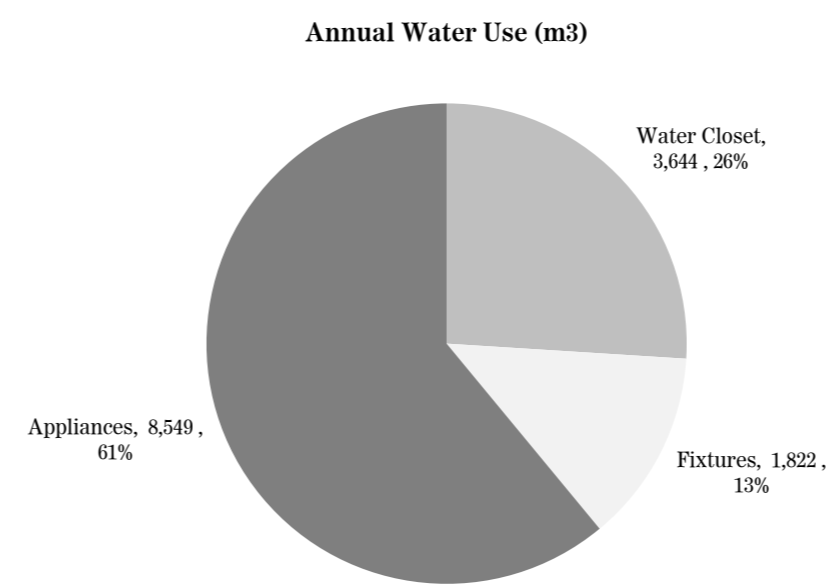
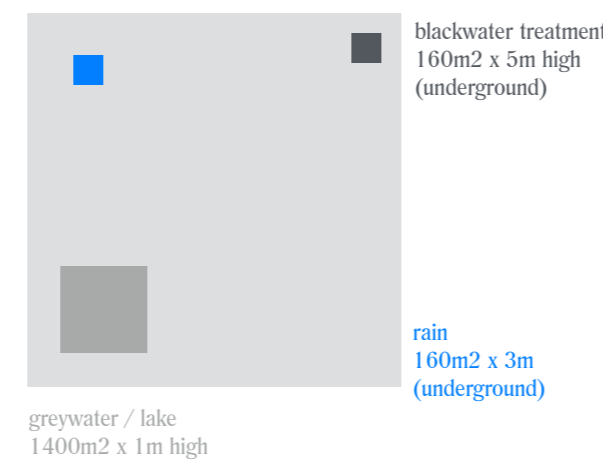
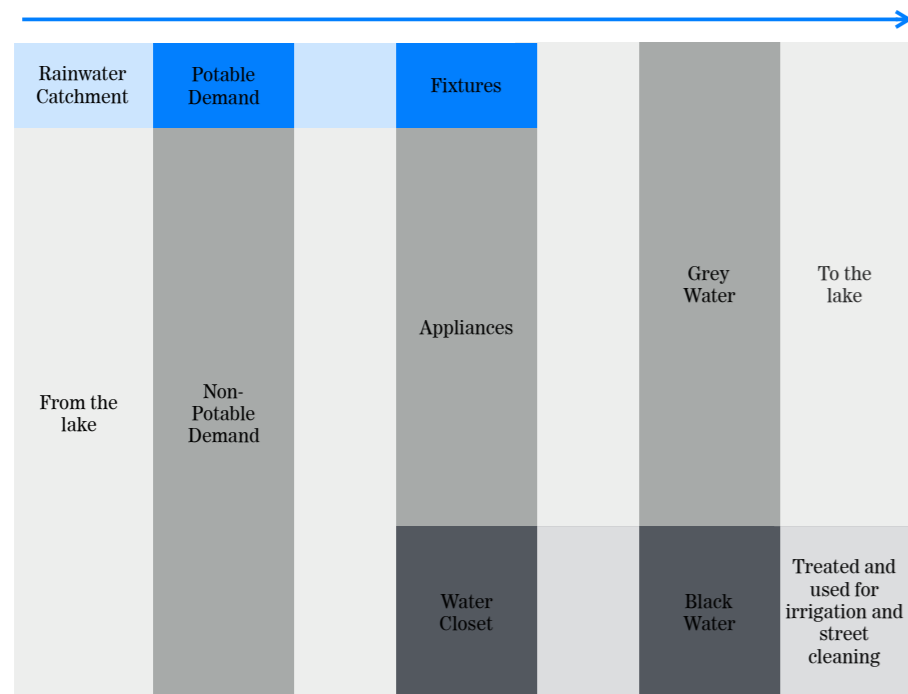


IT IS NOT A FANCY JOINT, THIS PLACE IS FOR EVERYONE

THIS IS NOT A "SUSTAINABLE" RETAIL DEVELOPMENT
OUR PROPOSAL IS THE OPPOSITE OF URBAN SPRAWL
WE'RE BUILDING A NEW COMMUNITY CENTRE AND DESIGNING A BUSINESS CASE TO FACILITATE IT
IT'S VERY PURPOSE IS TO EDUCATE & INSPIRE
A WILD FOREST, A MOUNTAIN AND A LAKE, THIS IS THE FUTURE OF RETAIL
A PLACE FOR PEOPLE FROM ALL WALKS OF LIFE TO COME TOGETHER AND TO SHARE WHAT THEY KNOW
A REDEFINED AND STREAMLINED RETAIL INTERFACE ALLOWS THE BUILDING TO SCALE BACK AND THE REAL EXPERIENCE TO SCALE UP
OPEN AIR MARKETS SELLING LOCALLY SOURCED AND GROWN PRODUCTS & PRODUCE CONNECTS THE BEGINNING AND THE END OF THE CYCLE
THE WILD LANDSCAPE CREATES A RICH ATMOSPHERE AND EXPERIENCE FOR THE NEW ARCHITECTURE

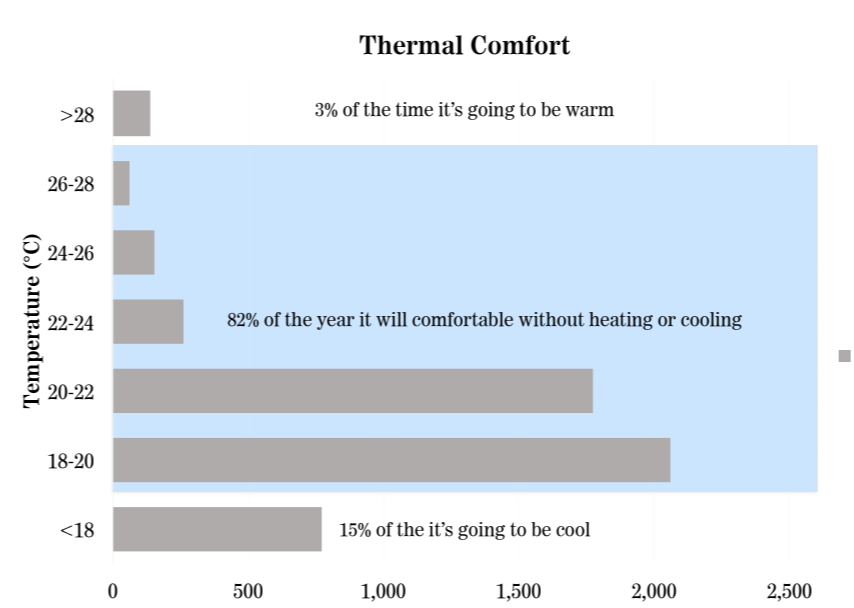
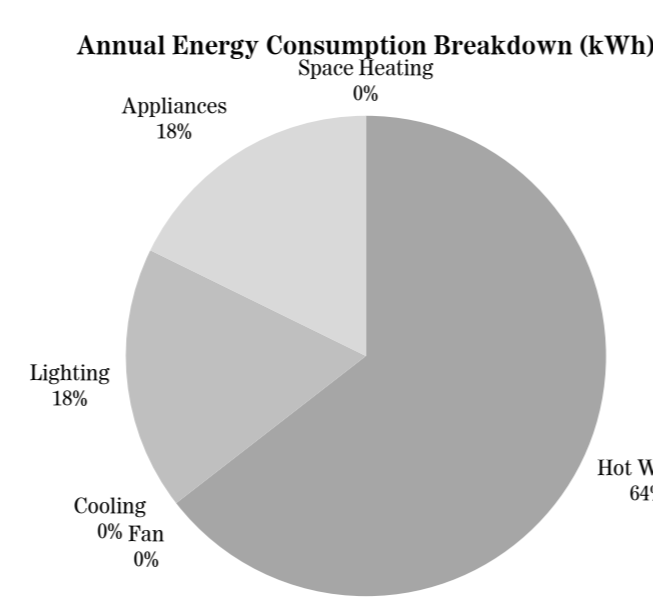
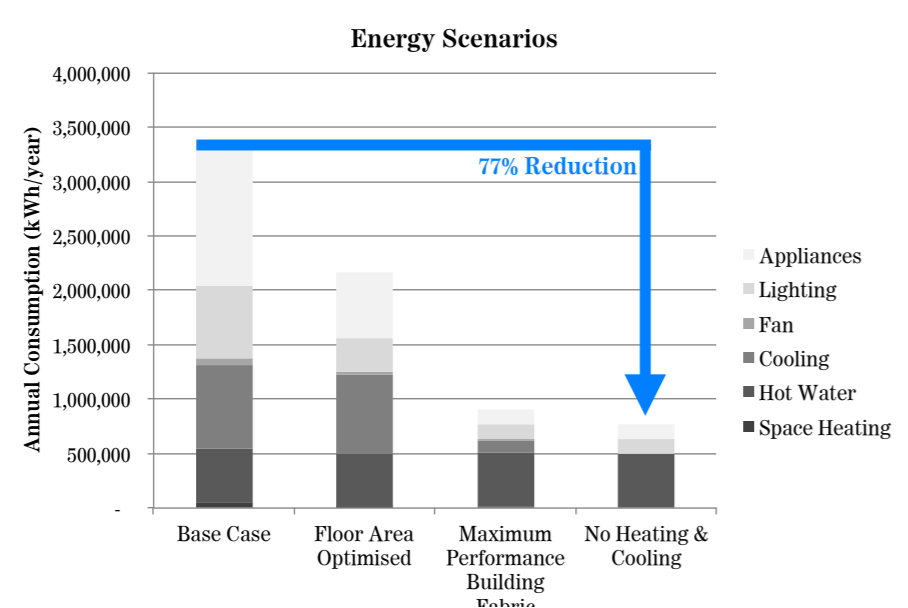
PHYSICAL RETAIL IS DEAD. ONLINE RETAIL LACKS EMOTION. WE ARE CREATING A SPACE FOR COMMUNITY AND EXPERIENCE POWERED BY A NEW RETAIL OFFERING. TELEPORTING PEOPLE INTO THE FUTURE AND ENABLING THEM TO PURCHASE ANY OF THE EXPERIENCES ALONG THE WAY. PRIMARILY WE ARE CREATING RICH AND REAL EXPERIENCES RATHER THAN SHOPS. THE PURPOSE OF THE PROJECT IS TO PROVIDE A POSITIVE IMPACT ON THE LOCAL COMMUNITY AND THE ENVIRONMENT BEYOND THE BOUNDARIES OF THE SITE. THE PRIMARY FOCUS OF THE ECONOMIC BENEFIT IS WITH THE LOCAL COMMUNITY. THIS DESIGN MORPHS THE EXPERIENTIAL AND RETAIL SPACE TYPES TO BECOME A DIRECT AND THINEST POSSIBLE INTERFACE TO THE OUTSIDE WILDERNESS. THIS DESIGN IS LINKED DIRECTLY WITH STREAMLINED AND DIGITAL RETAIL, TO REDUCE THE FLOOR AREA BY 50%, DRAMATICALLY REDUCING THE IMPACT OF THE PROJECT BEFORE IT HAS EVEN OPENED ITS DOORS.

CONSUMPTION IS NOT A DIRTY WORD, IT SIMPLY DEPENDS WHAT YOU ARE CONSUMING



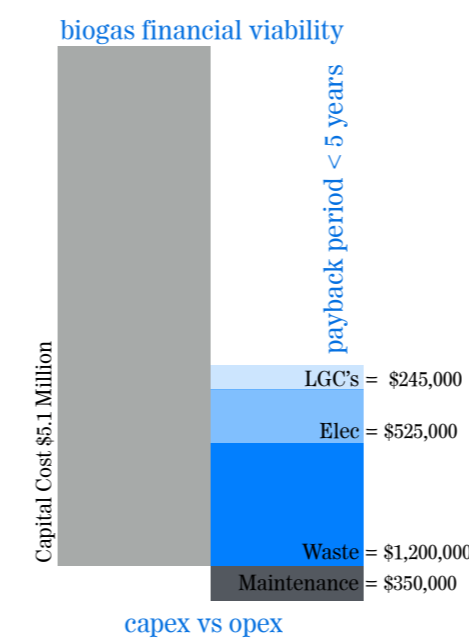
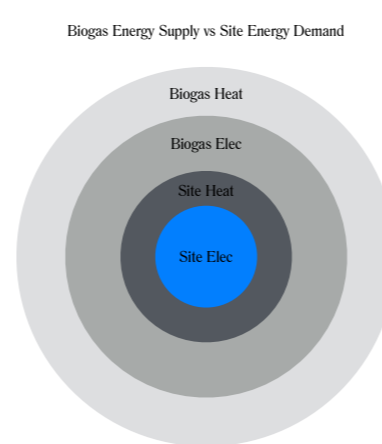
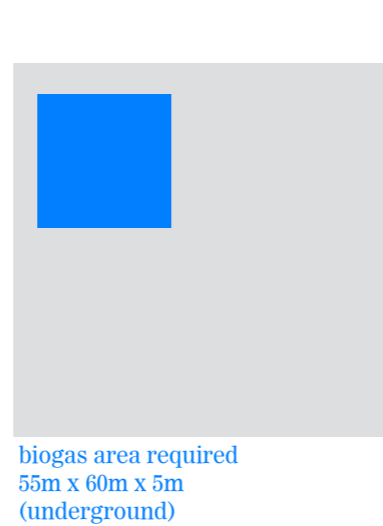
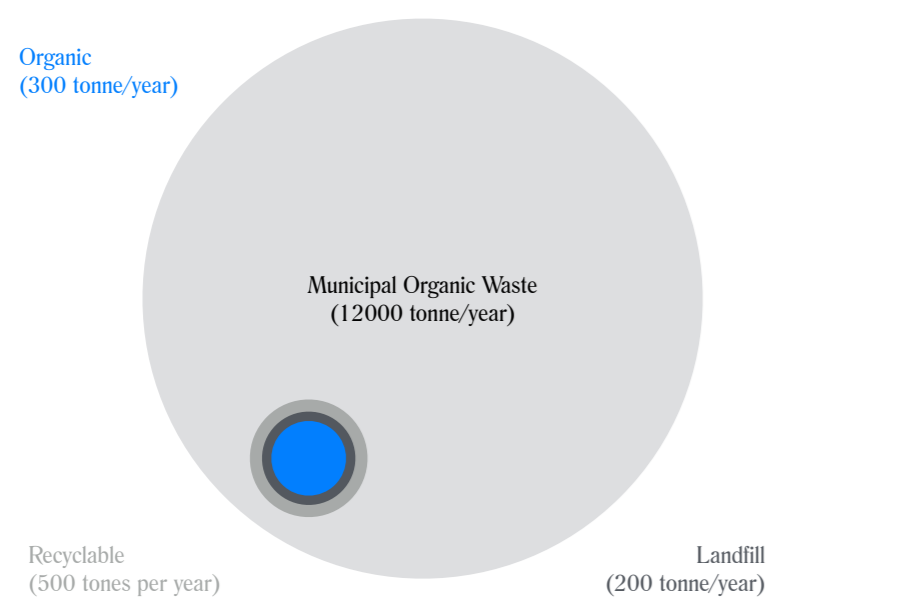
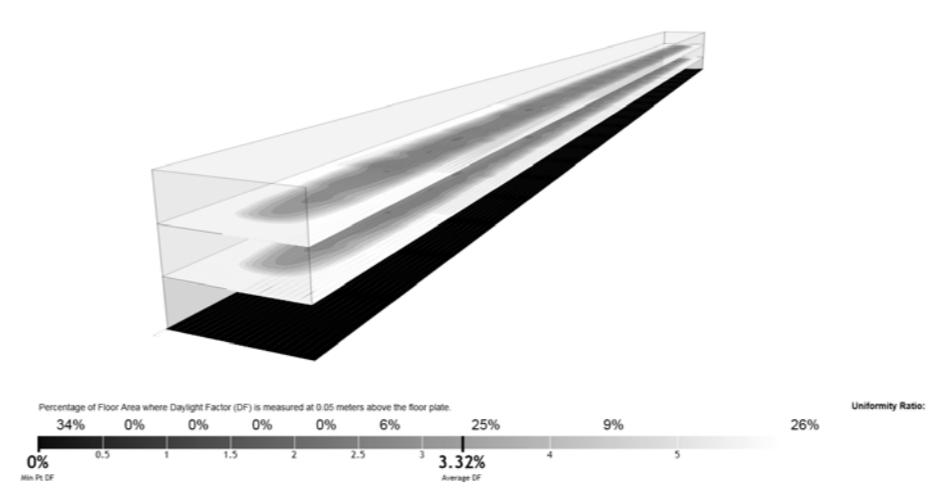
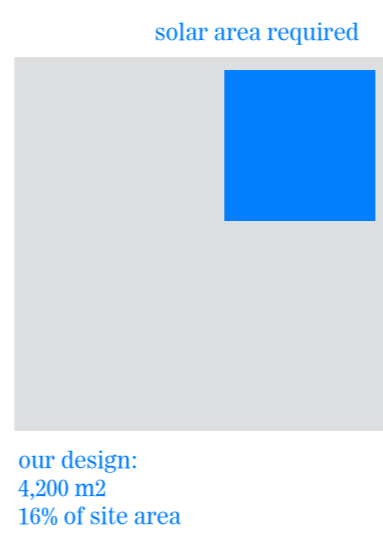
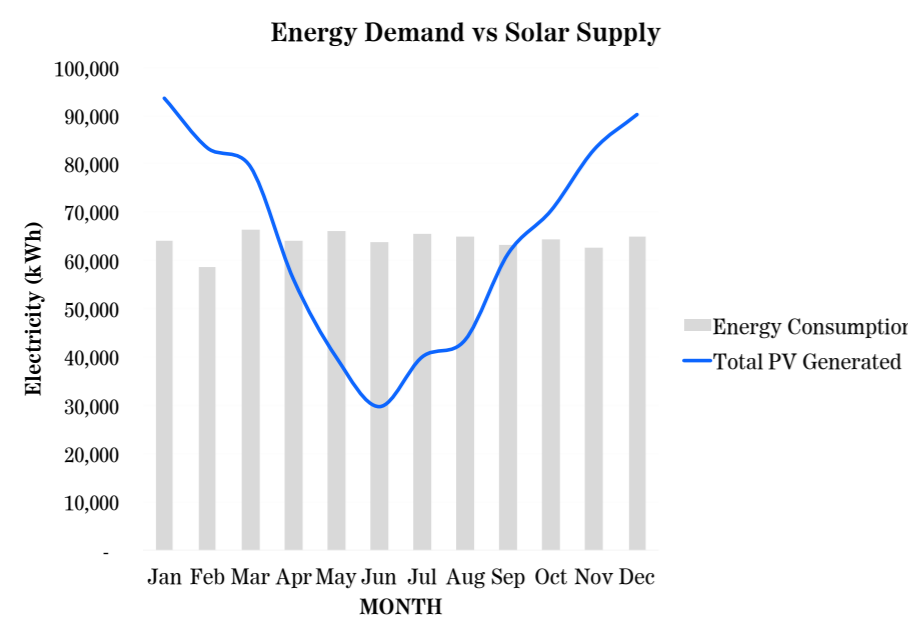
NET POSITIVE WATER

A never ending water fall
14 Million litres of water is to be consumed on site every year, our design closes the loop
We offset any water required from the grid by exporting treated blackwater for community irrigation and street cleaning purposes, making it net positive
A lake naturally treats grey water for reuse on site



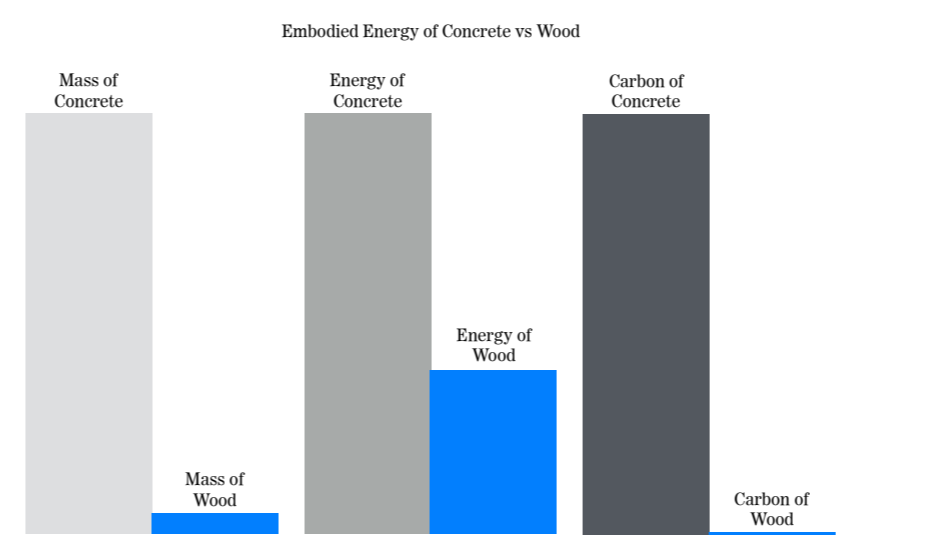
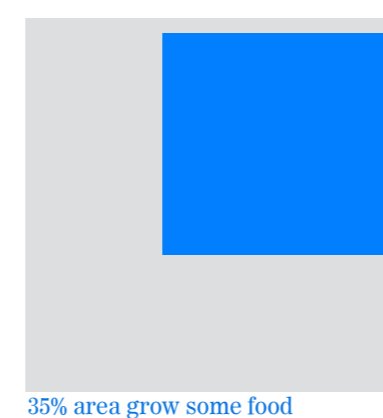
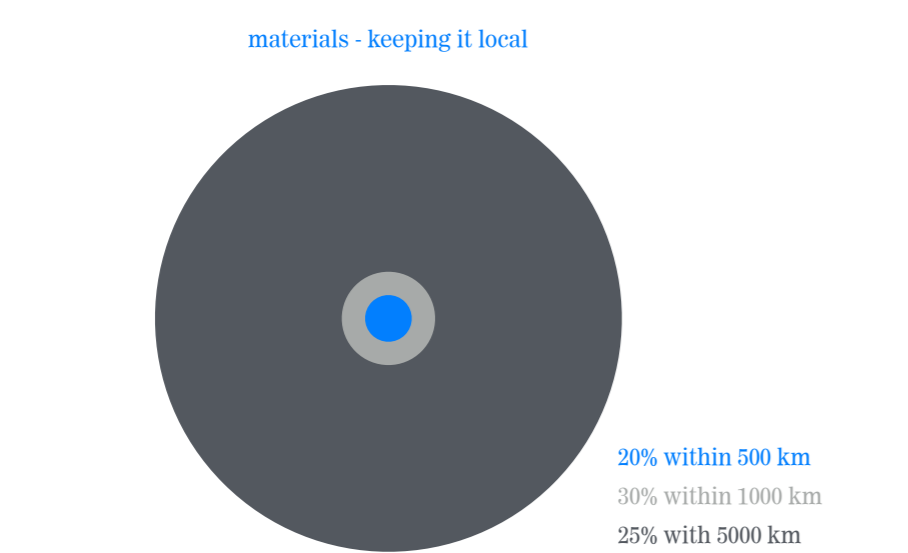
NET POSITIVE ENERGY

A couple of german's once said less is more
So we've reduced the floor area by 65% but we're providing the same return from the site
We have designed the spaces to maximise the occupant experience while minimising operational expenses and maximising operable windows, fresh air, natural light, non toxic materials, and a space filled with indoor plants
The spaces are passively designed, such that we have eliminated the requirement for heating and cooling reducing the overall energy demand by 77%
Every space in the car park is a charging station, electric cars only
Showers and changing facilities that can be accessed by all occupants of the building
A solar system that covers 16% of the site area which is designed to balance the annual energy requirements



NET POSITIVE WASTE

There is no such thing as waste, only resources
This kind of retail centre development type would normally produce 1000 tonnes of waste every year (125 rubbish trucks), 300 tonnes of organic waste, 500 tonnes of recyclables and 200 tonnes of landfill
Our design eliminates the use of landfill waste produced on site by each of our facilities & tenants
City of whitehorse do not currently offer organic waste collection for food waste, this results in 12,000 tones (1,500 rubbish trucks) of food waste going to land fill each year
Our design turns all of that organic waste into energy and liquid fertilizer with a strong business case, a payback of less than 5 years. Don't worry, the site will smell like roses
Energy generated from waste:
13 X the energy required to power the site. 8 X the heat required for the site
Payback period 5 years (numerous grants are currently available from sustainability victoria for waste treatment facilities)



EMBODIED CARBON

Wood is good
The building envelope is constructed from cross laminated timber (CLT)

