



Intelligent  
Real Estate  
Investments  
Around the  
Globe

36 WELLINGTON STREET | COLLINGWOOD, AUSTRALIA

28 JUNE 2023

WoodSolutions Seminar

Hines

# Timber

WOOD THAT HAS BEEN PROCESSED INTO BEAMS AND PLANKS MAINLY USED FOR STRUCTURAL PURPOSES.

## TIMBER FACTS

**Trees never die of old age:** they die of elements outside of their control including weather, insects or man.

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**Softwood and Hardwood:** refer to the structure of the leaves and seeds not the, well, hardness.

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**Heating and Cooling:** placed correctly, trees can save billions in annual heating and cooling costs.

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**Communication:** trees can communicate with one another. If threatened they emit a chemical warning to warn surrounding trees.

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**General Sherman:** the largest tree in the world by volume of wood is 84m high and 32m wide.

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**Species:** there are more than 23,000 species of tree on earth.

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**Warmth:** timber is 400 times warmer than steel. It is also renewable and carbon negative making it the perfect material to build dwellings.



# Hines

BRINGING 60+ YEARS OF INSTITUTIONAL EXPERIENCE TO MELBOURNE'S FRINGE.

## GLOBAL DEVELOPMENT EXPERIENCE

One of the world's largest real estate investors, managers and developers

27 million square meters of development experience

11 T3 Timber developments completed or underway



# What is T3?

TIMBER. TALENT. TECHNOLOGY



Industrial soul, innovative office - **an old building, built new**

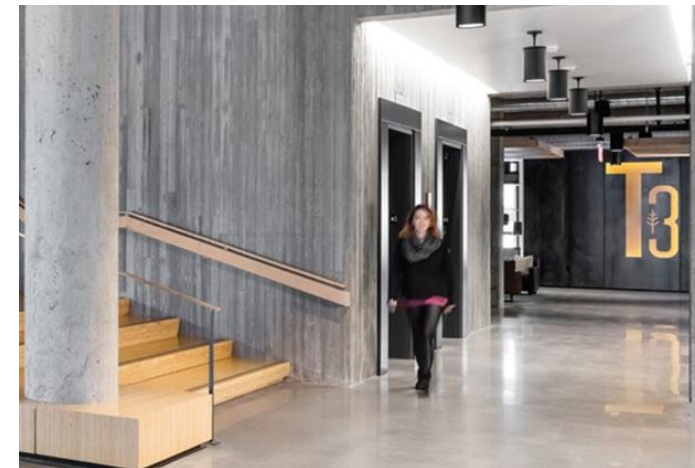
Tenants love old brick and timber warehouses: the feel, the originality, the storied history that lives inside their walls. But these buildings are indeed old: drafty, poor natural light, inefficient layouts, outdated HVAC and amenities.

What if we could construct buildings with a vintage feel, in gentrifying industrial locations, with the benefits of modern technology?

T3 is inspired by the original loft environment that sparked open office layouts. Designed for collaboration and work/life balance, the buildings blend the vintage character of warehouse space with the efficiencies of modern office design.



Industrial warehouses have a certain soul. They are places of collaboration, creation, innovation. They embody entrepreneurship. T3 has all those characteristics, plus the efficiency and amenities of new construction. It is a vintage concept built new, a workplace designed for recruitment and retention of top talent, a place where cutting-edge innovators can find a home.



# Hines T3 Projects

EXCEPTIONAL AMENITY,  
SURROUNDED BY TRANSPORT LINKS  
AND ENTERTAINMENT PRECINCTS

## MELBOURNE

36 Wellington Street

## LONDON

Soho

## BARCELONA

Diagonal Mar



# 36 Wellington St

DEVELOP BEST-IN-CLASS SUSTAINABLE CREATIVE OFFICE IN A VIBRANT URBAN NEIGHBOURHOOD

## MASSLAM

**Australian Sustainable Hardwoods:** supply of hardwood glulam columns and beams, predominantly Victorian Ash. Locally supplied from Heyfield, Victoria.

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**XLam:** supply of CLT slabs from Radiata Pine. Sourced locally from Albury, Victoria.

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**Victorian Ash:** has some of the best strength-to-weight ratios of any timber species worldwide.

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**Carbon Sequestration:** when a tree is harvested, it retains the carbon it has sequestered during its life thereby locking up the carbon it has previously stored.

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**PEFC:** all the timber harvested for 36 Wellington St is PEFC certified (Programme for the Endorsement of Forest Certification).

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**Local Timber:** programme and shipping costs all benefit from sourcing timber locally in Victoria.

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**Embodied Carbon:** 37% less embodied carbon than concrete in a standard office building.



# ESG Focus

HINES PROVIDE SUSTAINABLE AND ETHICAL WORKSPACES

## SUSTAINABLE OFFICE DESIGN

Targeting **minimum 5.5-star NABERS** and 6-star Green Star

Reduced materials wastage: **no need for false ceilings and wall coverings**

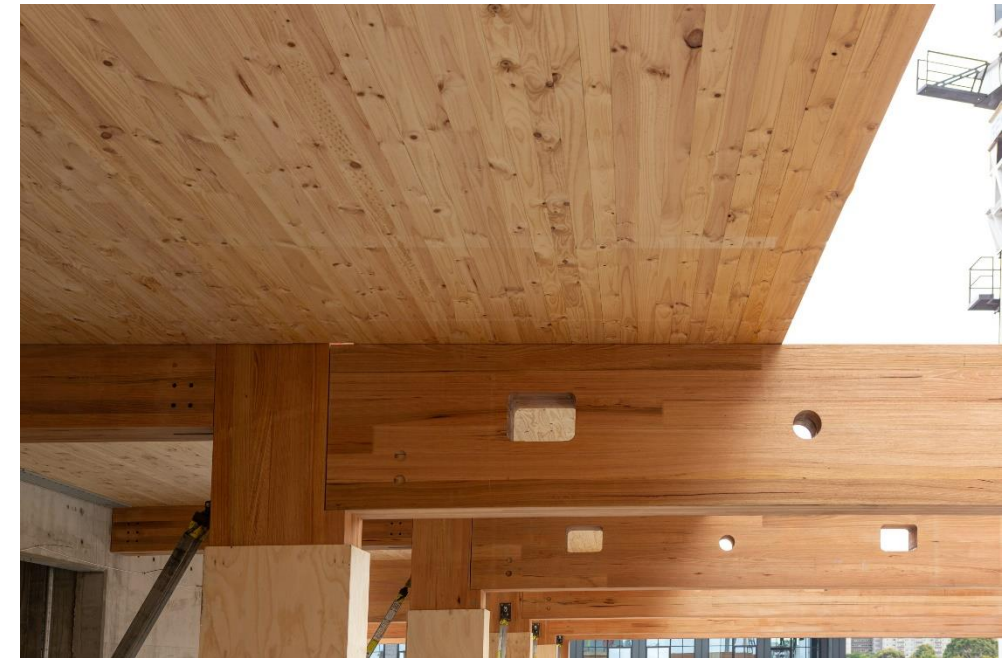
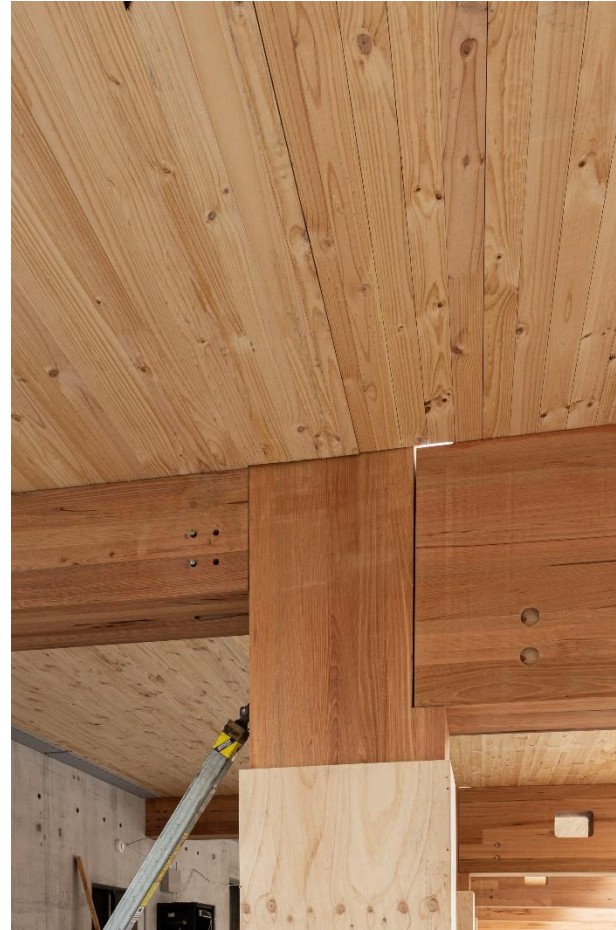
Mass timber construction: **37% less embodied carbon**

Location and **building amenities encourage active lifestyles**: walking or cycling to work, connection to outdoor space

Community- integrated: **True live-work-play neighborhood**

### Health benefits:

- Increased cognitive abilities
- Decreased stress and blood pressure



# ESG Focused

## DESIGN RESPONSE | SUSTAINABLE DESIGN STRATEGY

The proposal will aim for best-practice ESD initiatives, targeting a minimum 5 star NABERS Base Building energy rating, and a minimum 5 Star Green Star rating.

**SERVICES**  
Aim to reduce energy usage, with PV array to roof.

**EXTERNAL TERRACES**  
External spaces throughout to provide external amenity spaces for tenants. Rainwater will be collected and reused in the building.

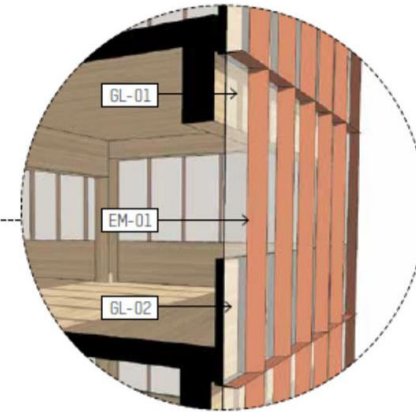
**ENGINEERED HIGH PERFORMANCE FACADE**  
High performance glazing to allow daylight to penetrate to the floorplates, while reducing glare and internal heat gain. Solar shading to north and west facades to reduce heat gain.

**TIMBER CONSTRUCTION**  
Upper floors in timber construction to improve indoor air quality and reduce building carbon footprint.

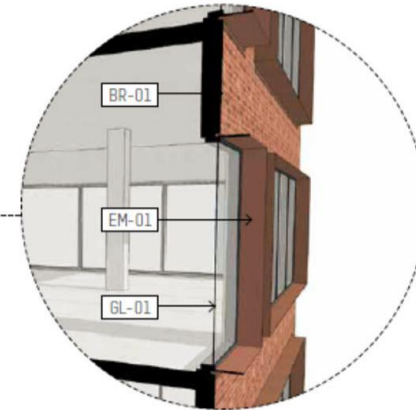
**EXTERNAL PLANTING**  
Planting to external areas reduces wind and provides shading.

**END OF TRIP FACILITIES**  
Provision for high quality end of trip facilities and bicycle spaces with dedicated direct access off Northumberland Street.

**COMMUNITY AMENITY**  
Building setback allows the creation of a pedestrian streetscape with planting and high quality hard landscaping. Cafe, lobby and tenancy spaces create an active street frontage.



UPPER FACADE DETAIL



PODIUM FACADE DETAIL



# Benefits of a Timber Workplace

## SUSTAINABLE OFFICE DESIGN

With mass timber as the building's structure and exposed timber as its signature feature, T3 brings sustainability, environmental conscience, and the health benefits of wood to the workplace. Rapidly renewable, sustainably sourced, and cleaner to construct, timber also keeps carbon out of the atmosphere. And that's how we innovate for the future.

T3 spaces are designed to attract and retain the best talent from every industry. By providing connected, collaborative working space and wellness-inspired amenities, we create a place for innovators to call home.

From state-of-the-art connectivity systems to next-level innovations, T3 sets a new standard for technology that makes each day faster, easier, more secure, and more productive.



# Design Response

## MATERIALS

Concrete levels B2-Level 5

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Levels 6-14: Timber beams and columns

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Concrete core for stability and containing egress stairs for the full height of the building

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Level 15 to have concrete deck to accommodate plant loads, acoustic requirements and waterproofing.



# Current Status



# Q & A

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