

## 4.0 Proposed Site & Building Developments

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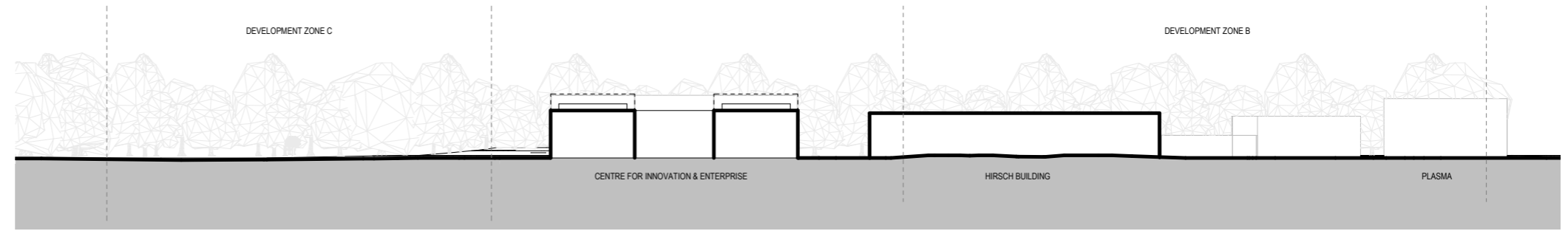
#### 3.6 Site Sections

##### Existing & Proposed

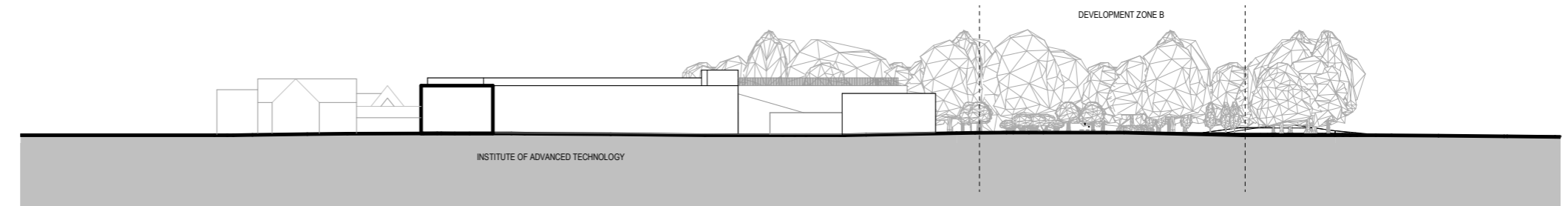
The topography of the campus is primarily flat throughout on both North/South and East/West axis allowing for new developments to sit level with the existing buildings on the science park.

The existing buildings are a mix of primarily one and two storey volumes with the tallest points reaching approximately 12.4m above ground.

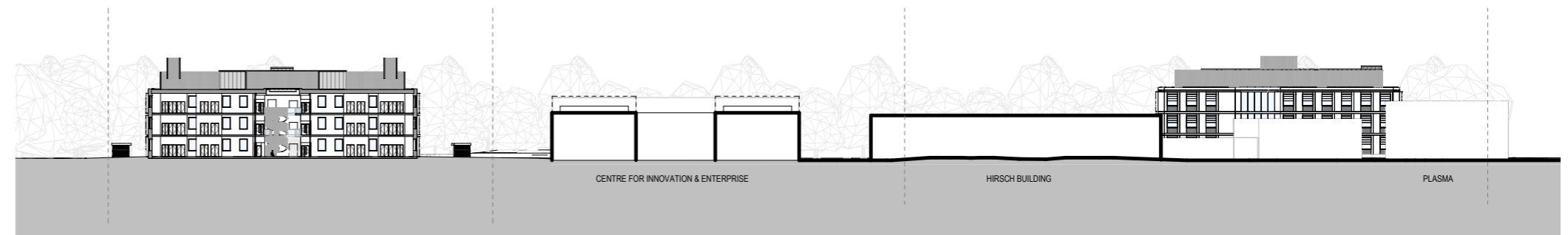
The new developments on Zones B & C will be capped at 13.2m (as approved in the Non-Material Amendment submission which increased the maximum building height from 12.6m to 13.2m when measured from ground level, excluding point features and plant) from ground to top of parapets. Topping of the buildings will be new rooftop plant rooms wrapped in continuous plant



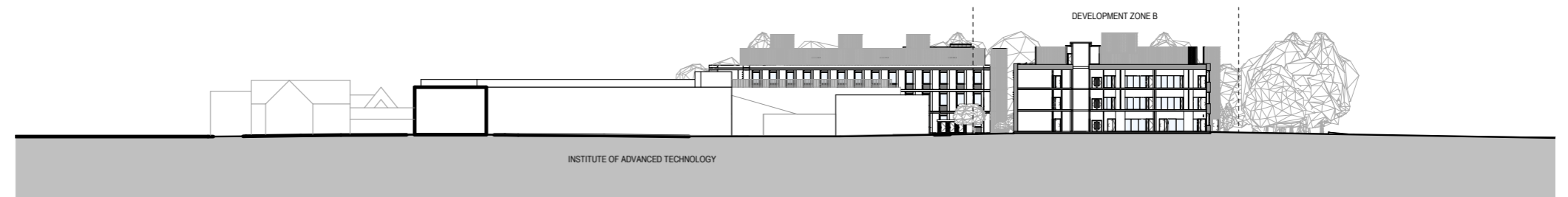
1 PLANNING SITE SECTION AA - EXISTING  
1:500



2 PLANNING SITE SECTION BB - EXISTING  
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1 PLANNING SITE SECTION AA - PROPOSED  
1:500



2 PLANNING SITE SECTION BB - PROPOSED  
1:500

### 3.0 Proposed Site & Building Developments

#### 3.6 Proposed Massing

##### Buildings A & B

Proposed massing for Buildings A & B in existing Site context



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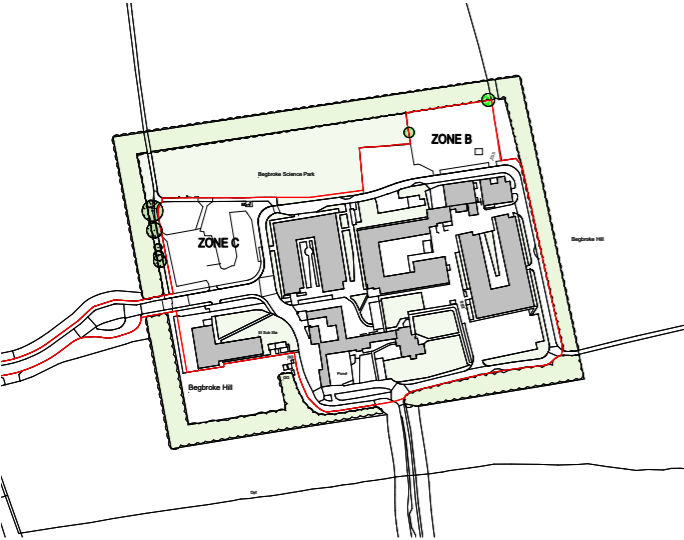
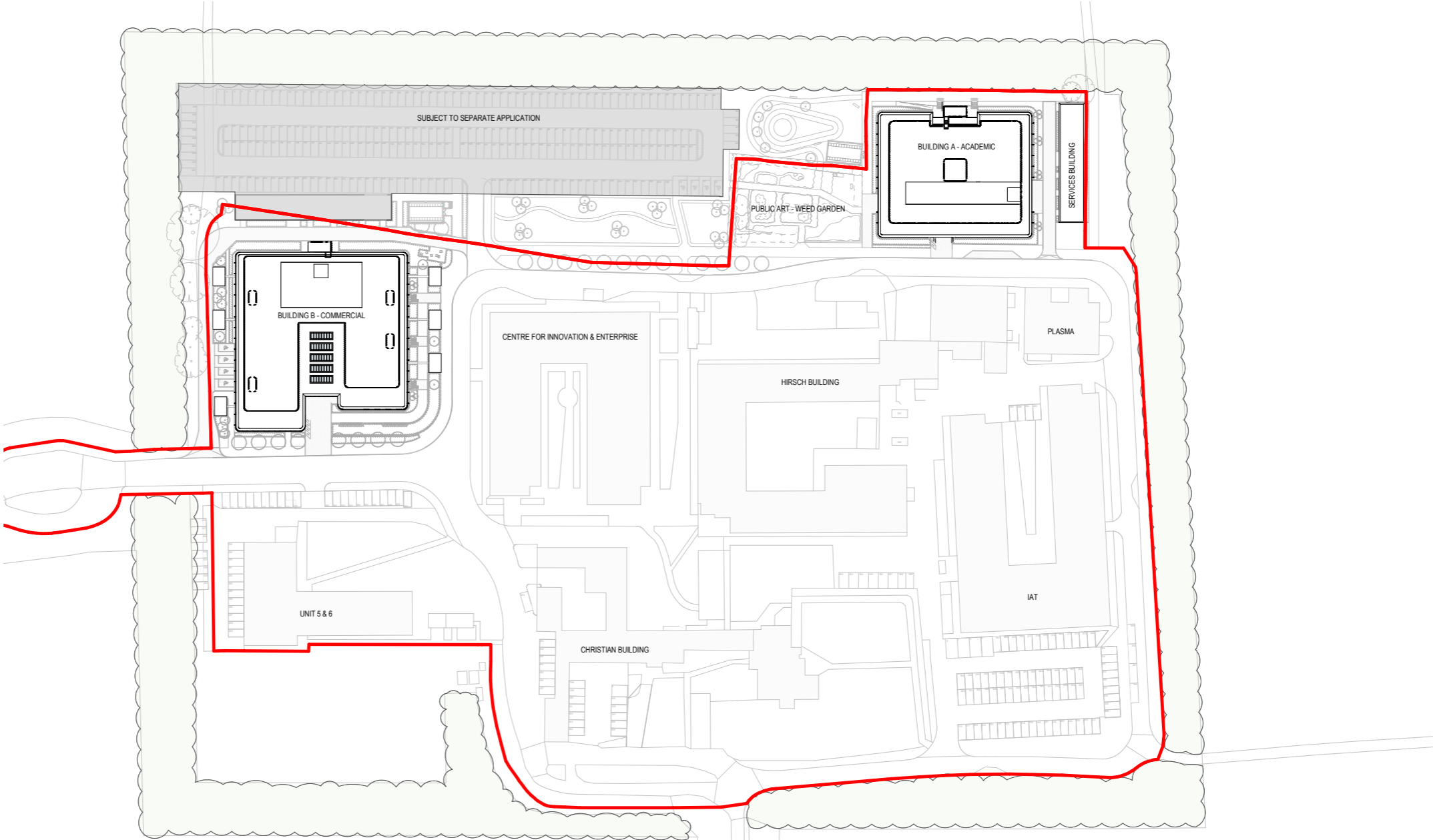
#### 3.5 Proposed Campus Plan

##### Buildings A & B

The proposed campus plan shows the proposed new developments on Zones B & C in a wider context.

The proposed buildings seek to relate to the current built context by following the existing building lines and orientations, whilst seeking to build a 'landscape corridor' between the two new development zones.

The plan also shows indicative area marked for new on-grade temporary car park zone alongside the northern edge of the campus.



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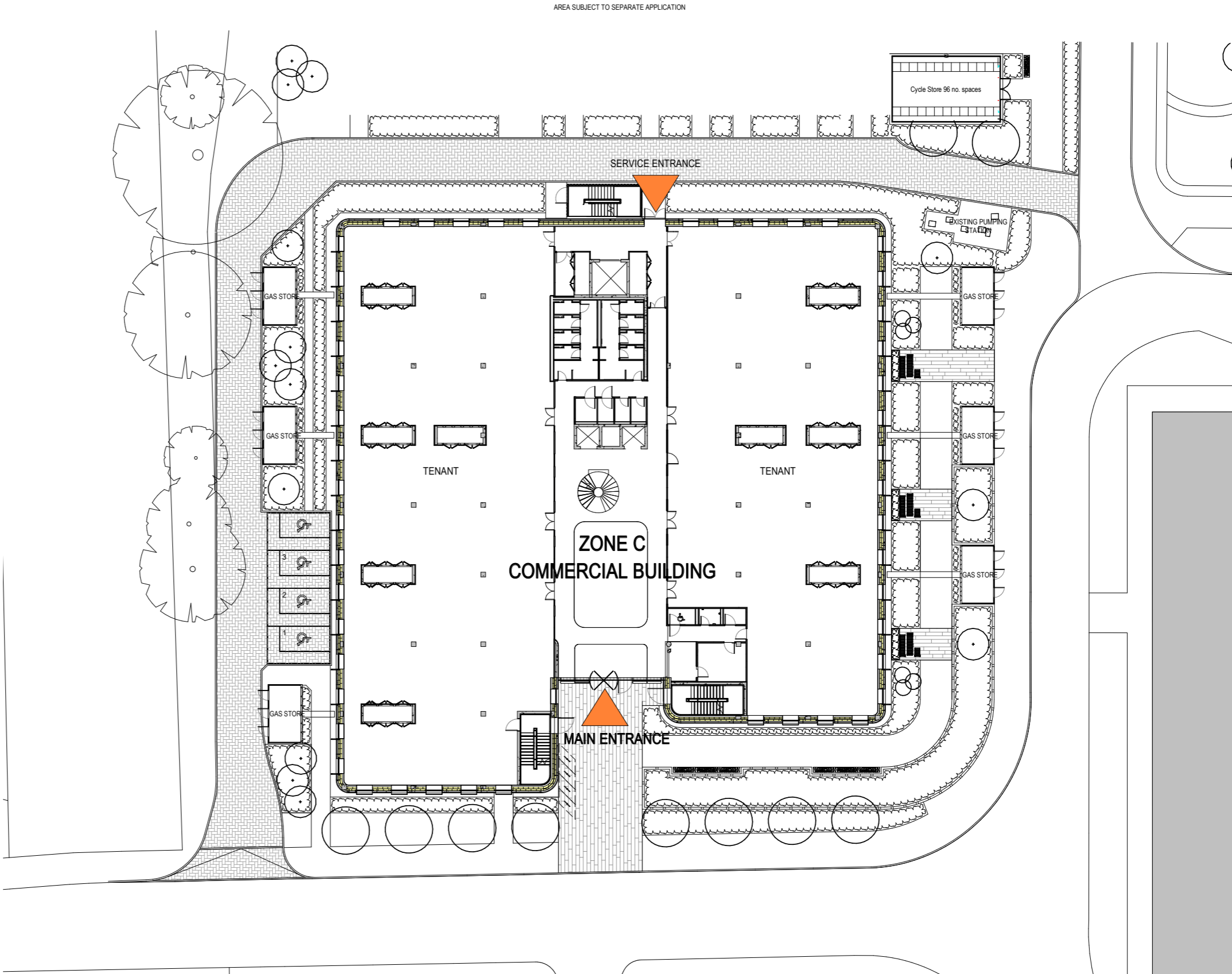
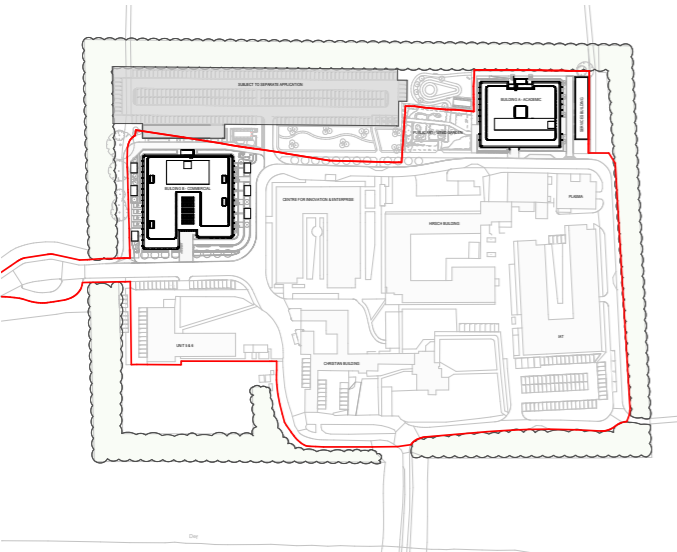
#### 3.8 Proposed Site Plan

##### Building B - Commerical Building

The placement of the new building on Zone C aims to open up the East and South boundaries of the plot for pedestrian uses, through means of carefully planned soft and hard landscaped areas.

To the West, the design proposes to refurbish and widen the existing farmers road to allow the road to be utilised as primary service and parking access road for the building.

Alongside the northern boundary of the plot, the development proposes a separate service building housing ancillary uses such as enclosed refuse storage, sprinkler tank, transformers and temporary loading/unloading space. The services building is located outside the red line area and is subject to a separate planning application.



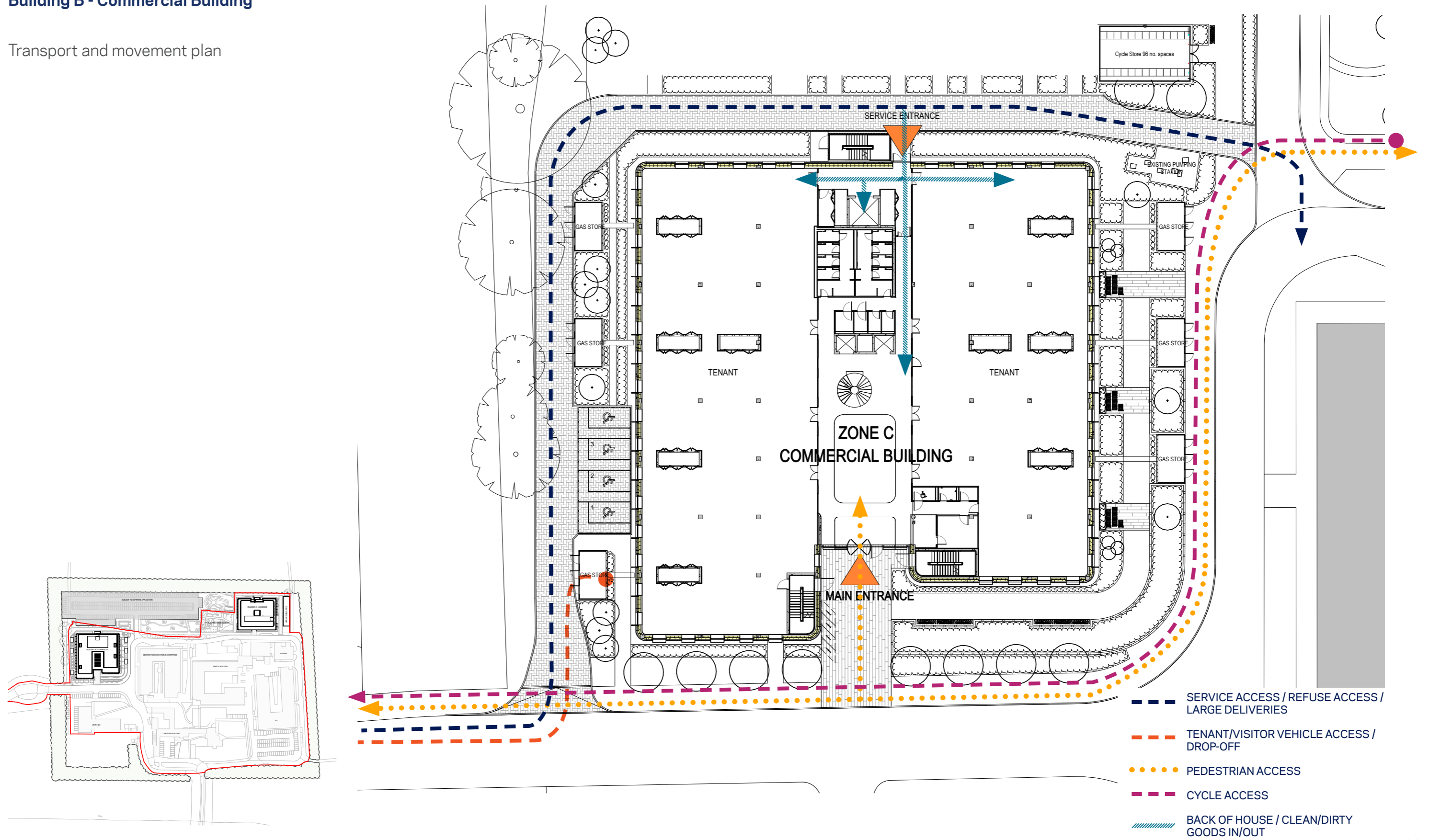
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#### 3.9 Proposed Site Plan

##### Building B - Commercial Building

Transport and movement plan

AREA SUBJECT TO SEPARATE APPLICATION



- - - - SERVICE ACCESS / REFUSE ACCESS / LARGE DELIVERIES
- - - - TENANT/VISITOR VEHICLE ACCESS / DROP-OFF
- . . . . PEDESTRIAN ACCESS
- - - - CYCLE ACCESS
- / / / / BACK OF HOUSE / CLEAN/DIRTY GOODS IN/OUT