. Emergency Lighting
Recessed single point emergency luminaries

10. Communication Services
500 pair building incomer from Telstra (BD)
30 pairs distributed to each floor (ID)
1 dedicated and secure tenant riser
MATV system distributed to each tenant floor

11. CCTV Systems
Cameras provided at ground floor building entry points (car park and pedestrian), ground floor lift lobby and all levels car park circulation areas, services dock and service lift

12. Access Control and Alarm Systems
Access control and intruder detection to all external building entry points (car park and pedestrian) and cross over locations to office/retail areas and all fire stairs

Lift Services
1. Number of lifts
6 (5 passenger, 1 swing passenger/service)

2. Type
Gearless traction, AC gearless, variable voltage, variable frequency
3. Operation

Full destination group automatic

4. Load Capacity

1600kg (20 passengers)

5. Levels Served

Basement, parking levels, Mezzanine level and all office levels

6. Entrances

Clear opening 1000W x 2100H

Fire Protection Services

Water supply main from main town water supply connections

1. Fire Control Room

Fire control room located as West Lane Street. The entire building is protected by a hydrant and automatic sprinkler installation complying with the applicable standards and fire codes.

2. Hydrant & Hose Reel System

Hydrants to fire stairwells as required by the Fire Brigade. 36m Hose reel with 4m of fire isolated stairwells.

3. Fire Detection System

Addressable fire alarm system controlled and monitored by fire indicator panel located in fire control room.

Monitoring of sprinkler flow switches throughout

Spare capacity for tenant interface for security systems and additional detective devices

4. Emergency Warning & Intercom Systems

Master emergency control panel in fire control room

100mm round speakers in building ceilings and horn speakers to car parks and plant rooms

Warden intercom points located in stairwells at every levels of the building

Hydraulic Services

Capped off tenancy water valve provisions to all office floors for tenant use

Capped off sanitary waste provision to all office floors for tenant use

100% coverage to office floors for future connection by tenants

Three off sub-water meters to be provided to each typical office floor—one for core area common facilities, two for each half of tenancy areas

Each retail store will be provided with sewer/trade waste, metered gas supply and metered water supply

Core common facilities will be supplied with the central gas solar domestic hot water, metered at each floor
Disclaimer:

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