

THE ARGYLE TOWER

Department of Planning & Environment
SEPTEMBER 2017

SCENTRE GROUP

Owner and Operator of *Westfield* in Australia and New Zealand



In collaboration with:

**WOODS
BAGOT™**

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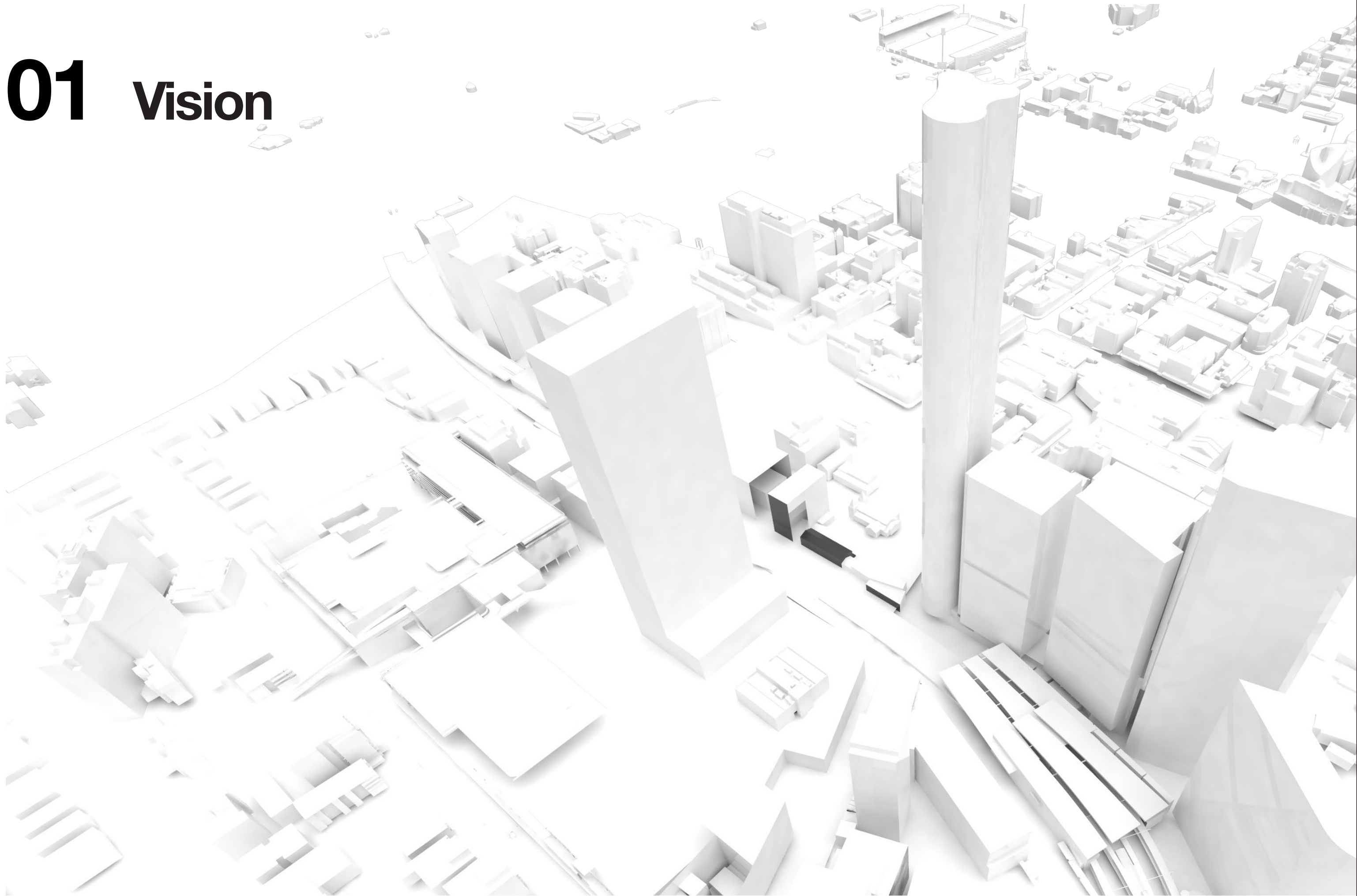
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01 Vision





Our vision is founded on careful examination of the Envelope Concept Plan Approval (2014) to understand both its strengths and its weaknesses. Our proposal extends from this work so that we have been able to harness the existing conditions to create a rich and commercially viable urban precinct. Our key objectives are:

- **Create a commercial tower as part of the larger urban precinct.**
- **Strengthen the north to south pedestrian connection via Church Street.**
- **Activate Argyle Street with new dining and retail as well as new public amenity.**
- **Re-establish the Church/ Argyle corner with a redesigned entry.**
- **Create a market leading workplace environment by developing a rich, varied and human scaled environment upon which the tower is based.**

Creating
extraordinary
places in
Parramatta
by connecting
and enriching
communities.



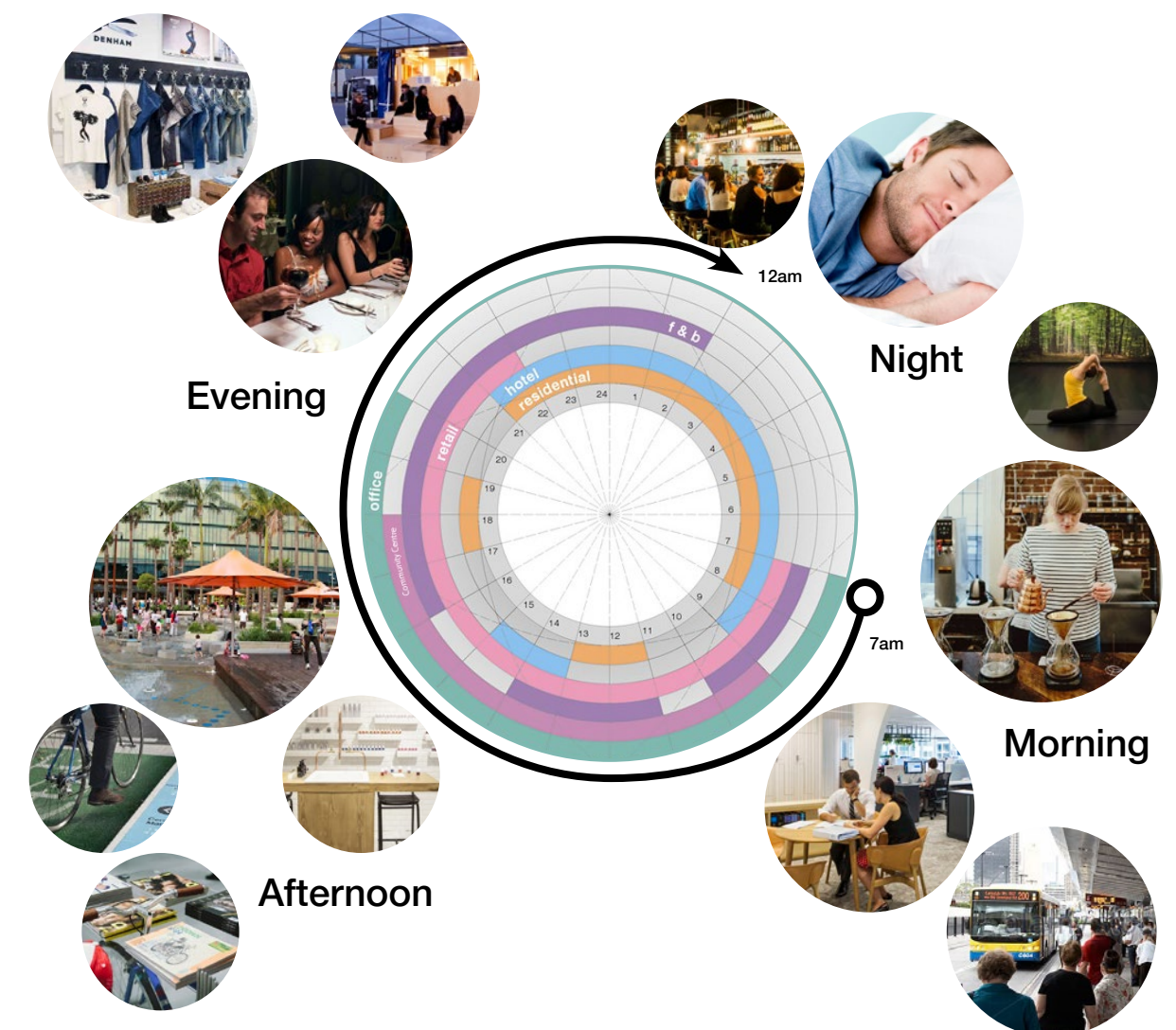
Creating Mixed Use Precincts

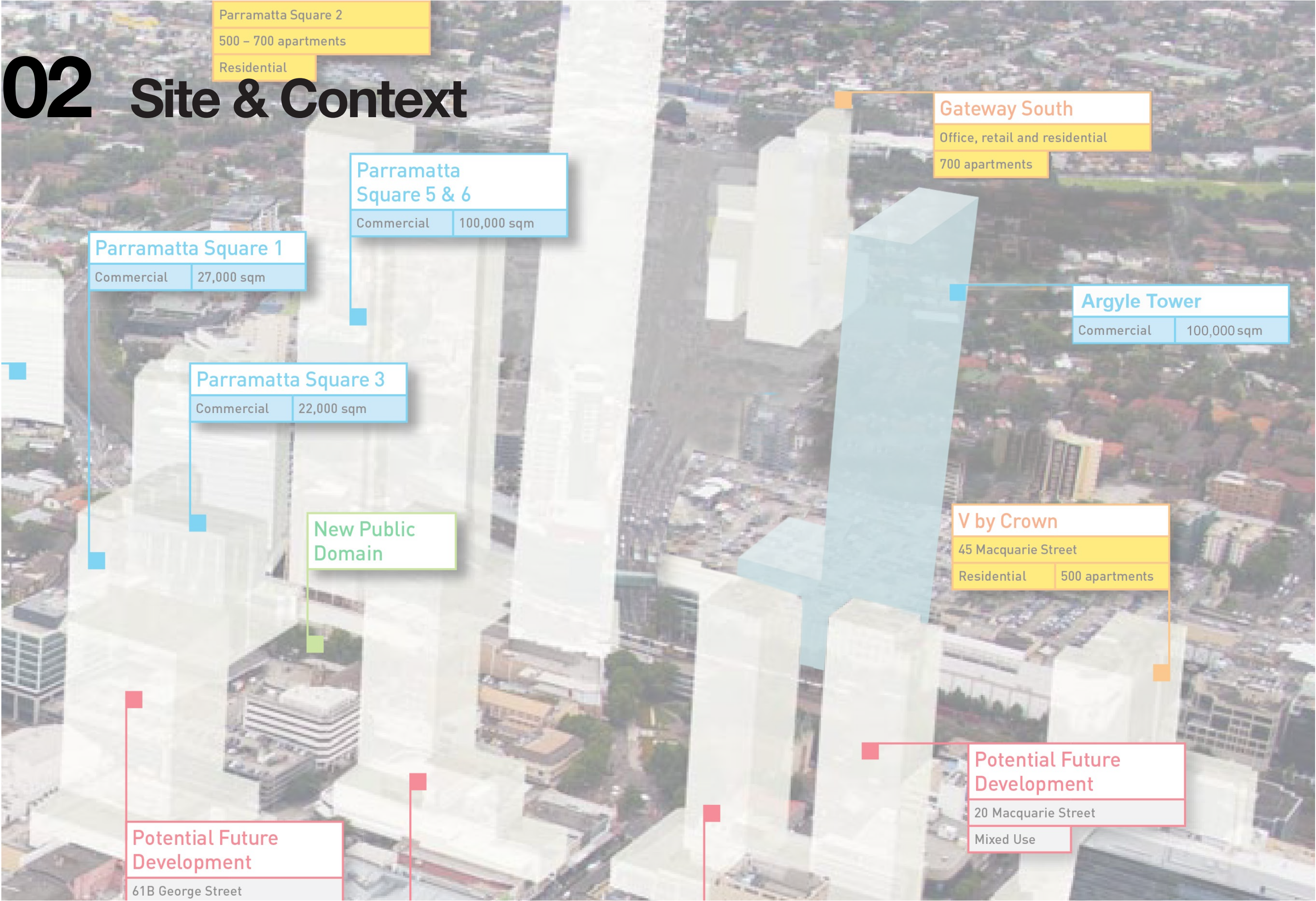


Creating connected & inclusive Environments



Creating 24 hour Activated & Vibrant Cities





02 Site & Context

The following report has been prepared by Woods Bagot on behalf of Scentre Group. It examines the commercial potential of the Argyle Tower proposal on the site over the existing Westfield Shopping Centre

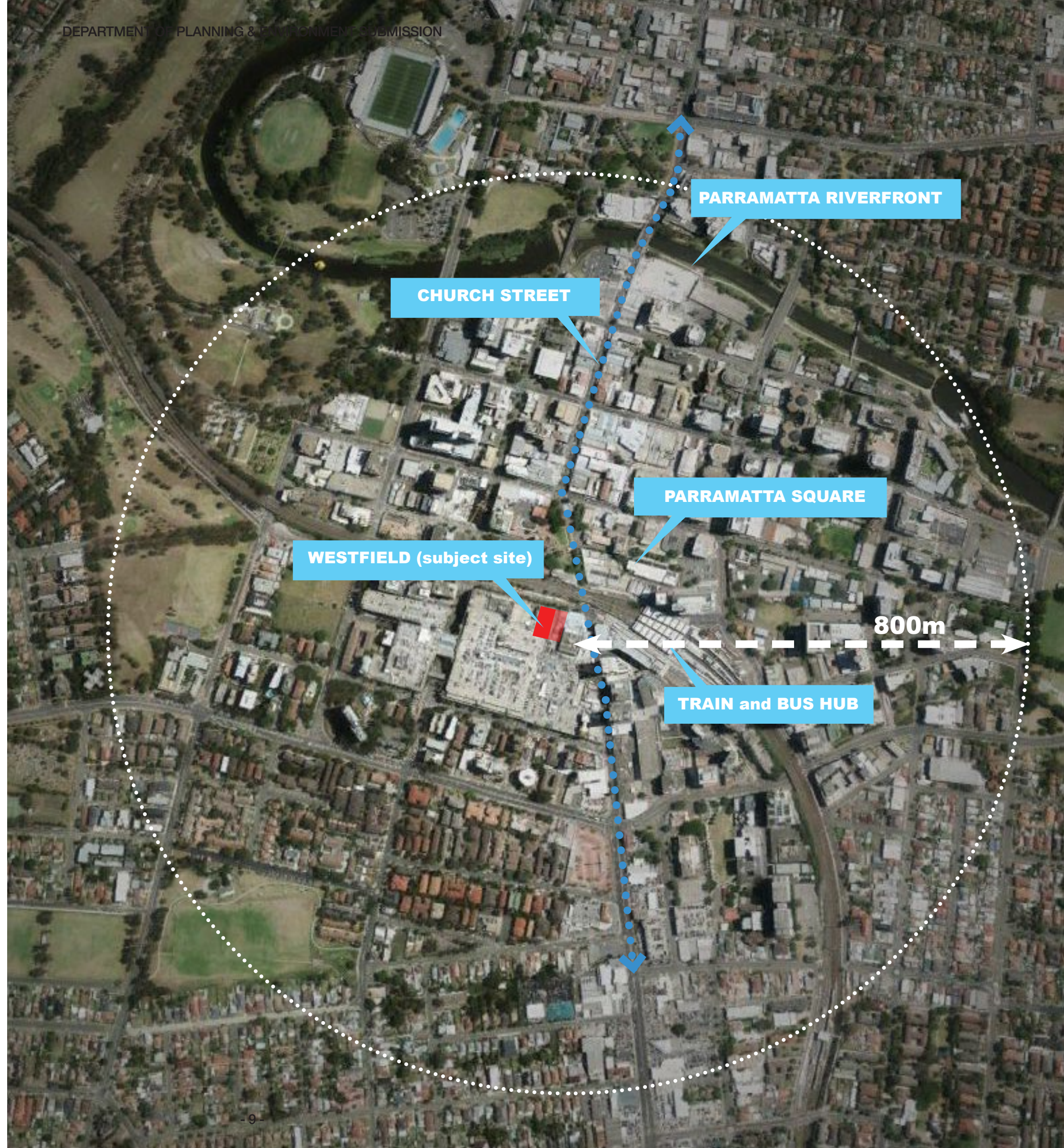
The study is prepared with regard to the Envelope Concept Plan Approval (2014) and ongoing review with Scentre Group. It is based on the concept of a 100,000m² (NLA) commercial office tower incorporating enhanced retail and lobby uses at both ground and podium levels that integrate into the greater amenity of the existing centre.

The Site

The site is located on the southern side of railway lines, in the heart of Parramatta CBD. Sitting in walking proximity to the developing urban Parramatta Square, it is well serviced by the Transport interchange and Westfield Shopping Centre - one of the largest retail centres in the west.

To the north west is Parramatta Park and the Old Government House site to be taken into consideration.

The site is bounded by Church Street to the east, Argyle to the north, Campbell to the south and Marsden to the west.



02 Site & Context

Parramatta Density

“To be part of Parramatta as a place to live, work and play.”

Responding to Parramatta’s rapidly developing CBD, the proposal seeks to be part of the urban fabric, commercial precinct and continuing growing skyline.

Offering an immense urban amenity of public transport, cultural facilities and outdoor green space, the site is positioned in a prime location.



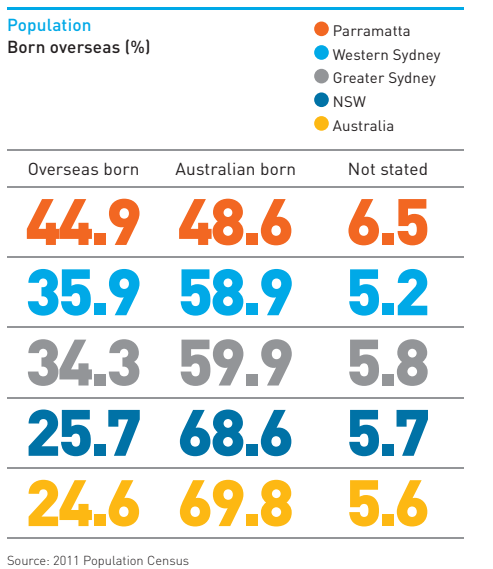
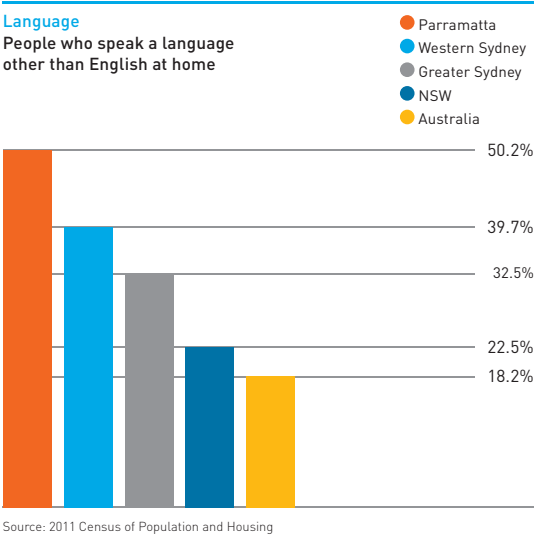
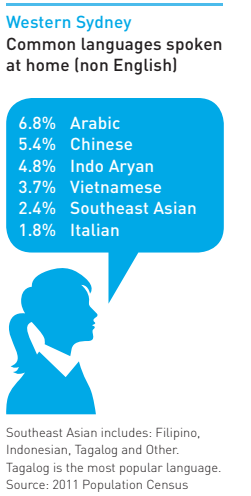
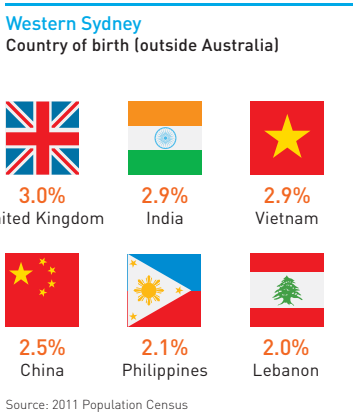
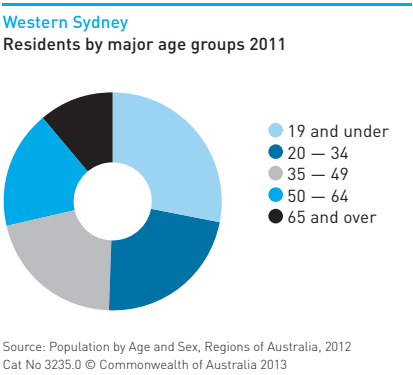
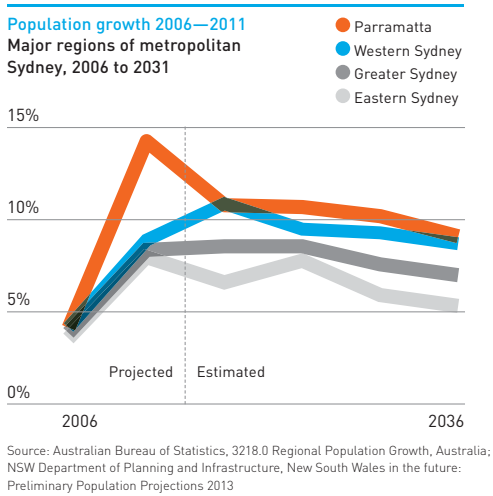
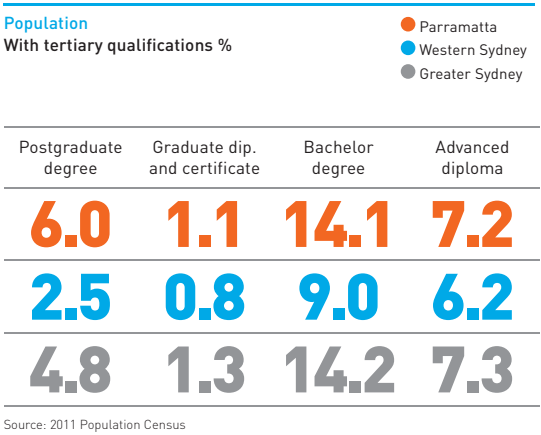
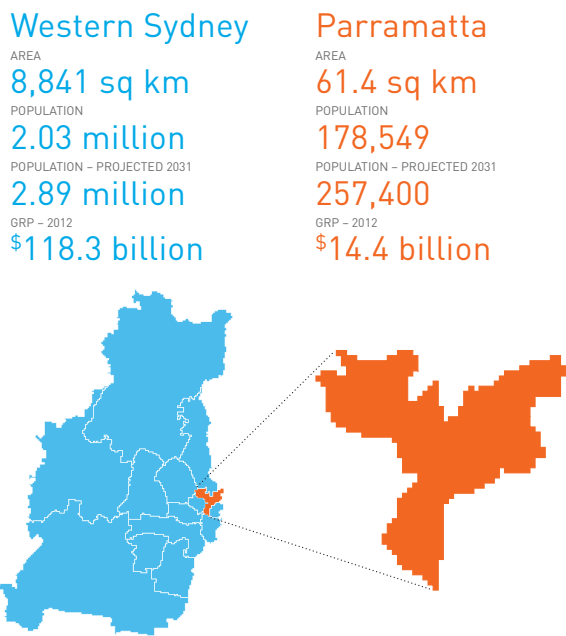
02 Site & Context

Parramatta demographic

“One of Australia’s fastest growing urban population.”

Western Sydney is one of Australia’s fastest growing urban populations – home to 2 million people, or 1 in 11 Australians. The region is a cultural melting pot, with people from over half of the world’s nations living in the area and one-third of the population born overseas.

As the next CBD, Parramatta is attracting a diverse, tertiary workforce with large commercial tenants seeking a western CBD address.



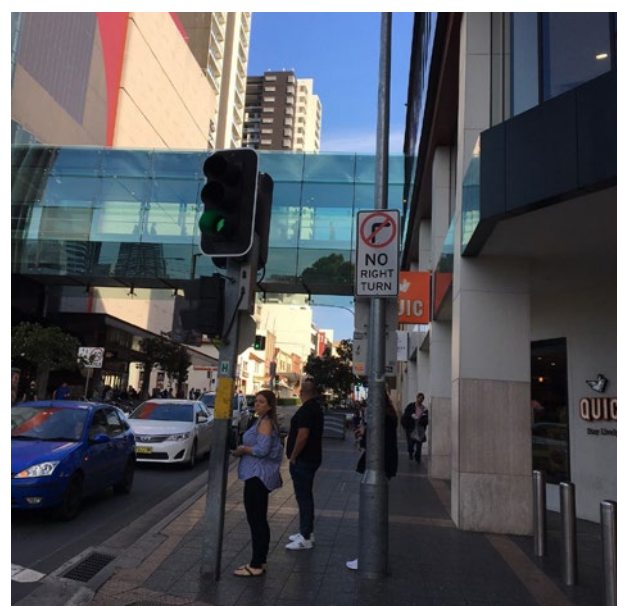
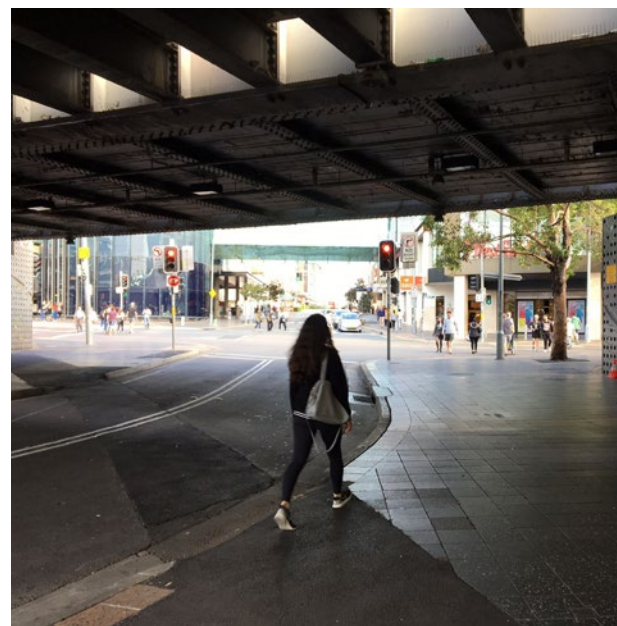
02 Site & Context

Existing Site Conditions

The current Church and Argyle Street corner is fairly nondescript. There is very little street activation and other than overhead signage, there are no large signifiers to mark key entrances into the shopping centre.

Though Church Street has a more pedestrian presence and scale, Argyle Street remains quiet with minimal retail activity and shop frontage. The northern side of Argyle is block work wall bounding the railway corridor. Buses often line up awaiting their pick up times, and negatively contributes to the already poor pedestrian environment.

Current connection between the site and Parramatta Square is via Church Street under the rail corridor. There is opportunity to strength this connection by playing off existing sight lines to Church and Argyle corner as well as landscape work upgrades.



02 Site & Context

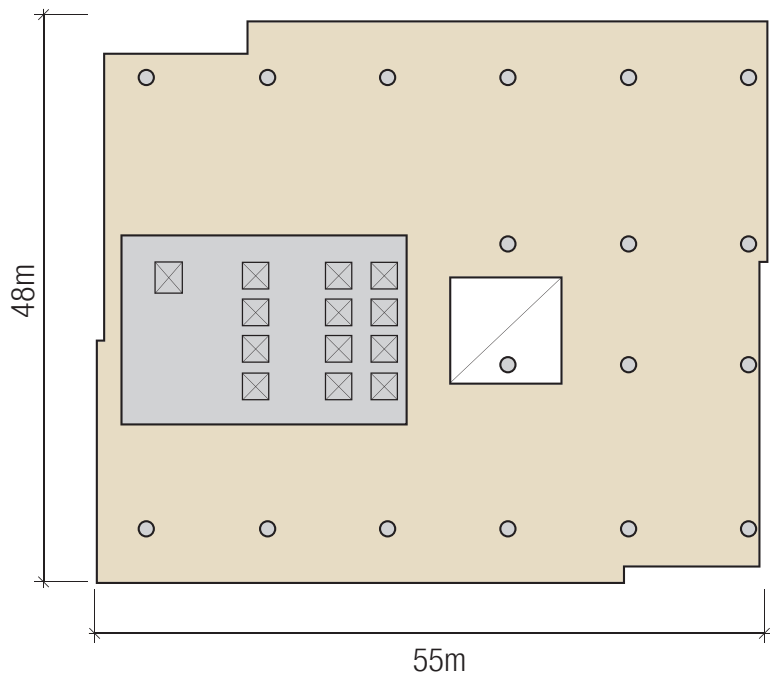
Neighbouring Approved Projects

With Parramatta’s quickly emerging CBD, commercial tenants are increasing and are demanding larger floor plates. Recent development approvals have sought typical commercial floors well in excess of 1700sqm to meet the demands of attracting key tenants.

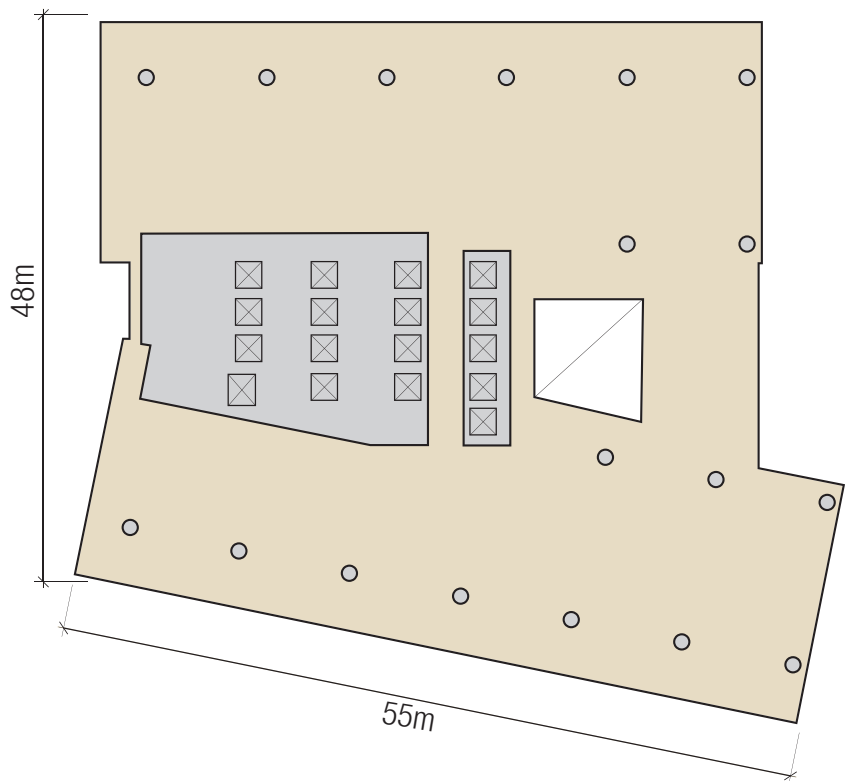
Future Commercial Projects

A DA for both buildings was approved in late 2016. the 32 and 28 level buildings will provide more than 100,000m2 NLA in the heart of the CBD

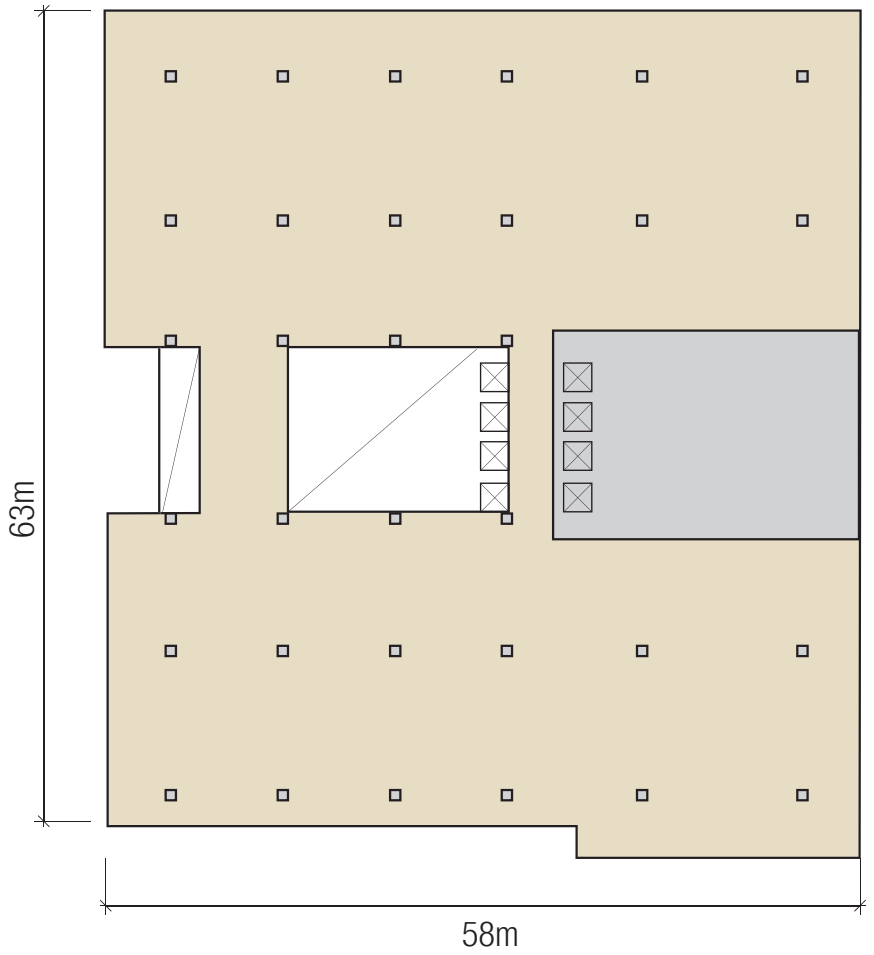
6 Parramatta Square
/ 45,000sqm NLA
/ 1,700sqm / floor plate



4 Parramatta Square
/ 65,000sqm NLA
/ 2,500sqm / floor plate



3 Parramatta Square
/ 2,700sqm - 3100sqm / floor plate



03 Analysis & Review

Approved DA Envelope

The proposal is seeking to modify the approved Concept plan to provide for an increase in building height, floor space and tower floor plate for the commercial tower.

There is current approval for the following:

Concept Plan Approval (approved 2014)

/ 35,000m² GFA

/ 25 storeys (20 office floors)

/ Max. 120m above ground

/ Tower building GFA per floor at 1,400m²

Since that time, the feedback from the marketplace indicates that major prospective tenants require larger floor plates, requiring total floor space well in excess of the 35,000m²

In September 2016, a proposal was put forward for the following and was addressed as '151 Church Street':

SEARS (expected approval circa Dec 2017)

/ 100,000sqm GFA

/ 40 storeys (37 office floors)

/ Max. 175m above ground

/ Tower building GFA per floor at:

- 3,000m² for level 1-6
- 2,350m² for level above 6
- 1,450m² for roof top level

Concerns were raised by council regarding the tower's impact on public amenity, namely overshadowing and building bulk.

In response to the SEARS scheme, a design review was undertaken with input from prospective major tenants.

The current proposal seeks to offer a much improved amenity along Argyle and Church Street with a less impactful slender tower envelope. The proposed envelope seeks:

Updated Envelope Proposal

/ 111,562sqm GFA

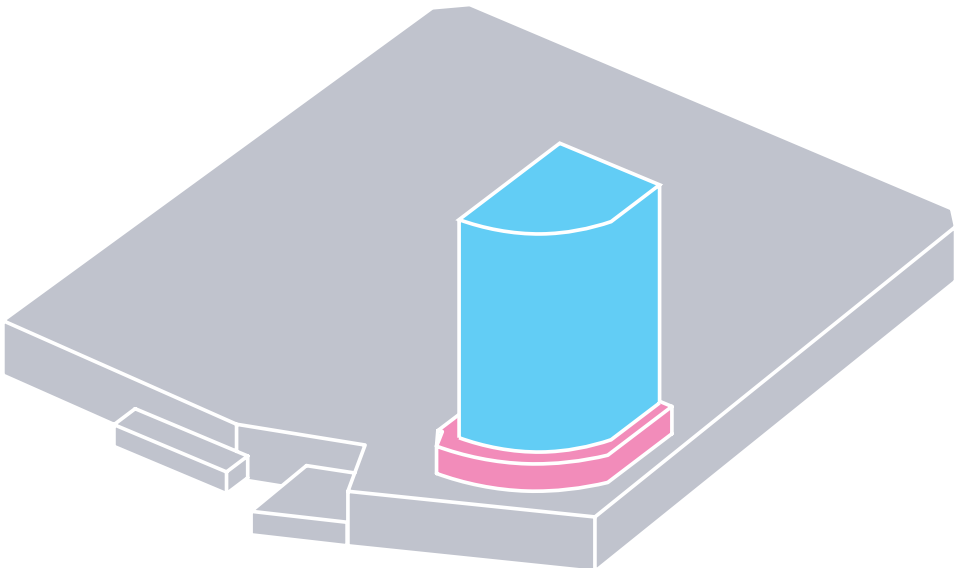
/ 42 commercial storeys (40 office or lifestyle floors with 2x plant floors) above parking and retail levels

/ RL 220 (approx)

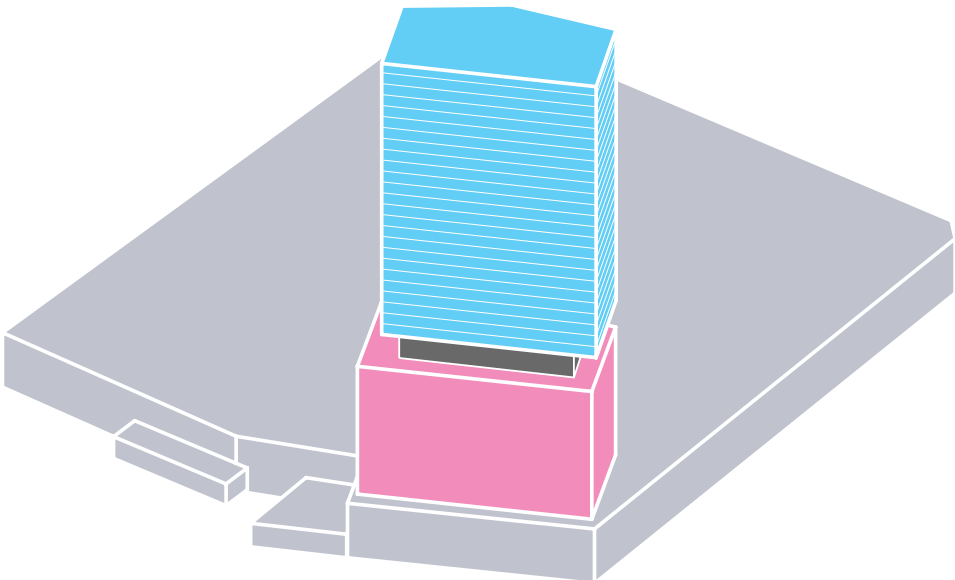
/ Tower building GFA per floor at:

- approx. 4,059m² for level 6-7 (podium)
- approx. 2,722m² for level 8-46 (typical)

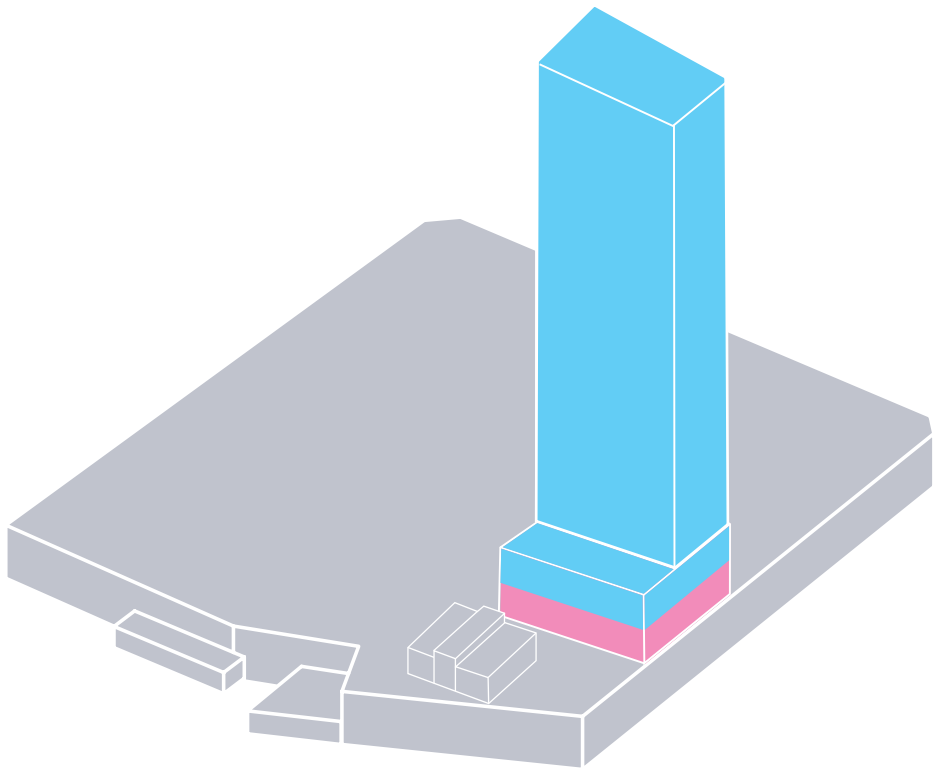
The proposed commercial tower is intended to be a prestigious landmark 5 GreenStar office, capable of attracting major private or government agencies to Parramatta.



Concept Plan Approval
(approved 2014)



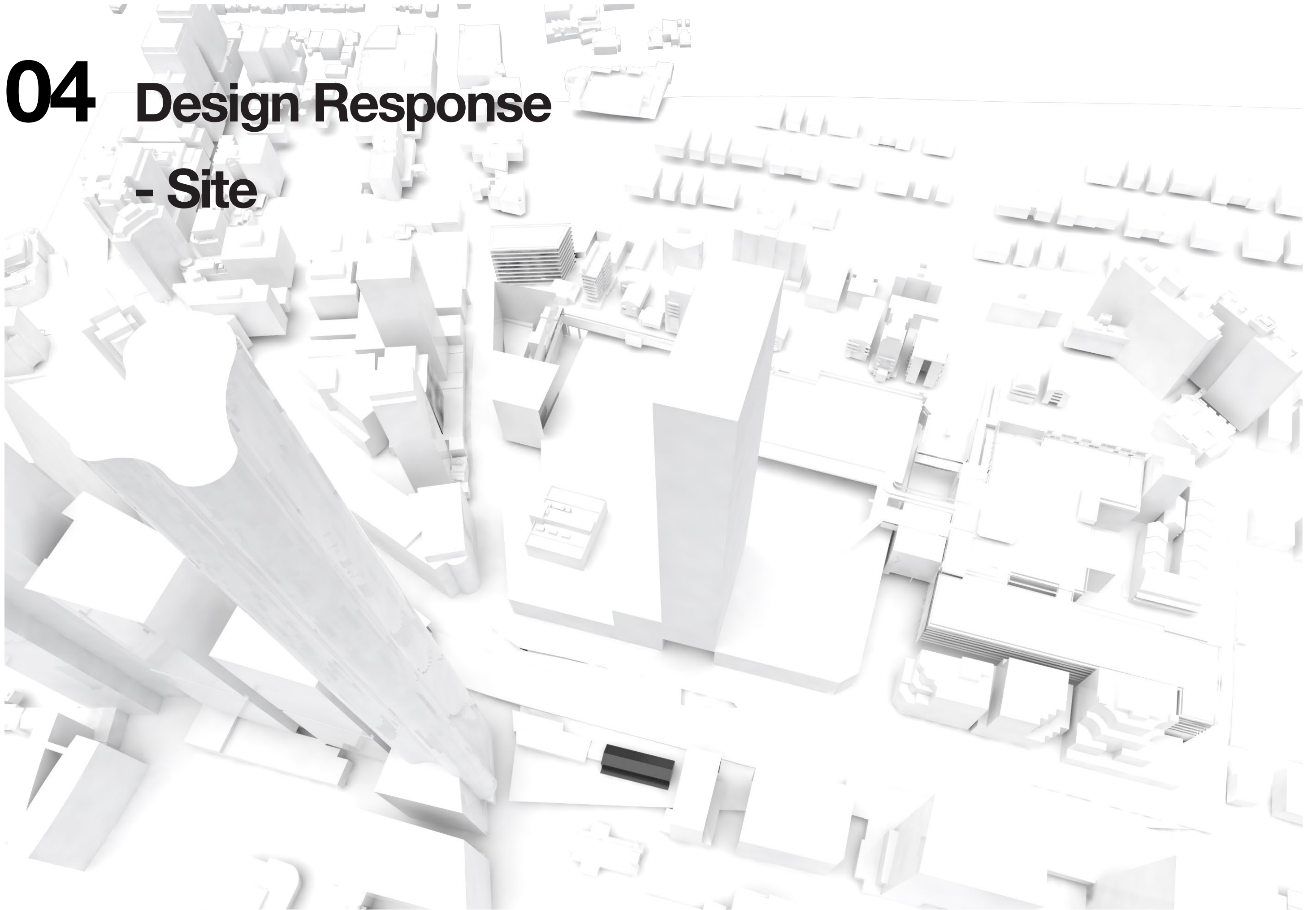
SEARS Initial Envelope Proposal
(expected approval circa Dec 2017)



Updated Envelope Proposal
(in response to SEARS)

04 Design Response

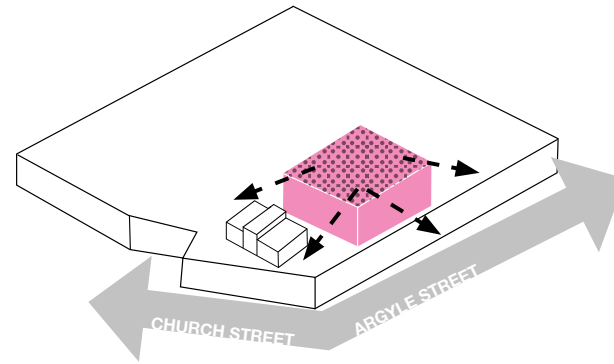
- Site



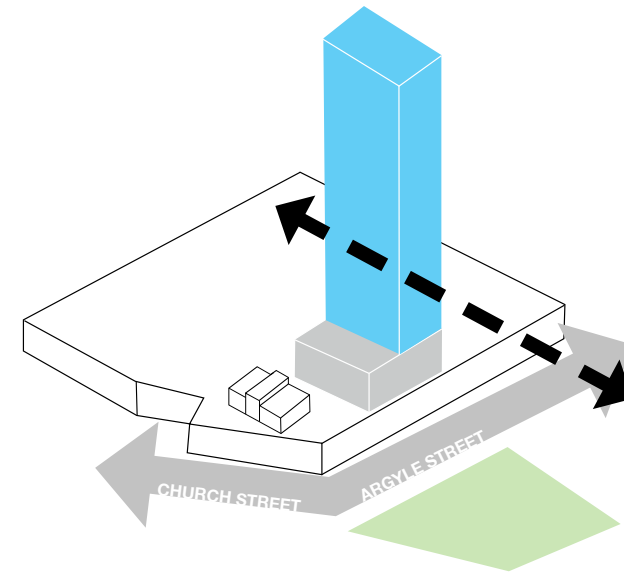
04 Design Response Site

Key Concepts - Podium & Tower form

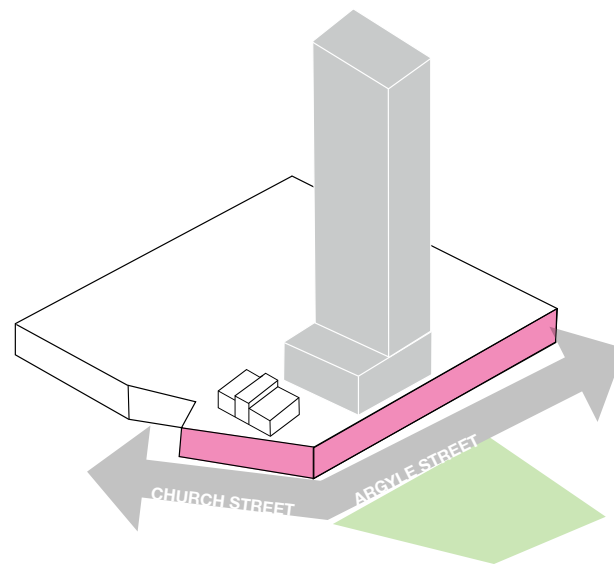
There are key strategies in driving the outcome and location of the tower design. Scale, activation and address points are all factors when designing to the existing urban fabric of Parramatta.



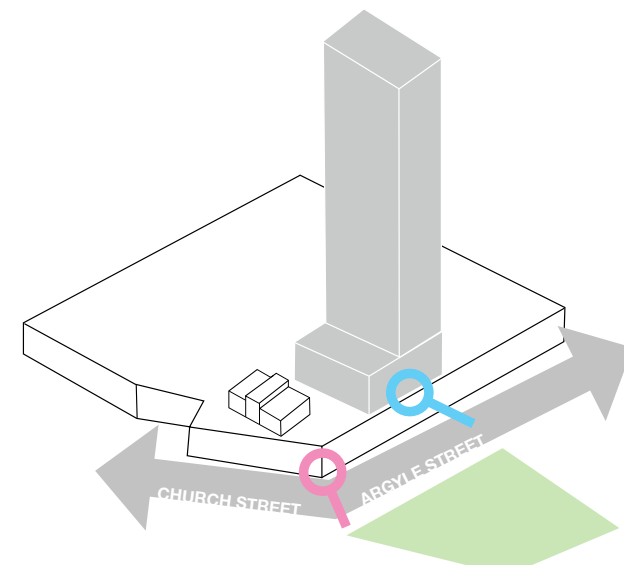
1. Activate podium roof top to take advantage of key outlooks



2. Align tower to mid point of Argyle Street and Church Street axis. Shift tower core west to prevent impact on retail entry at the corner



3. Activate Church and Argyle Streets with new street facing retail



4. Establish new commercial address on Argyle street and strengthen retail address at the corner

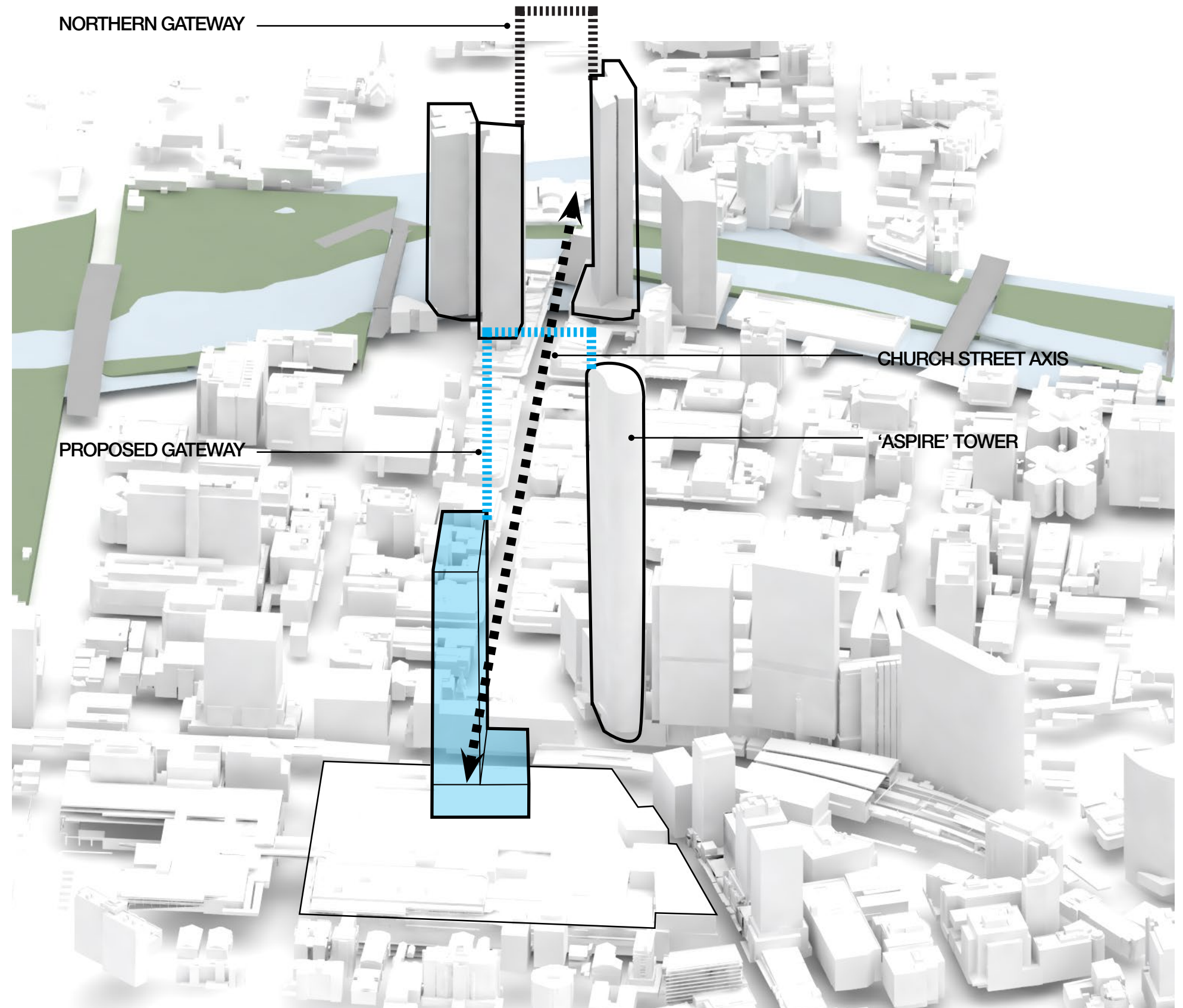
04 Design Response Site

Key Concepts - Proposed Gateway

Parramatta council has defined the Northern Gateway at the junction of Church street and Parramatta River, with the Meriton's Altitude development and the recently approved Riverside Tower providing built form markers of the location.

One of the key concepts in the proposal is to further strengthen the Church Street axis by defining the next Gateway.

With the already approved 'Aspire' tower development approved, by positioning the proposed tower towards the west, there is an improved building separation and establishes a clearer view corridor on Church Street. The two 'bookmarks' thus are created in defining the next Gateway in Parramatta's CBD.



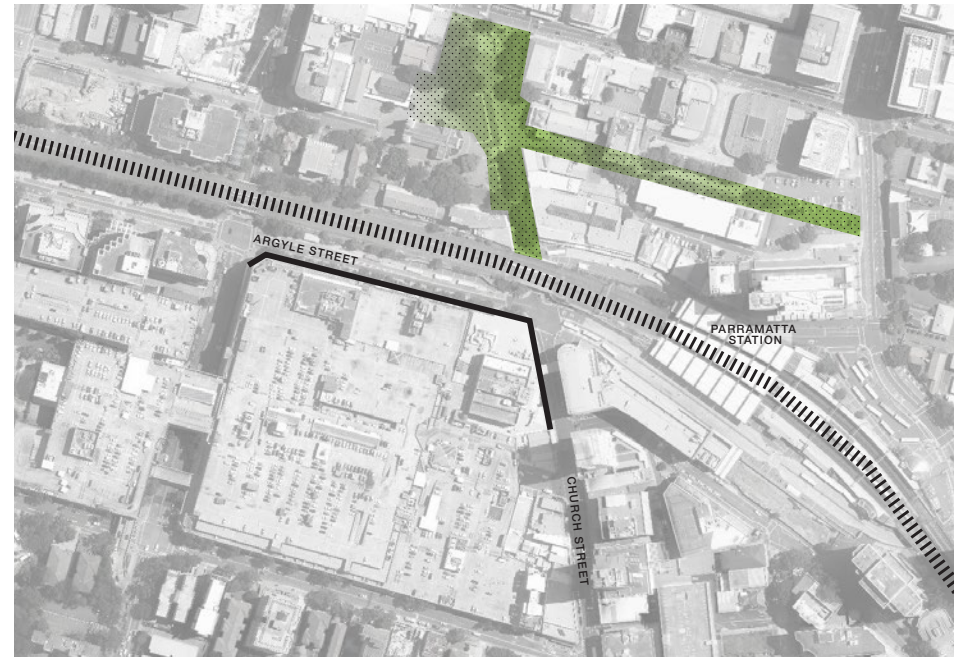
04 Design Response Site

Key Concepts - Linking North to South

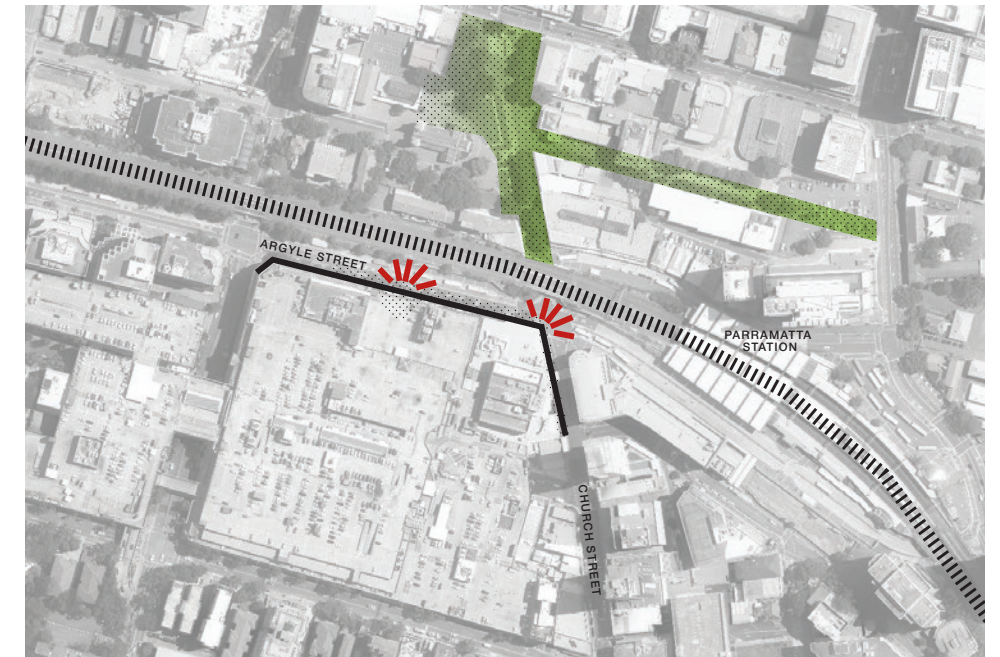
The existing railway line physically and psychologically separates Parramatta Square from the southern side of Church Street.

Part of the key concept is to:

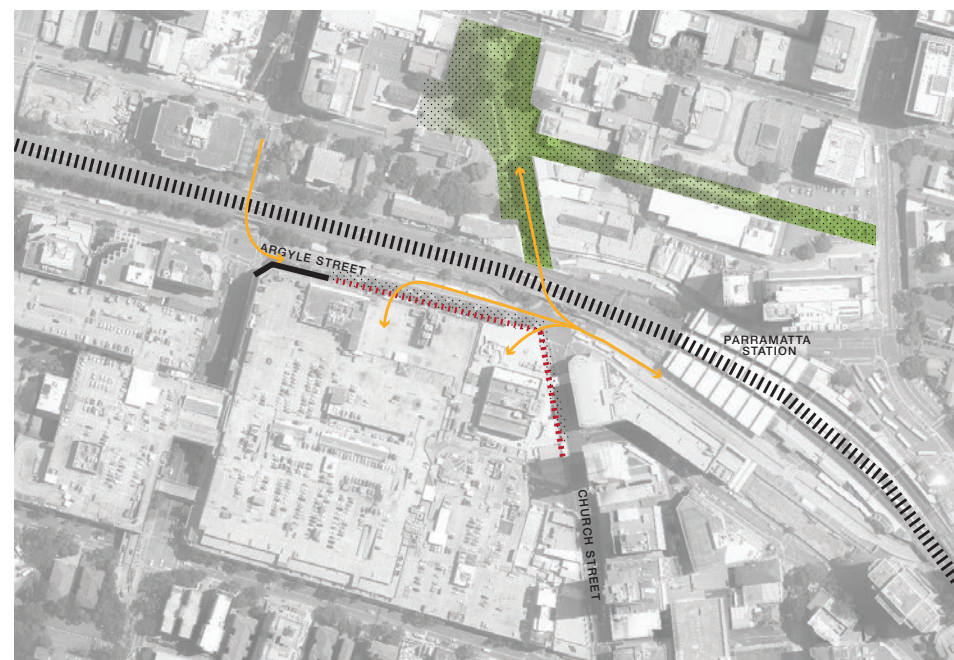
- Bridge the north south link and extend the public square to the Argyle/Church corner
- Clear defined entry points are established for both the retail and commercial precinct. A clear street address for the proposed commercial tower
- Activate Argyle Street with new retail offerings facing outwards, transforming Argyle street into a pedestrian friendly environment
- Improve physical connections with improved building/entry legibility
- Improve public amenity with natural surveillance over various times of day and night, which will provide better amenity to all buildings and users



1. Existing condition



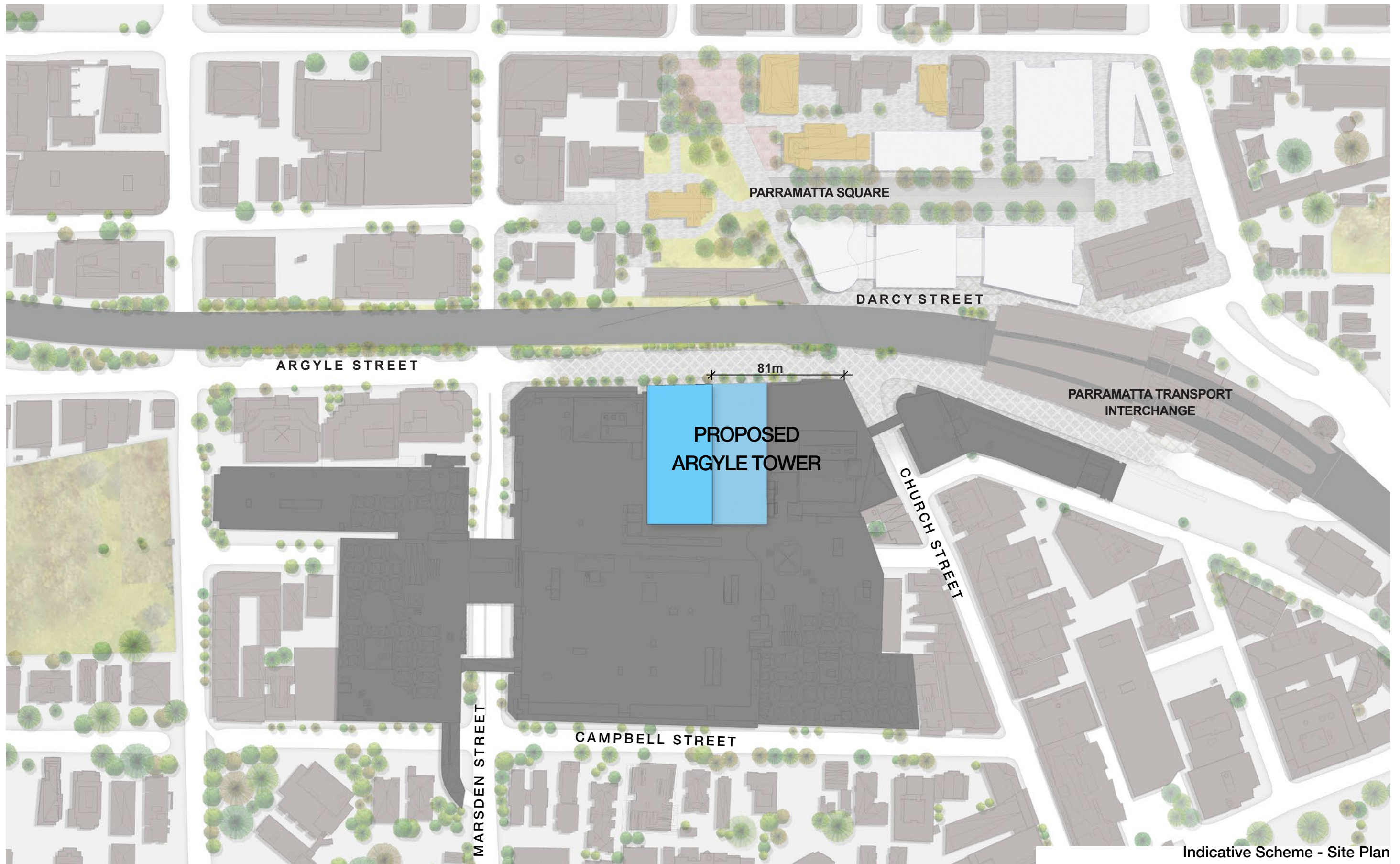
2. Activate the corner and Argyle Street address



3. Improve connections to Parramatta Square, transport interchange and beyond

04 Design Response

Site



Indicative Scheme - Site Plan

04 Design Response

Site

Setbacks

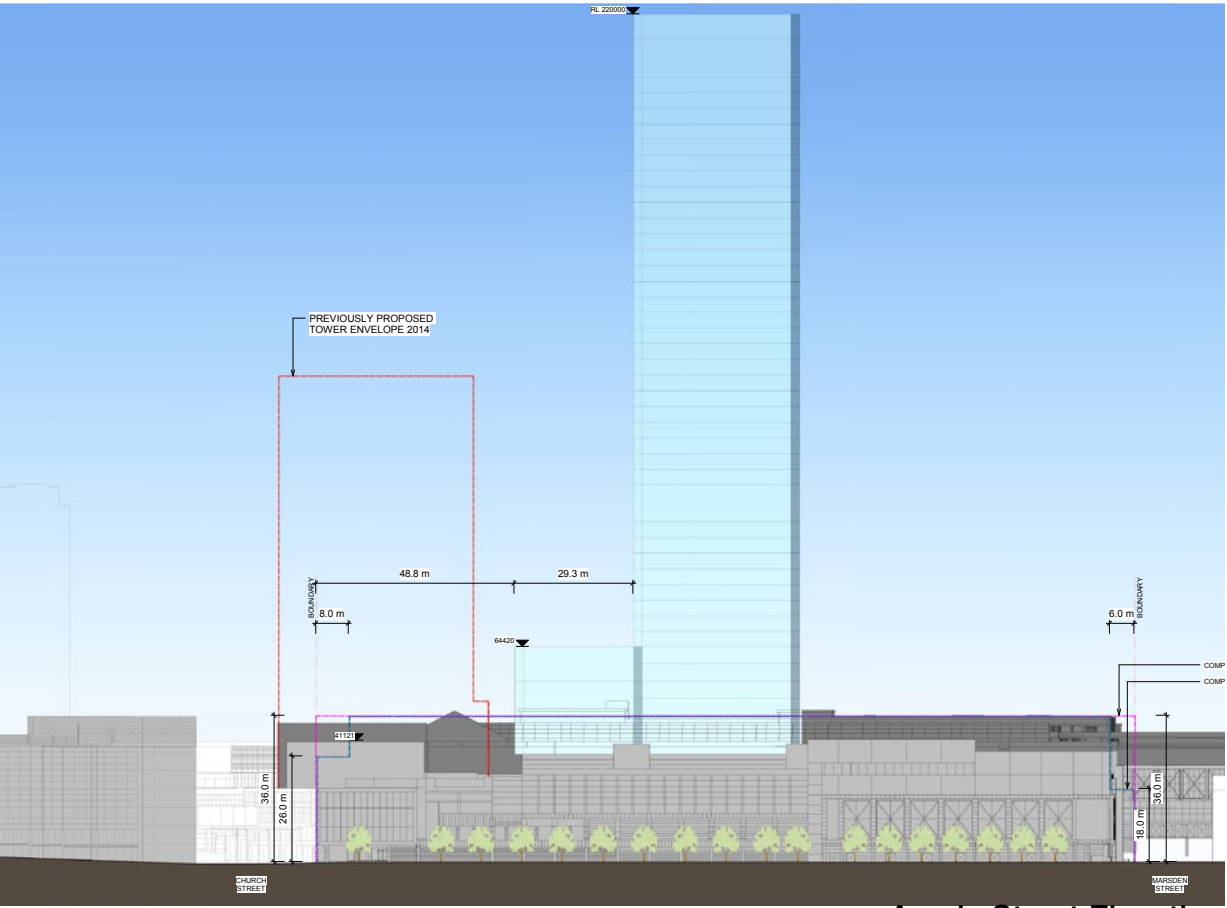
As a response to the Approved Concept (2014), the proposal shifts the tower to the West, approximately 79m setback from Church Street. This allows an improved building separation to the already approved Aspire development. This also relocates the proposed tower lobby/core further west along Argyle Street, freeing up the Argyle / Church corner for better retail and public activation.

With the already approved 'Aspire' residential tower development, by positioning the proposed tower towards the west there is an improved building separation which aids in creating the central Gateway of the CBD

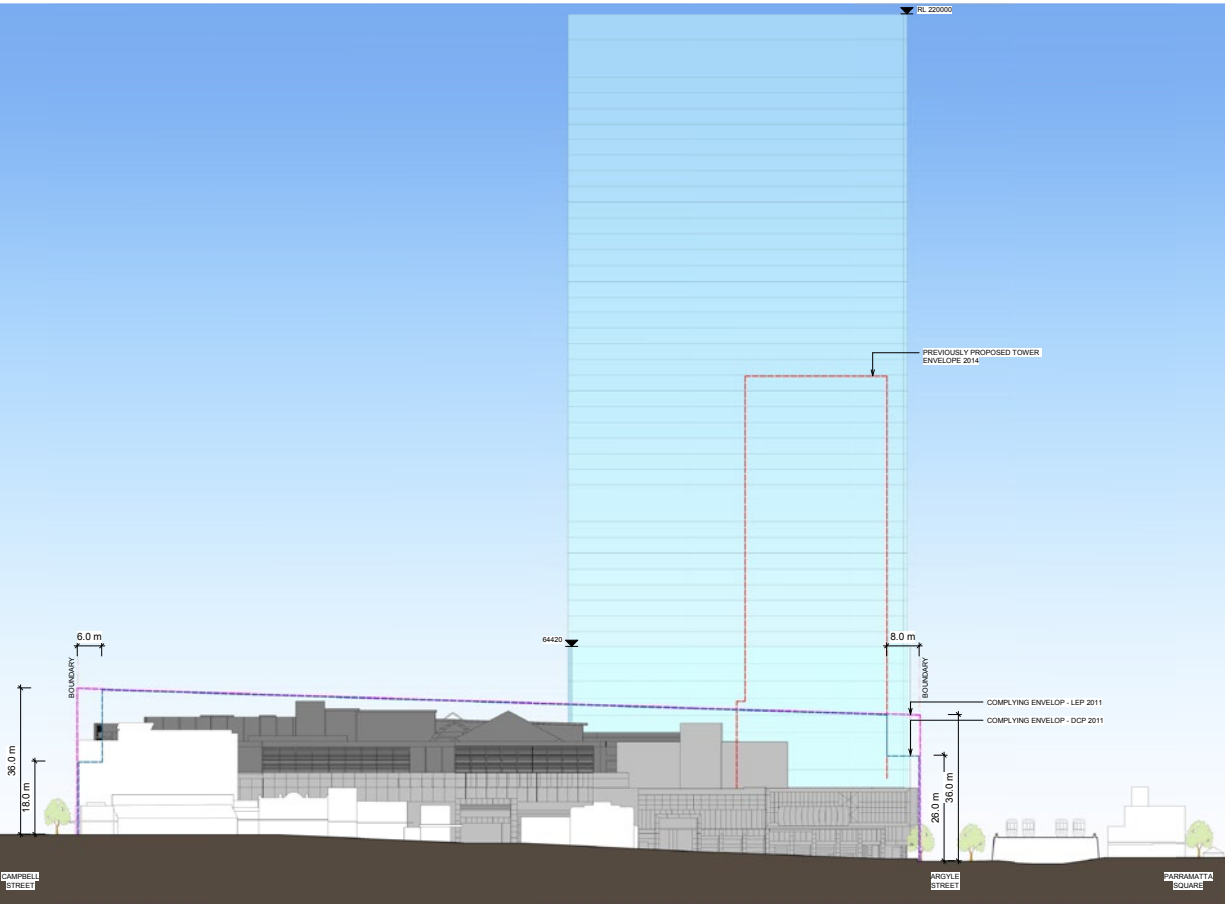
To strengthen the Argyle address and podium/tower form, a zero setback to Argyle Street is proposed.

 Approved Concept (2014)

 Proposed Envelope



Argyle Street Elevation



Church Street Elevation

04 Design Response Site

Access to and from Site

PEDESTRIAN ACCESS TO AND FROM SITE

The commercial lobby has been strategically located in the centre of the Argyle Street Westfield block, allowing retail activation and natural surveillance along Argyle Street. The main access will be via Argyle Street from the Interchange and Parramatta Square. There are also secondary accesses via the tunnel and bridge link, strengthening the connection between the commercial tower and retail centre.

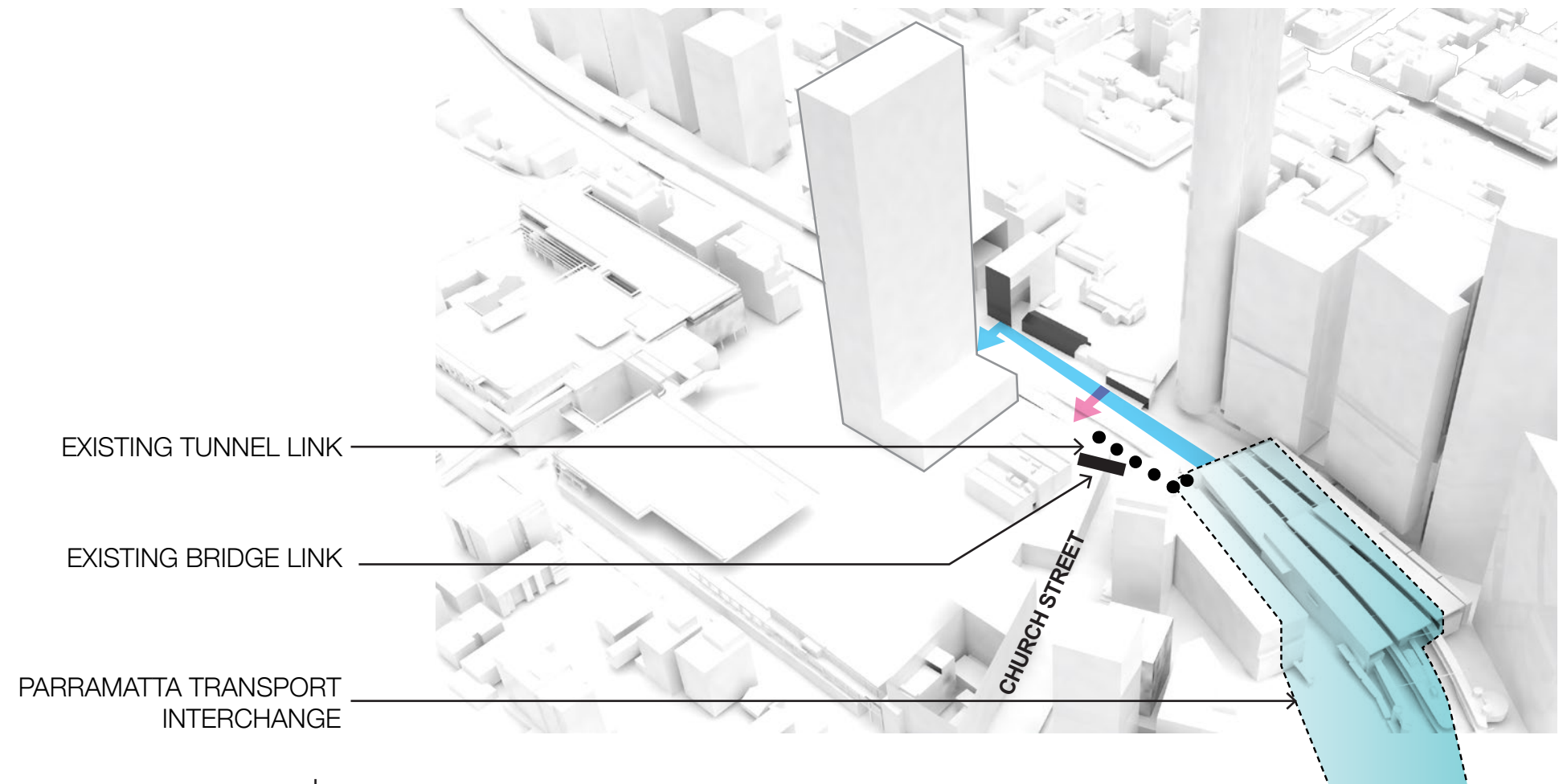
VEHICULAR ACCESS TO AND FROM SITE

Marsden Street will continue to act as the loading entrance to the Shopping Centre, servicing both retail and commercial needs. Commercial parking will be accessed using existing access points.

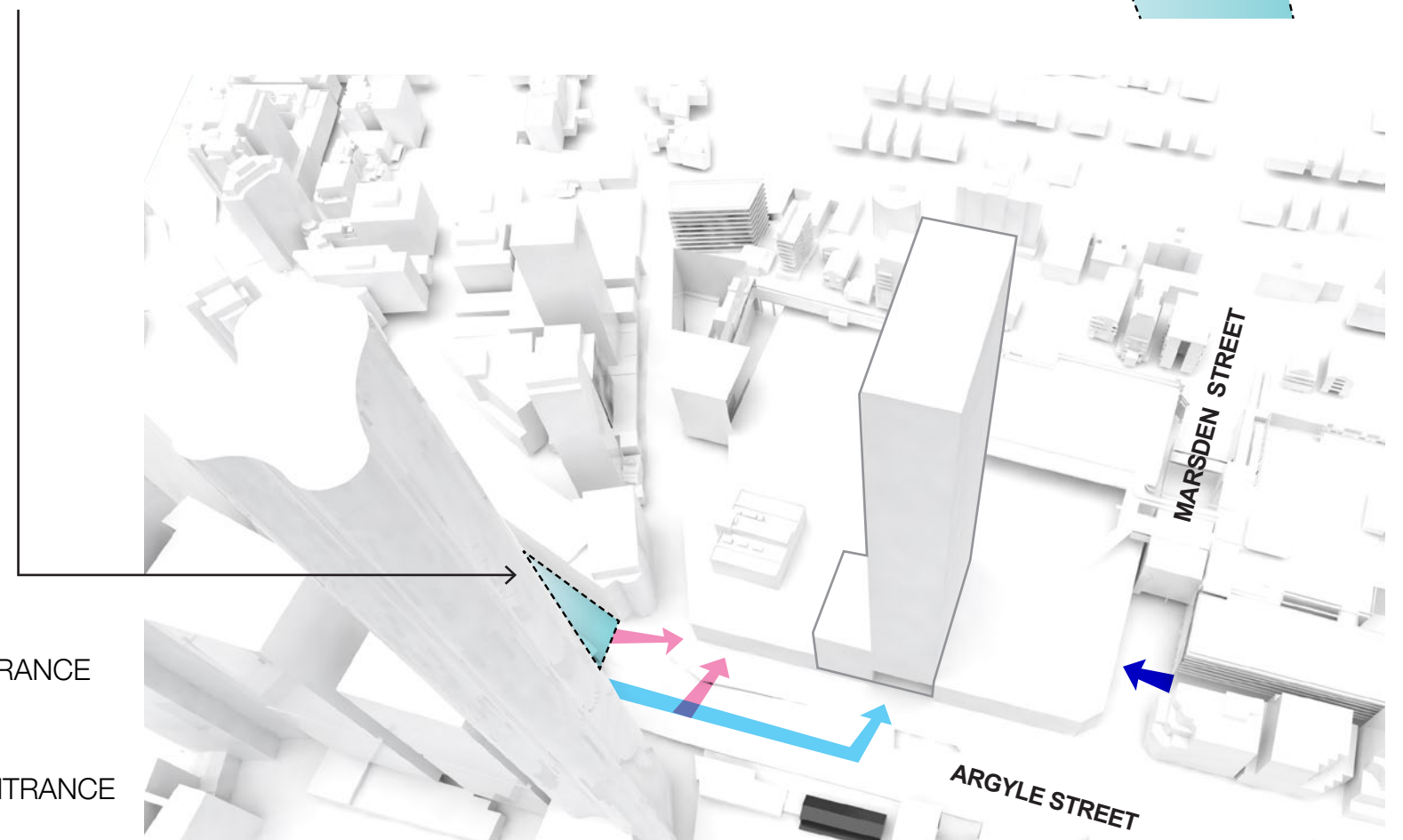
PUBLIC TRANSPORT

The site is very well connected by public transport with the interchange approximately 100m away. The interchange is served by:

- Parramatta Station (heavy rail)
- Bus station east on Argyle Street
- Planned future light rail to run along Macquarie Street with pedestrian link to Parramatta Square



- COMMERCIAL ENTRANCE
- RETAIL ENTRANCE
- LOADING DOCK ENTRANCE

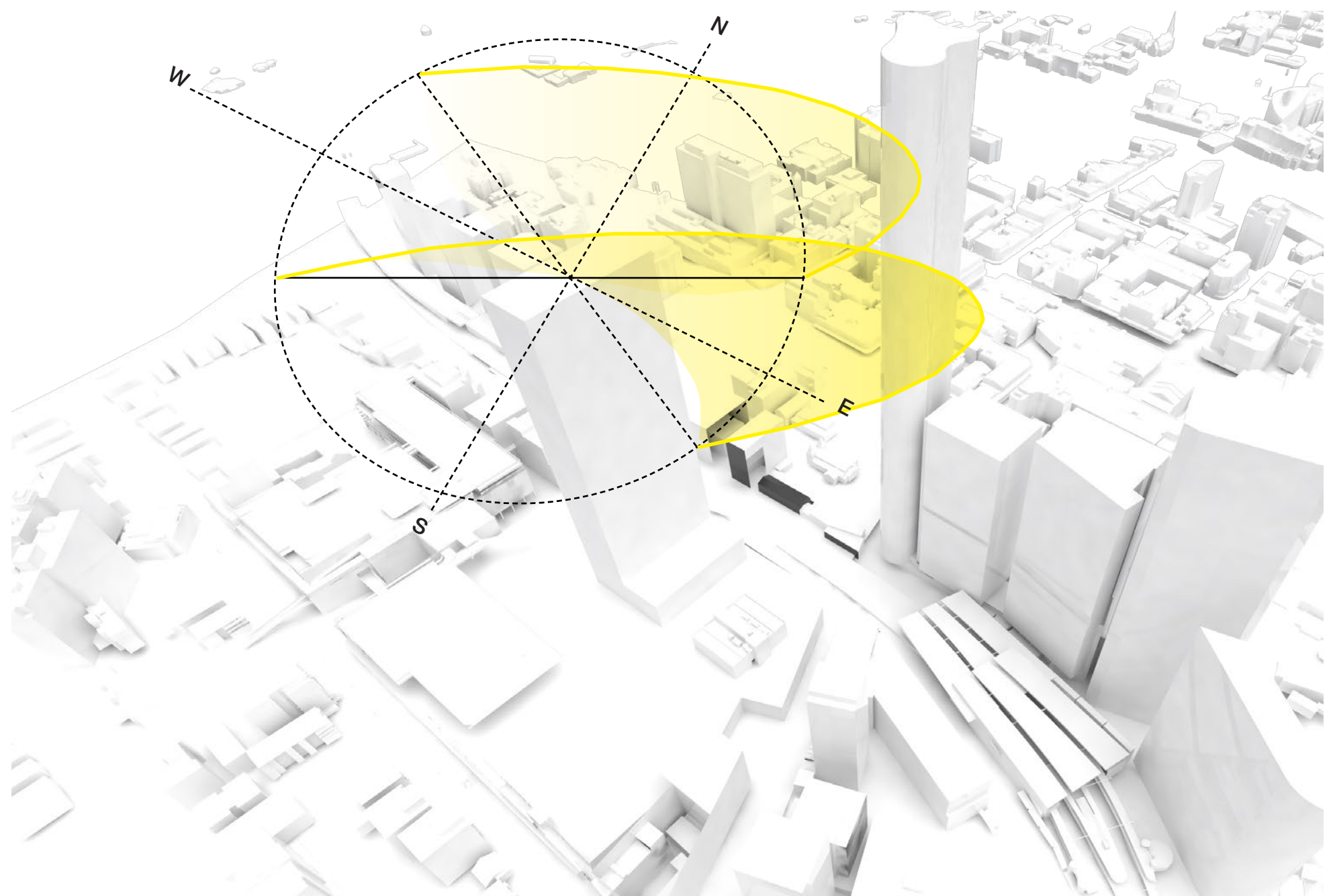


04 Design Response Site

Solar

The tower is orientated towards the Church Street axis with the short faces of the building facing north and long faces facing east and west. This potentially could create issue with solar loading on these faces however the western face is predominantly core which will limit excessive east solar gain.

With its newly proposed location and a slender proportioned tower, the shadows cast will move quicker and be further from the adjoining context resulting in reduced impact.



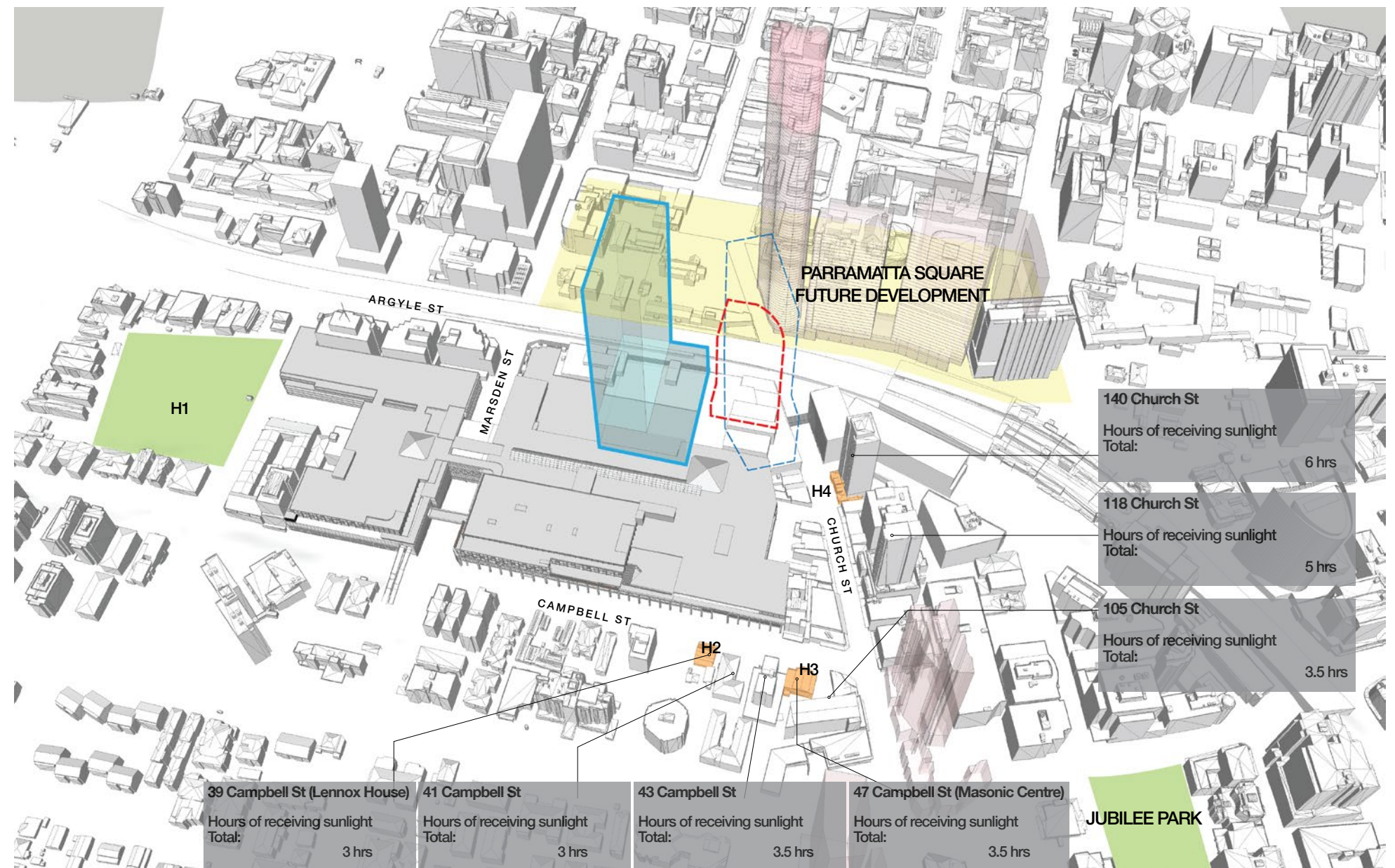
04 Design Response

Site

Shadow Analysis

The previous July 2016 modification had the location of the tower on the Church / Argyle corner. As a result, there was additional overshadowing on the western facade of the existing apartment buildings on Church Street.

Moving the proposed tower envelope to the west and reshaping to a slender proportion, ensures there is minimal increase in overshadowing to the apartment buildings on Church Street, even in comparison to the Approved Concept Plan (2014) for a 25 storey tower.



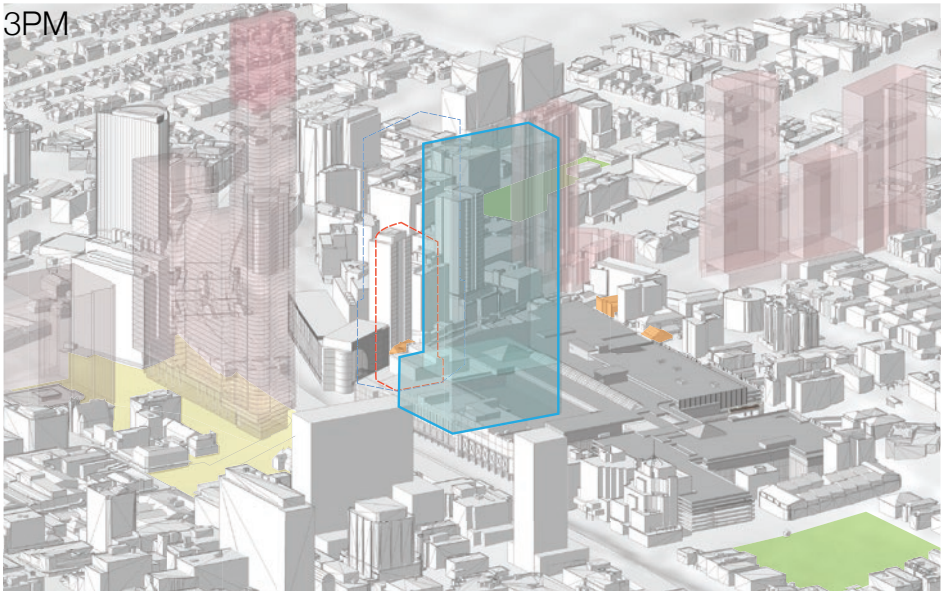
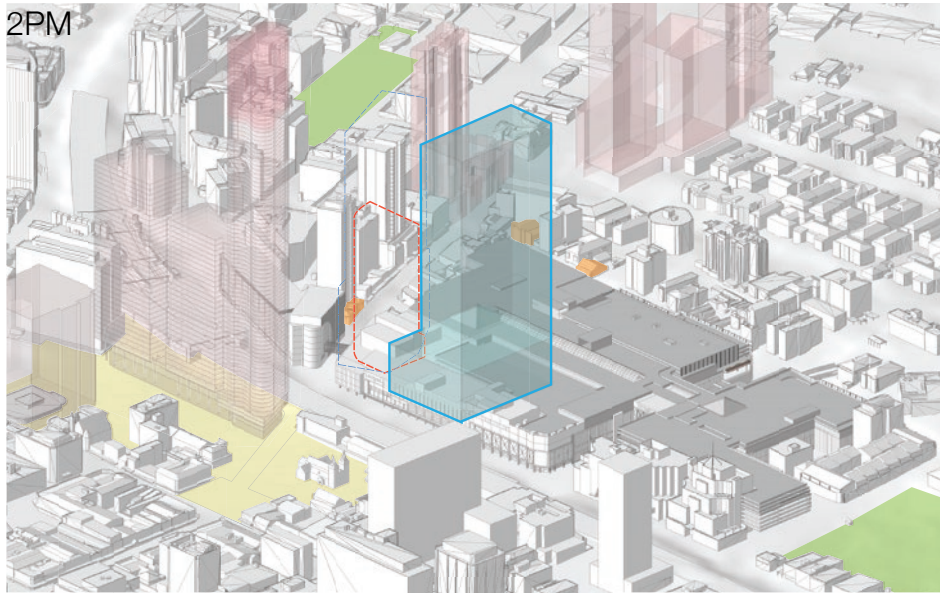
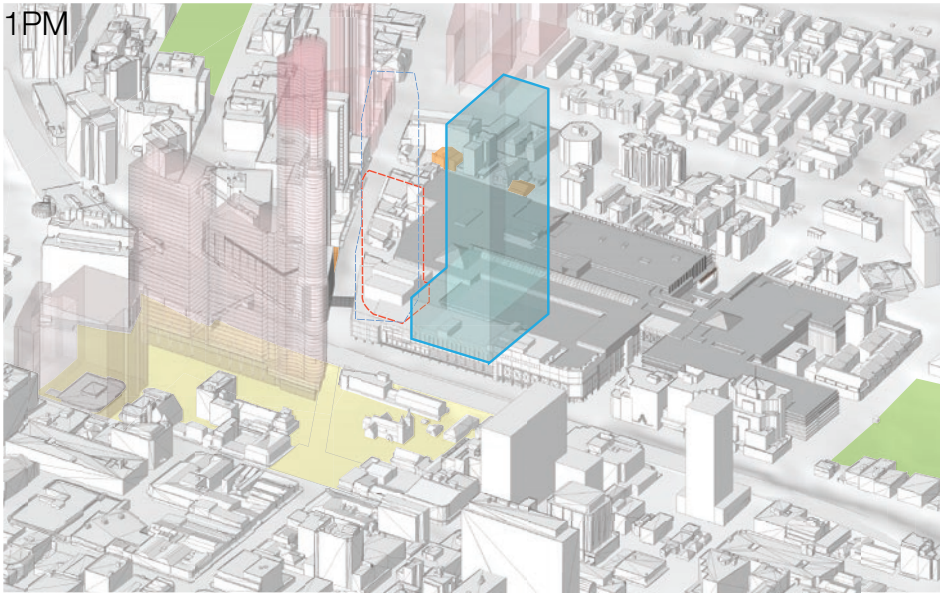
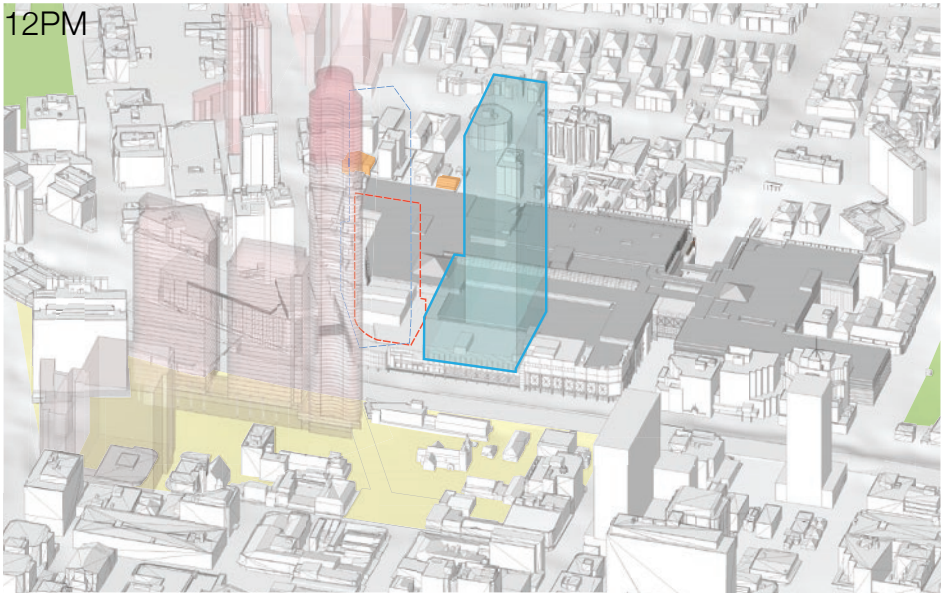
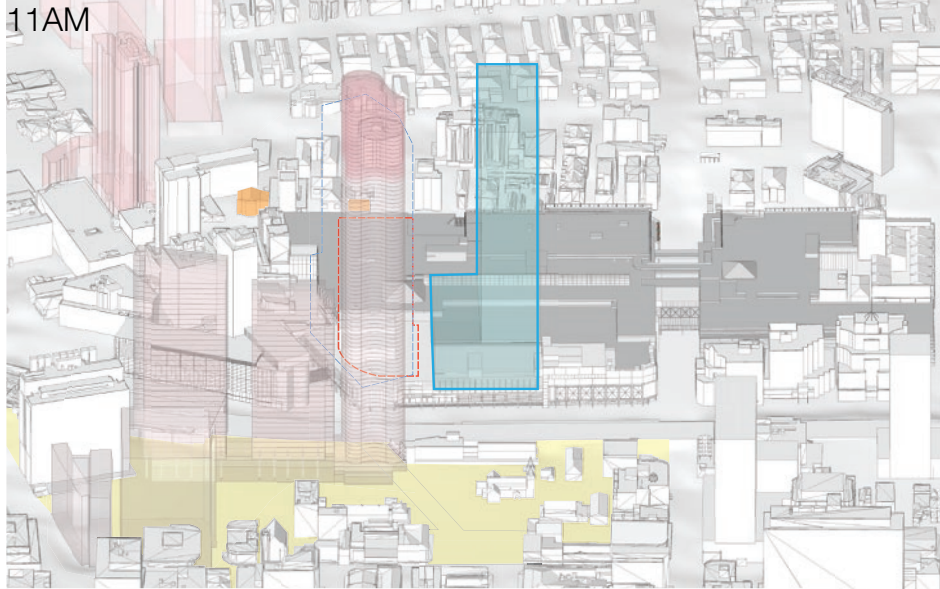
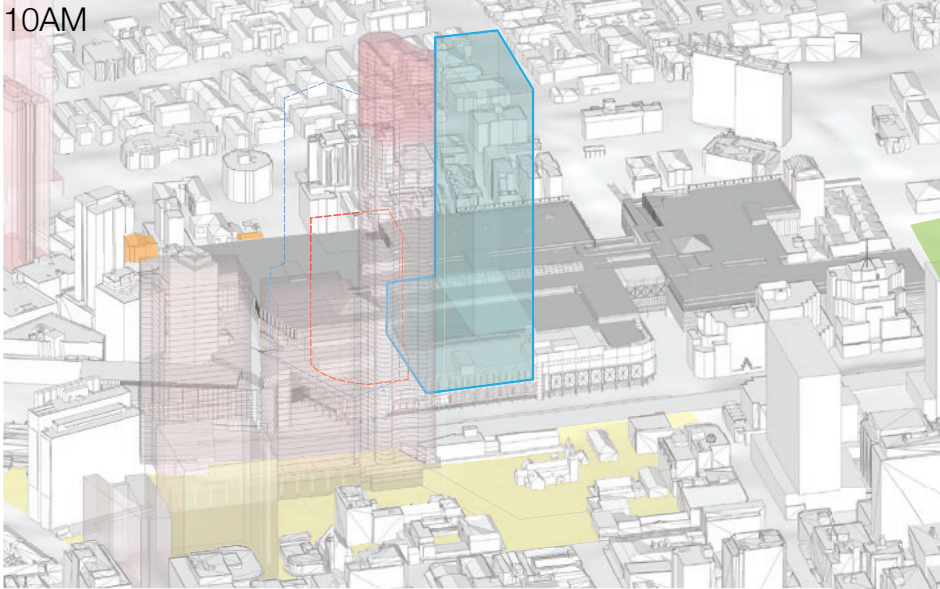
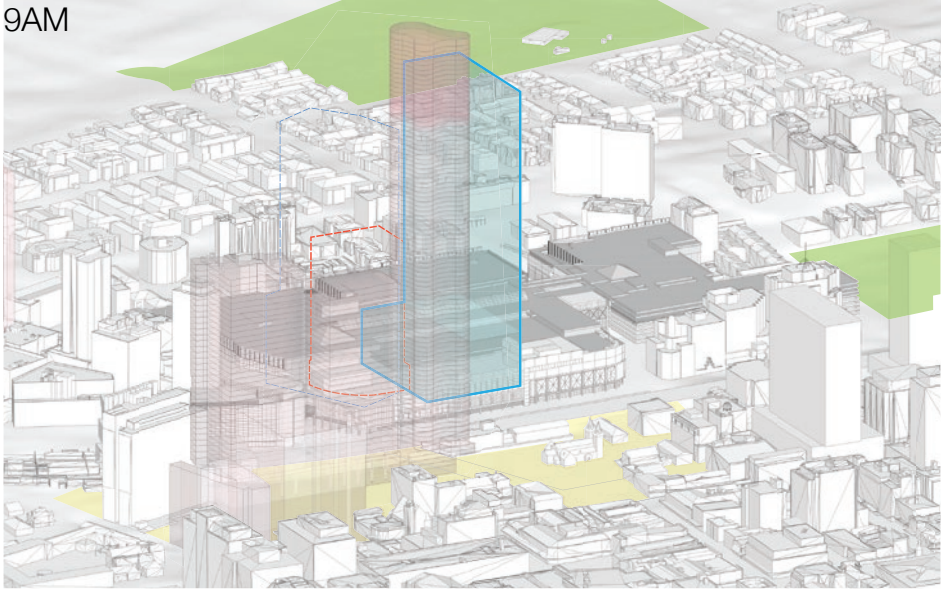
HERITAGE ITEMS




1. ST. JOHN'S CEMETERY
2. LENNOX HOUSE
3. MASONIC CENTRE
4. FORMER FIRE STATION

- APPROVED CONCEPT PLAN (2014)
- SEARS PROPOSAL
- UPDATED ENVELOPE PROPOSAL

04 Design Response
Site

Sun-Eye View (21st June)



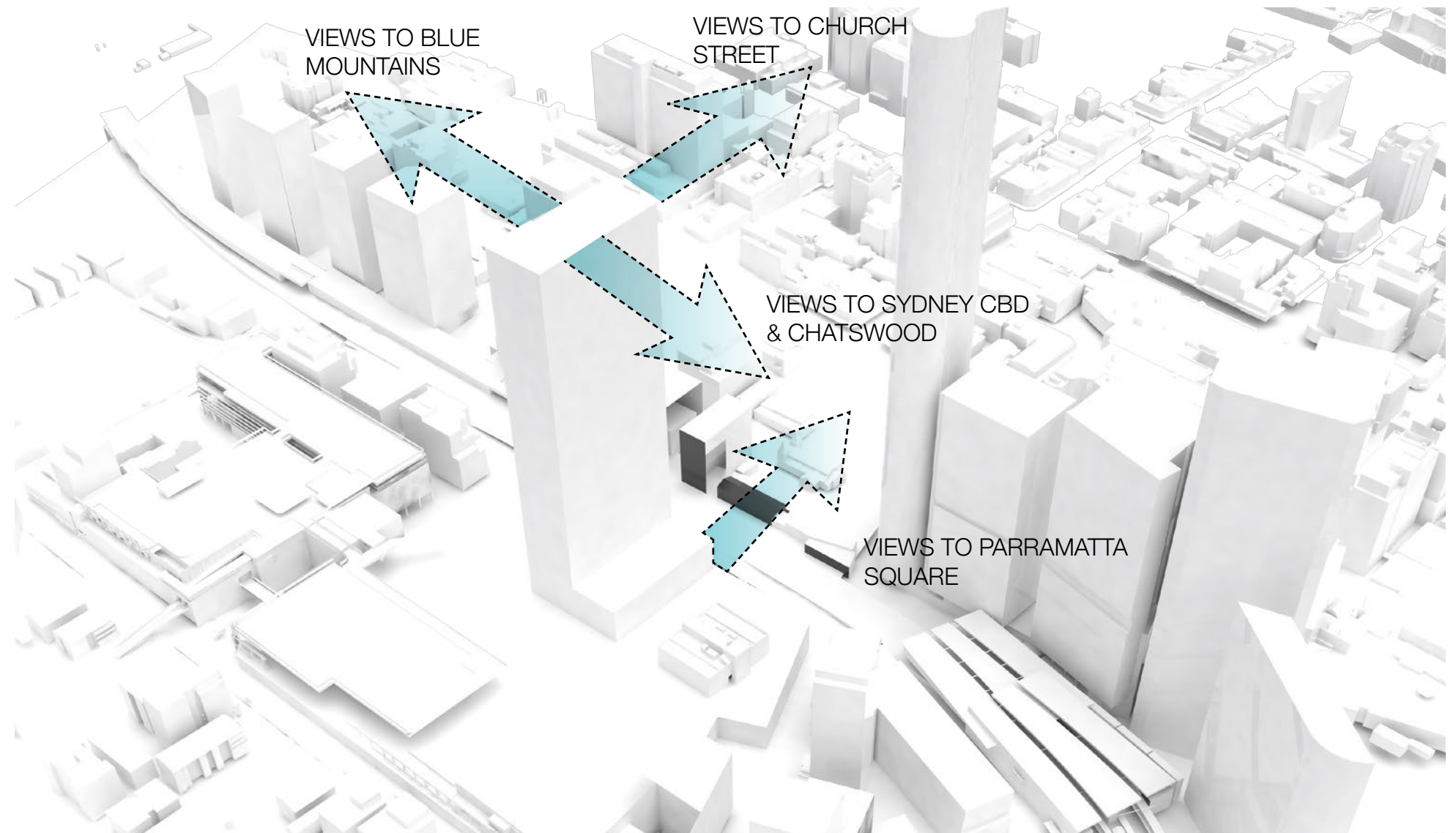
-  APPROVED CONCEPT PLAN (2014)
-  SEARS PROPOSAL
-  UPDATED ENVELOPE PROPOSAL

04 Design Response Site

Views from site

Key views from the proposed tower will be:

- View north along Church Street axis looking towards Parramatta River
- View east to Sydney CBD and Chatswood
- Views west to distant Blue Mountains



04 Design Response Site

Views to the site

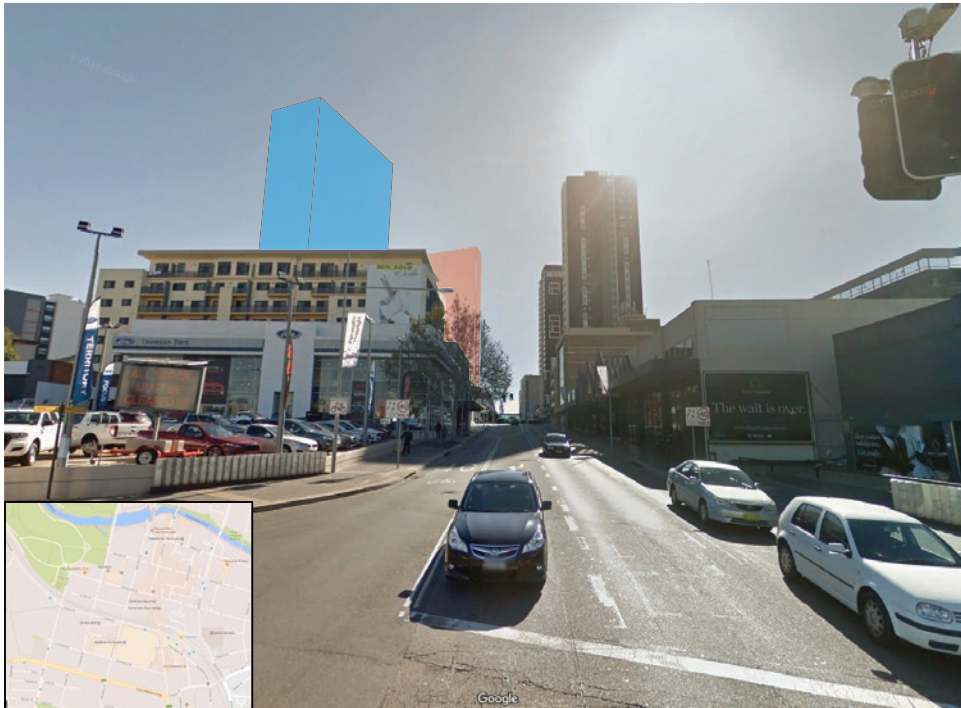
The proposed tower will be visible approaching from a northerly direction. With the tower taking on a more slender proportion, the view impact is greatly reduced and will have a beneficial impact to the urban skyline.

Further detailed view analysis will be needed from key sites such as Centenary Square, Old Government House, Lancer Barracks and Church Street from north and south.

- CONCEPT PLAN APPROVED (2014)
- PROPOSED TOWER



View from North of Parramatta River along Marsden St



View from corner of Church St & Great Western highway

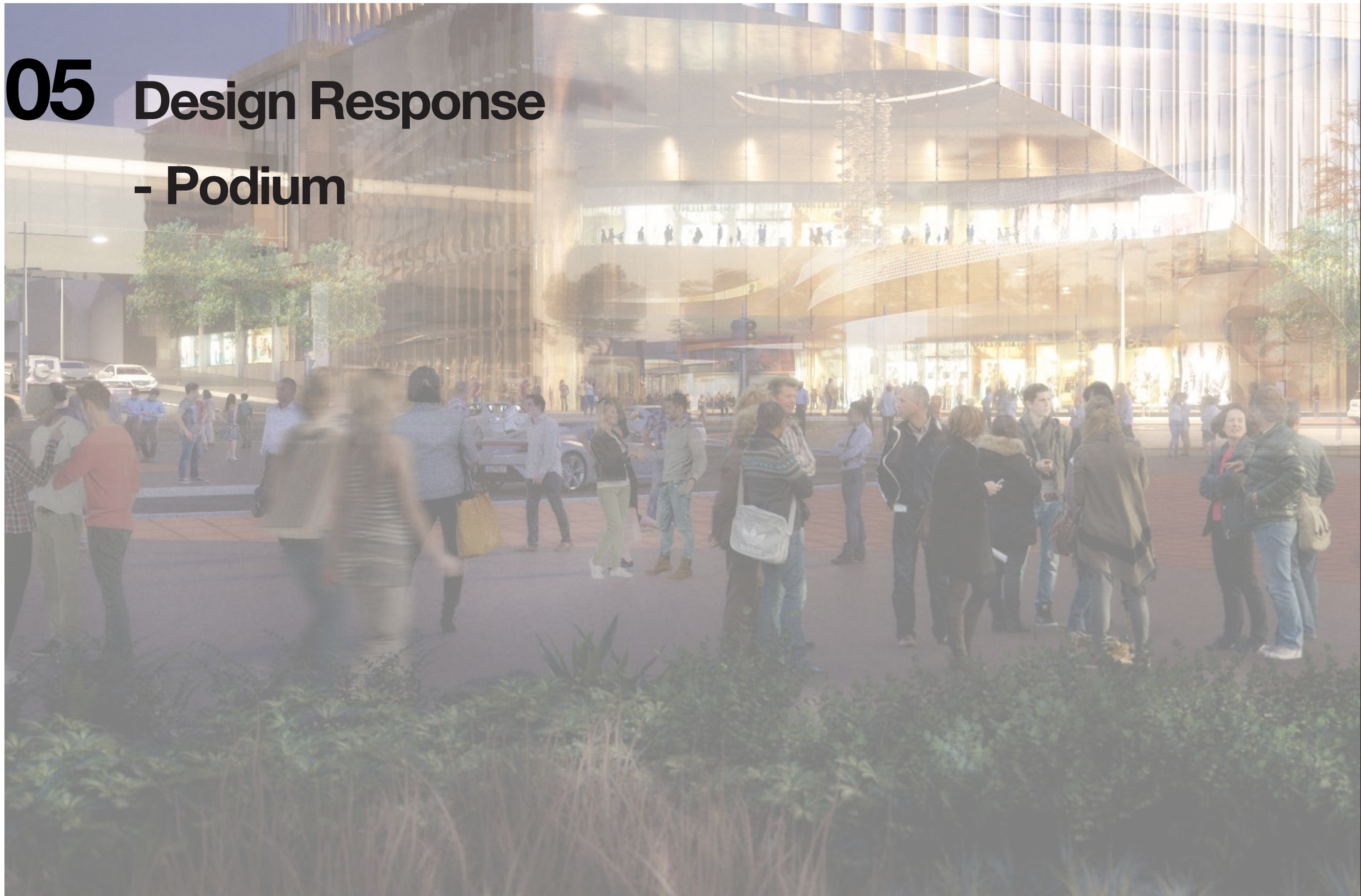


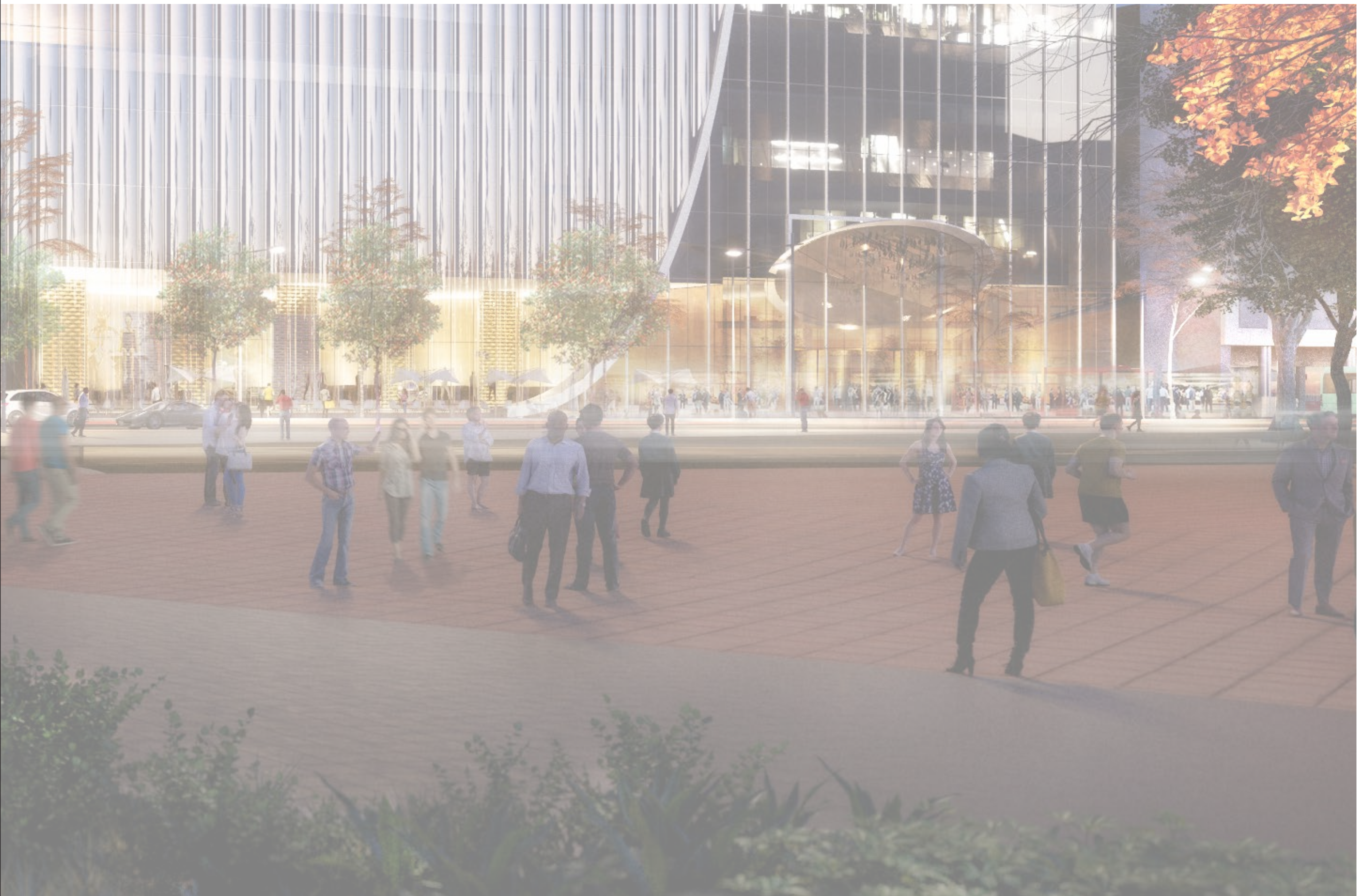
View from grounds of Old Government House



View from Centenary Square

05 Design Response - Podium





05 Design Response Podium

Ground Plan - (Level 2)

Integrated with Westfield Shopping Centre, the new development revitalises Argyle Street and strengthens the urban fabric.

/ Active Street fronts

Proposed retail shops and dining offerings along Argyle Street will animate the public space with activity, and define Argyle Street as a pedestrianised environment.

With the intended retail shops to be trading during evening hours, Argyle Street will be well lit and provide natural surveillance to the overall area.

/ Commercial Arrival

The commercial lobby will be strategically located in the centre of Argyle Street. The proposed double height space at the entrance will create a highly legible commercial offer to define a strong street address.

/ Retail Arrival

By shifting the tower core and lobby west along Argyle Street, there is the opportunity to improve the retail presence and activation on the corner of Argyle/Church, enhancing the shopping centre entry at the ground floor level.

/ Loading

Marsden Street will continue to act as the loading entrance to the Shopping Centre, servicing both retail and commercial needs.





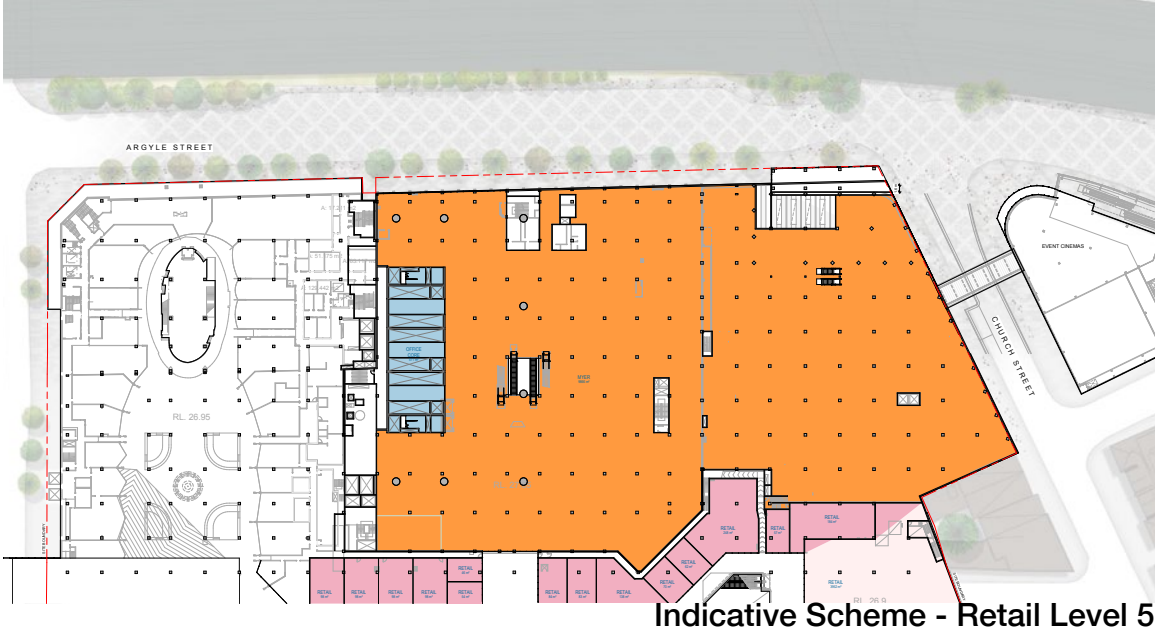
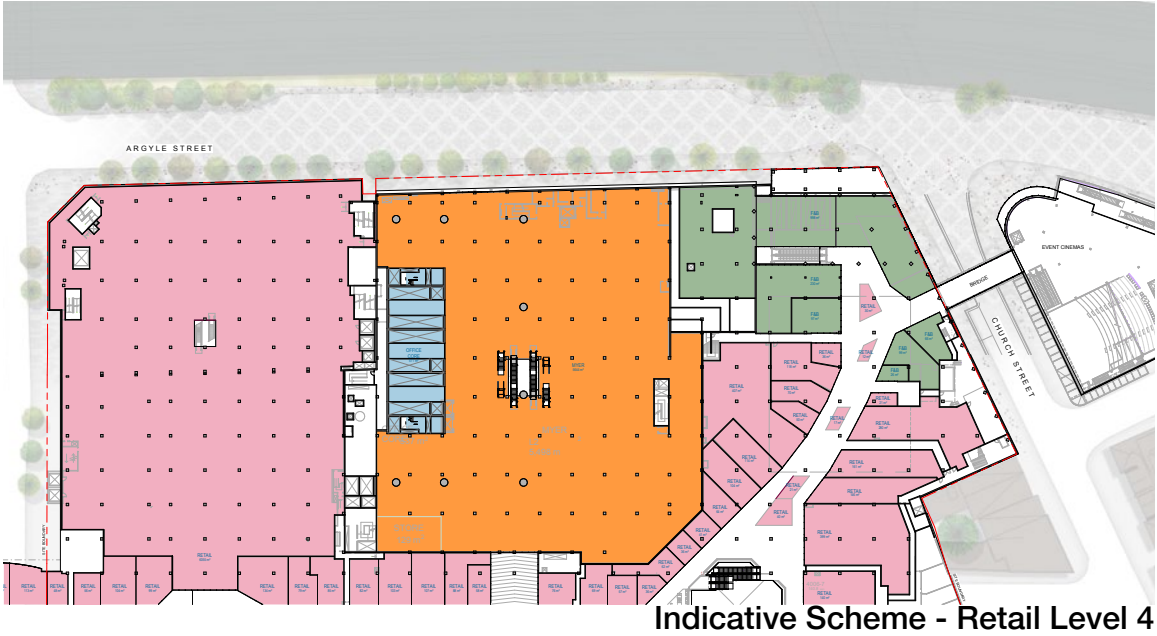
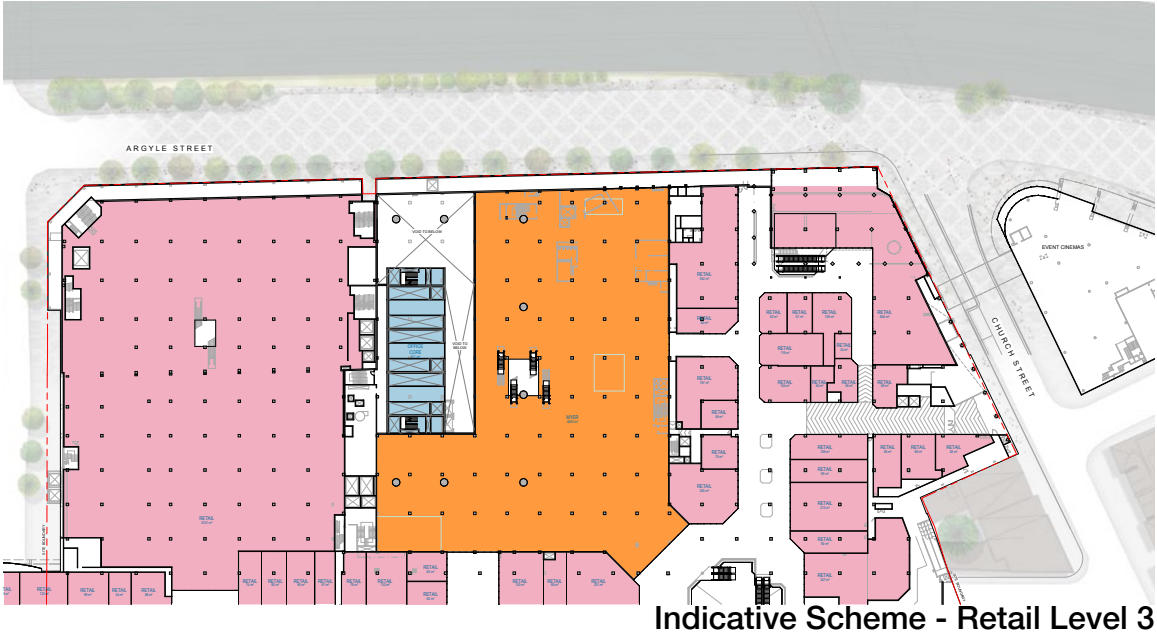


Existing Westfield Shopping Centre, Parramatta

05 Design Response
Podium

Levels 3 - 5

The indicative scheme proposes the commercial core to be located in the centre of Argyle Street. With convenient access to the existing loading dock, the core is positioned to have minimal impact to the existing trading retail levels.



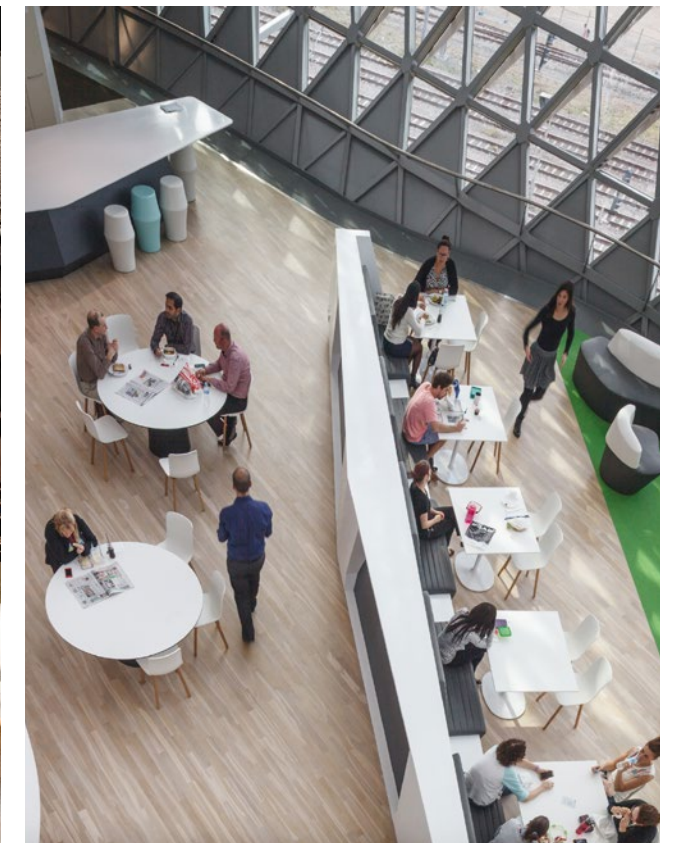
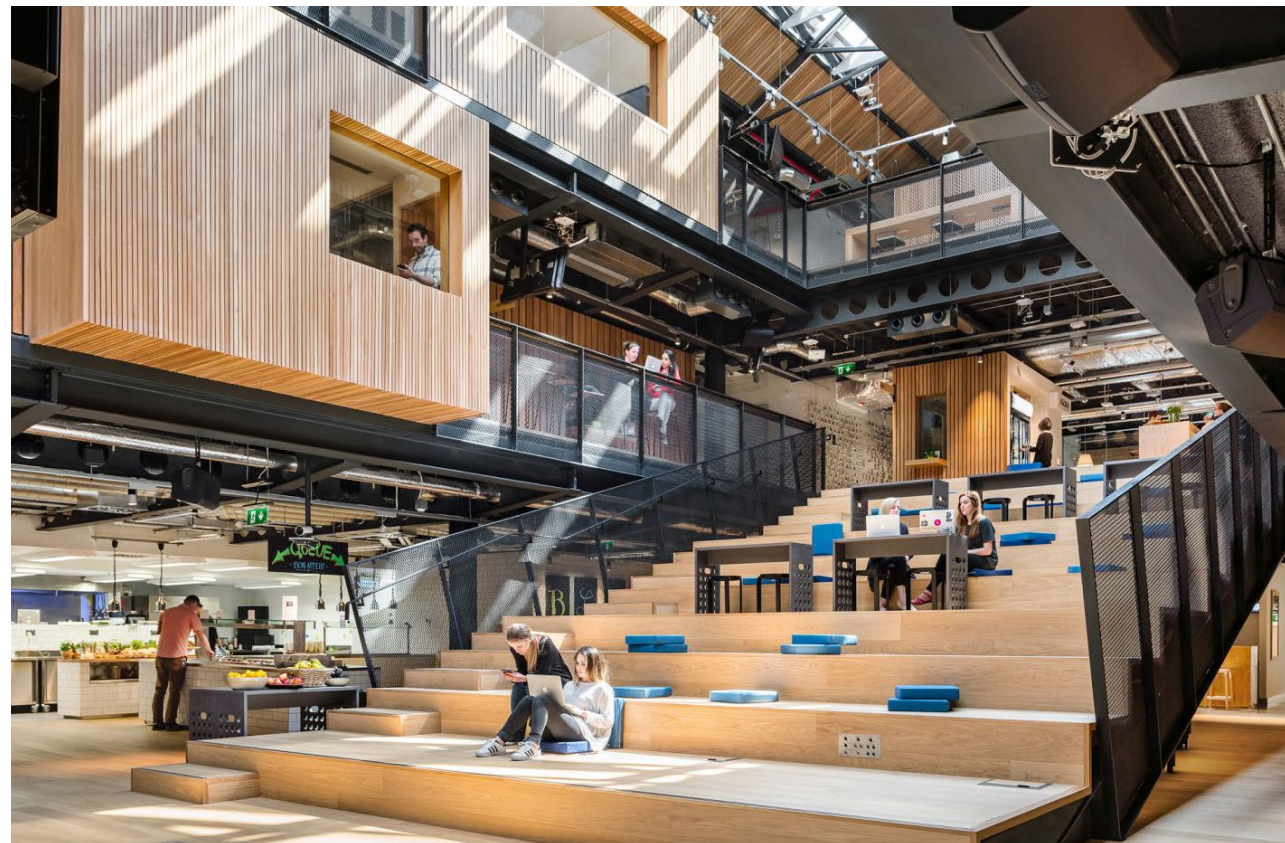
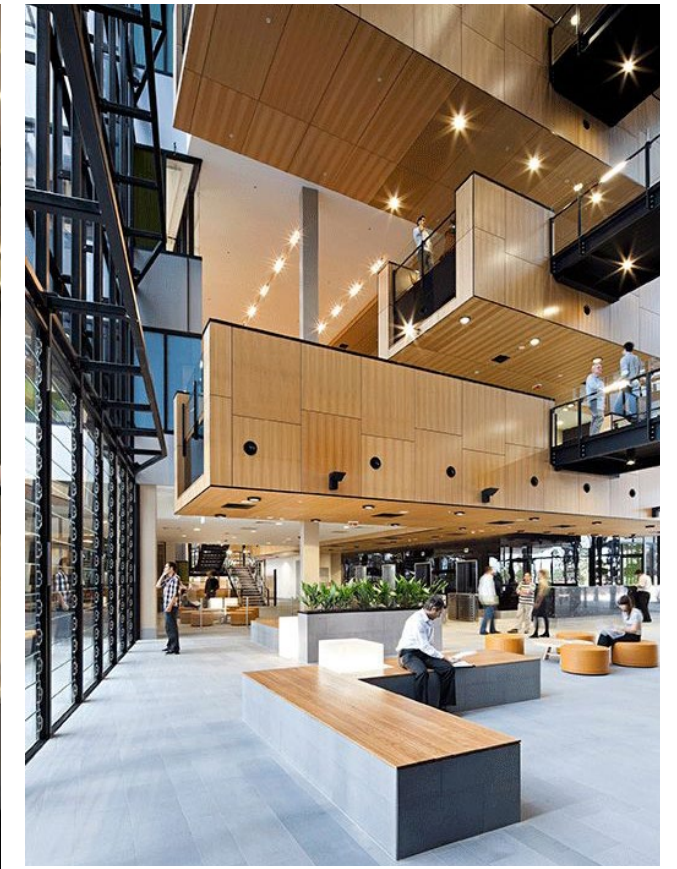
05 Design Response Podium / Low Rise

Podium (Level 6 - 7)

This podium contains the existing 5 retail levels and a proposed additional 2 levels above that provide large floor to floor heights and floorplate areas.

These levels have the potential to form larger 'campus' style commercial floor plates however are likely to contain a mix of supporting third space style uses such as leisure facilities, bars, cafes, meeting areas, flexible work zones and the like that will contribute to commercial tower amenity.

Potentially offering approximately 3,250m² of NLA on a 5,800m² GBA floor plate with atrium and void spaces for floor interconnectivity.



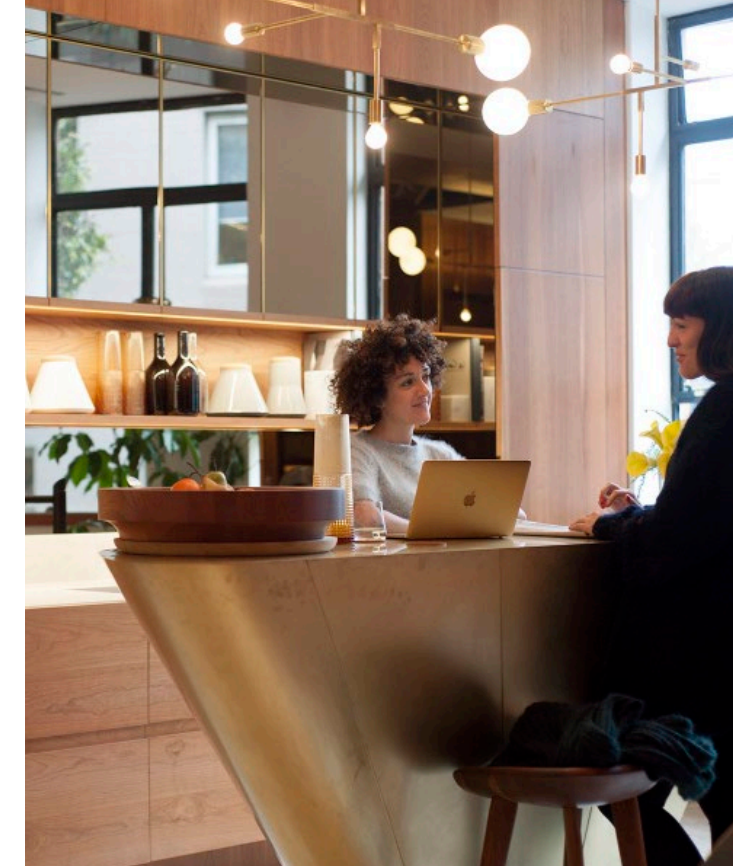
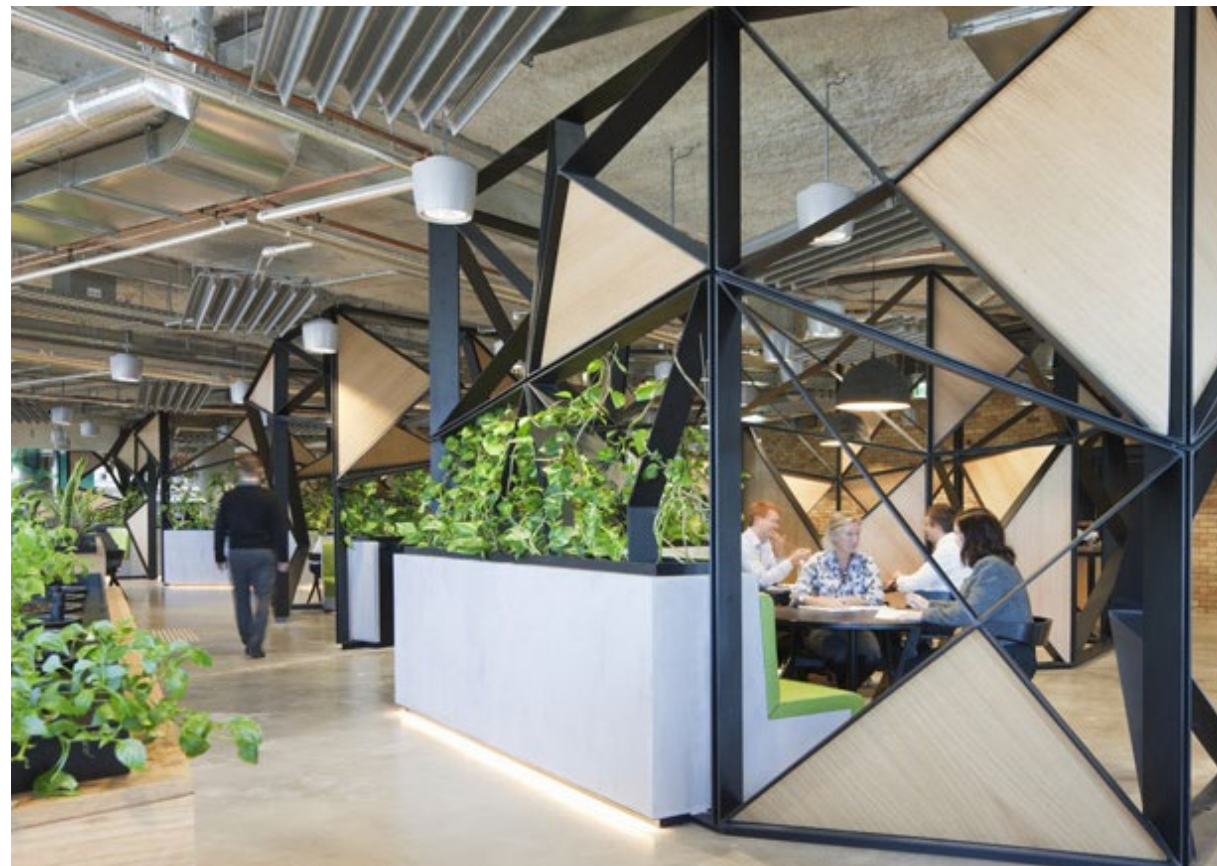
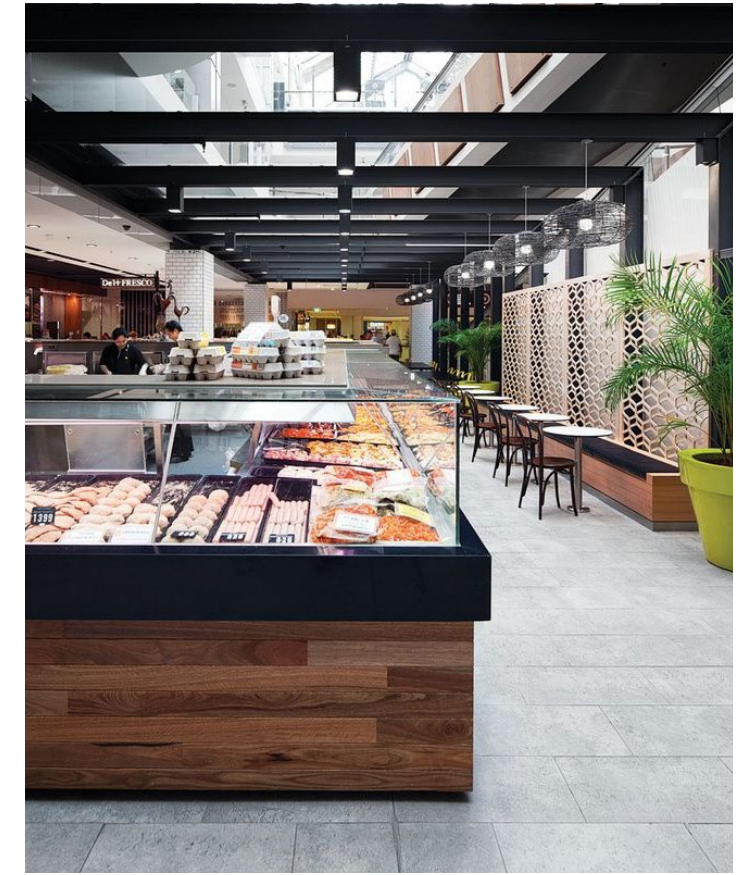


05 Design Response Podium / Low Rise

Podium (Level 6 - 7)

The Low Rise levels have the opportunity to be a mix of usages ranging from dining offerings, leisure and entertainment facilities, meeting and collaboration areas - that would contribute to the commercial tower as well as the general public.

These levels also offer amazing views to the north onto Parramatta Square, Church Street and beyond. A dynamic and activated precinct that will be visually legible from the surrounding streets.



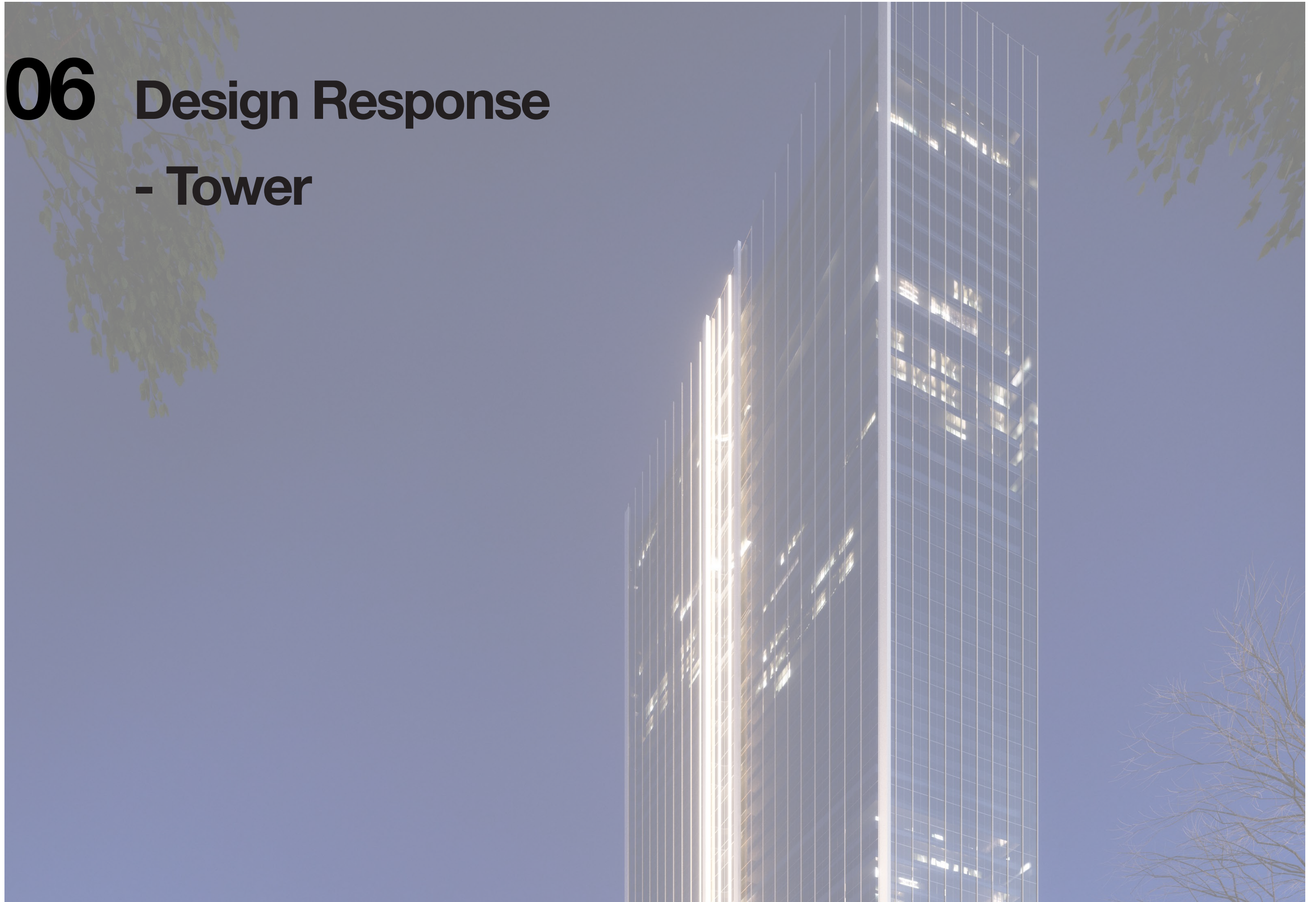
05 Design Response Podium / Low Rise



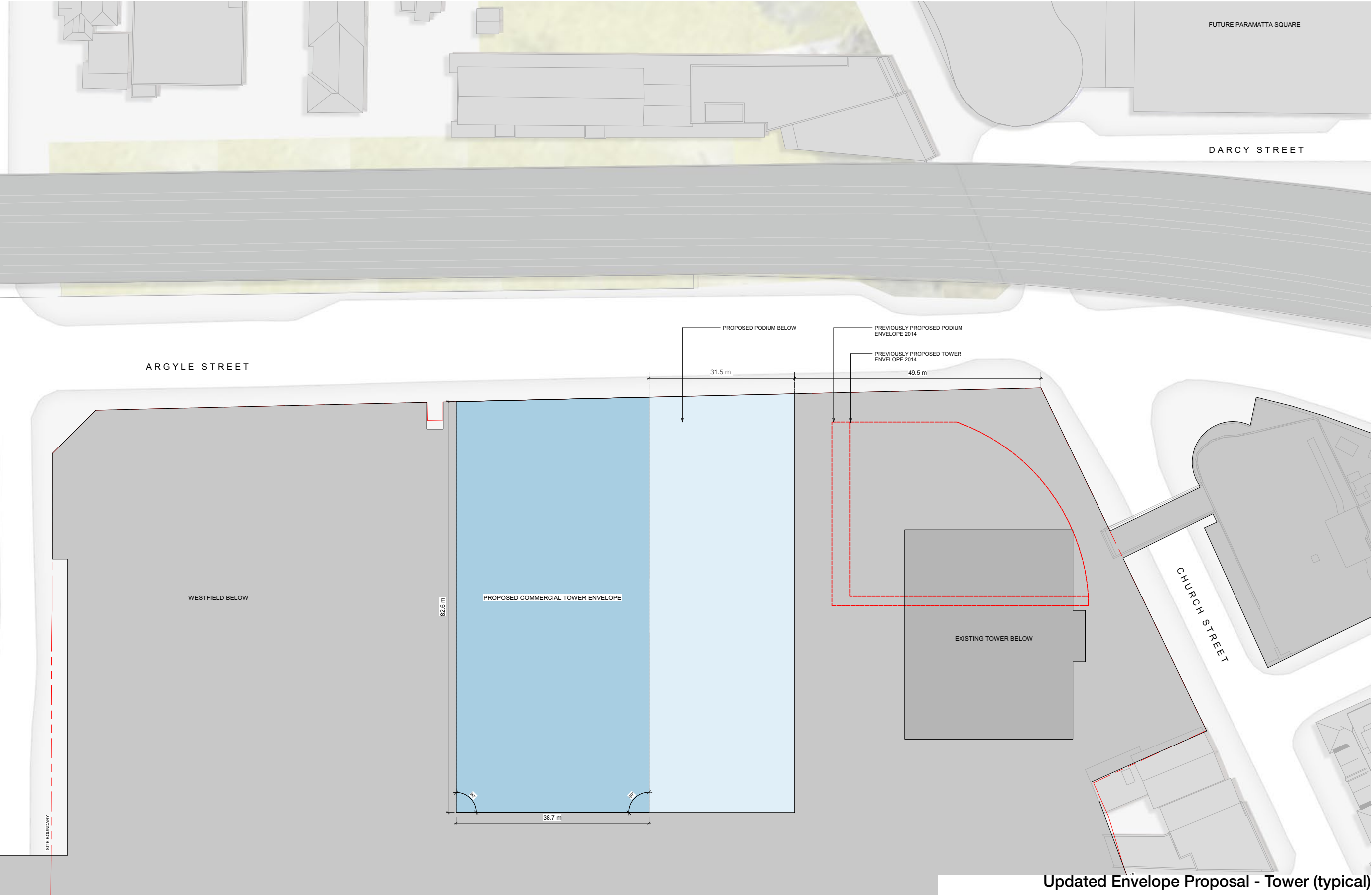
Indicative Scheme - Internal View Podium Level

06 Design Response

- Tower



06 Design Response
Tower



Updated Envelope Proposal - Tower (typical)

06 Design Response Tower

Tower Plan (Level 9 - 46)

The modern workplace is about providing a seamless client experience with increased collaboration and maximum diversity of offer. It is a multi-use space capable of accommodating many overlapping activities and patterns of use within a highly configurable environment.

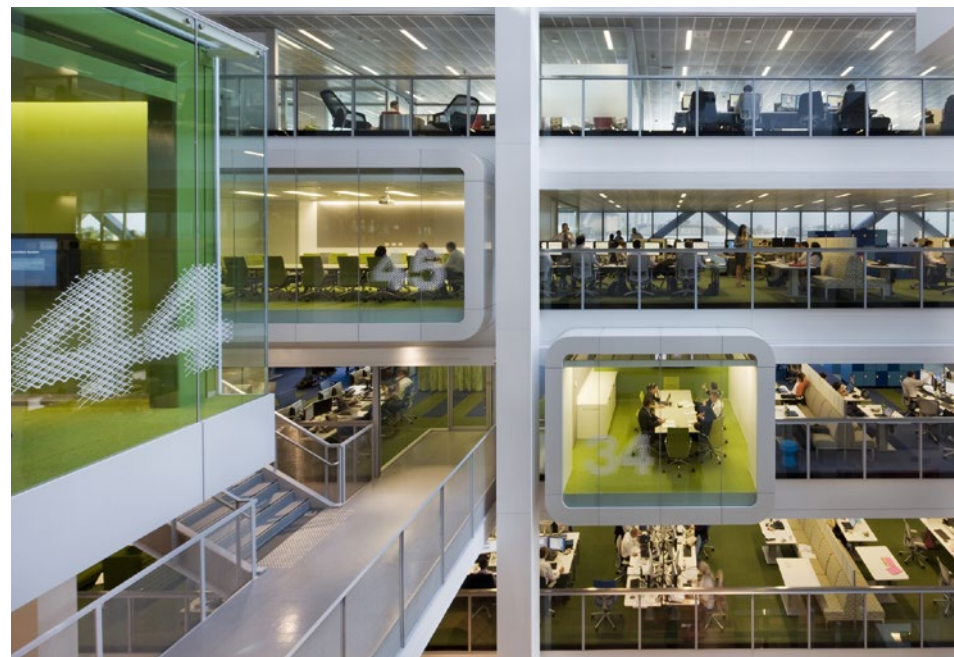
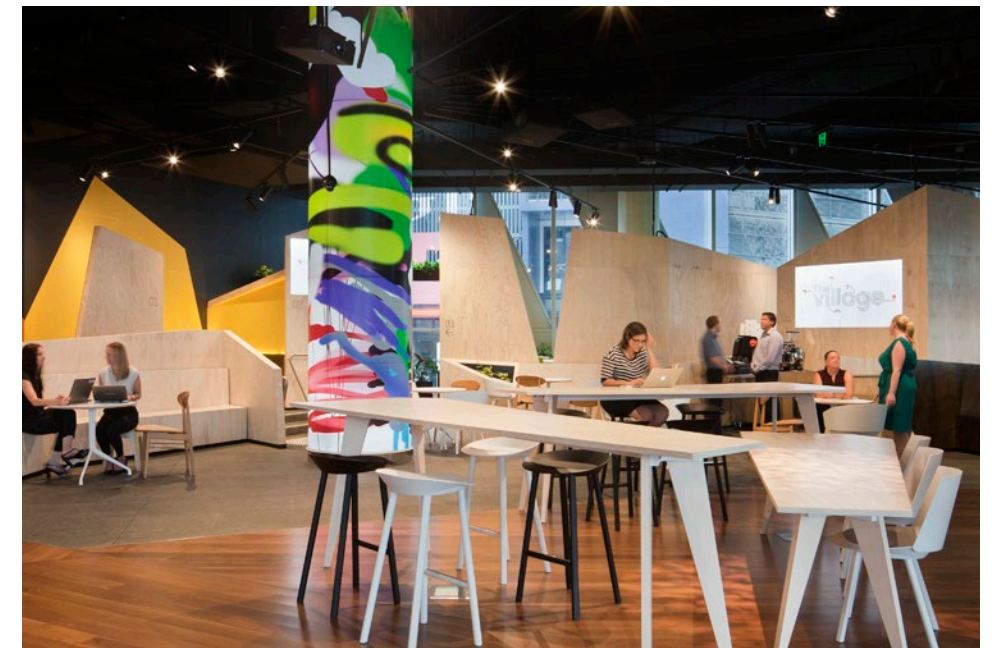
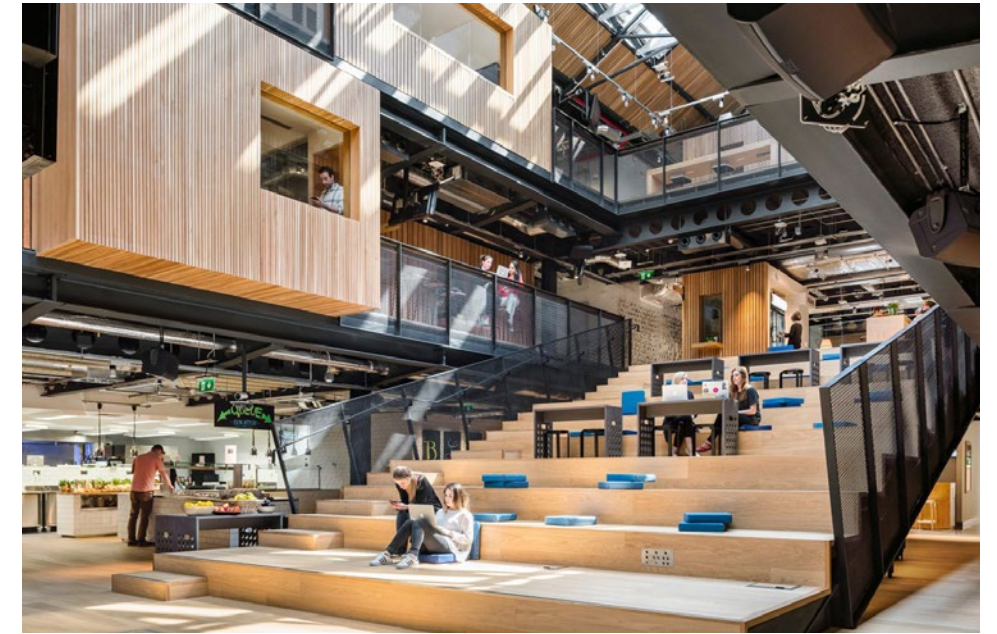
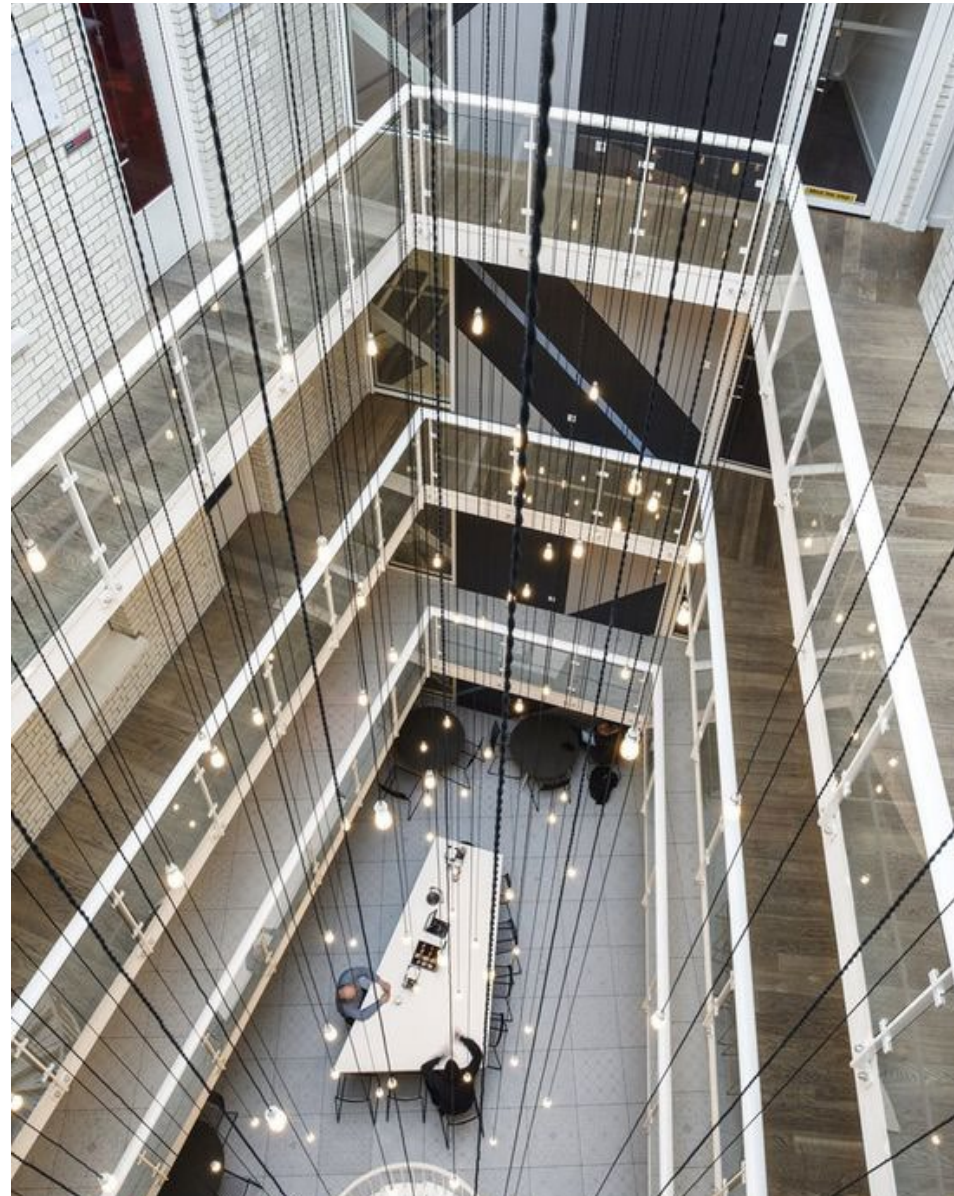
The proposed workplace objectives are:

/ Large floor plates between 2400m² - 2500m² NLA with a regular shape for maximum flexibility

/ Side core to increase visual connectivity across and between floors

/ Large column spacings related to planning and facade grid

/ Spaces are easily subdivided, without compromising amenity or access



06 Design Response Tower

Tower Plan / Mid Rise (Level 21-33)

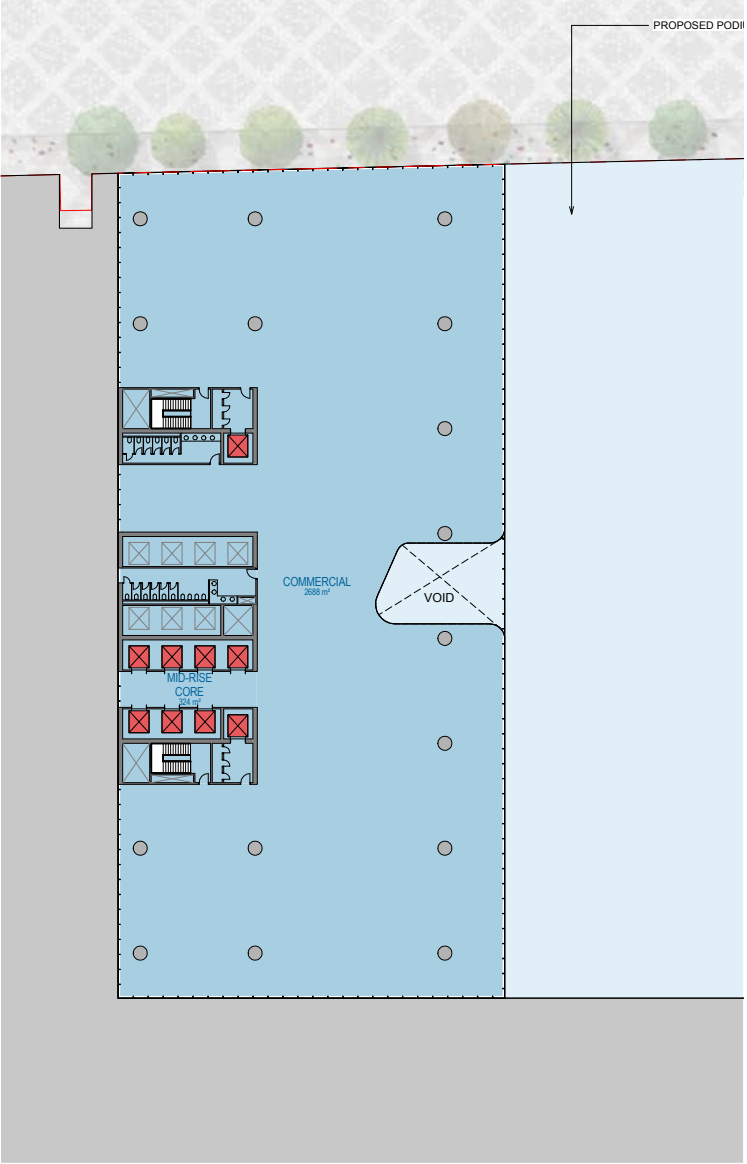
/ Mid Rise

Potentially offering approximately 2,400 - 2,500m² of NLA on a 3,075m² GBA floor plate. The tower proposes a side core on the west with structural spans of up to 18m.

The floor plate represents a large, contiguous, flexible workplace floor suitable to modern tenant requirements.

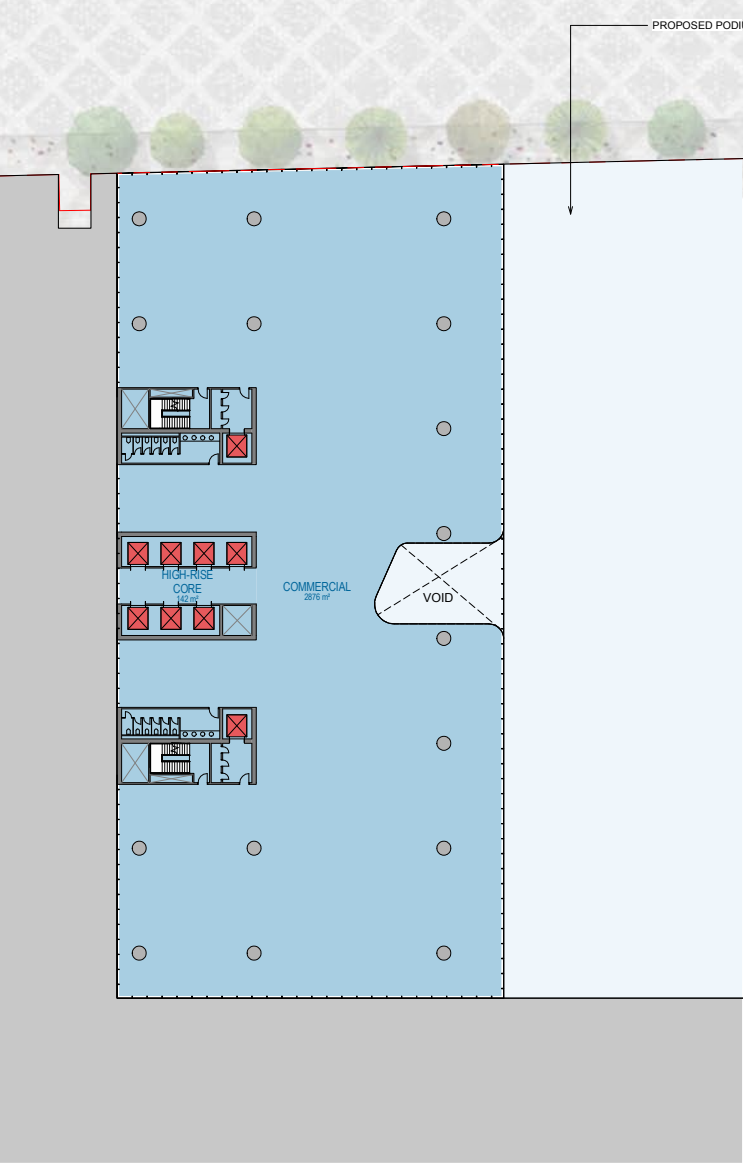
/ High Rise

Potentially offering approximately 2,400 - 2,500m² of NLA on a 3,075m² GBA floor plate.



Indicative Mid Rise Floor Plan

Tower Plan / High Rise (Level 34-46)



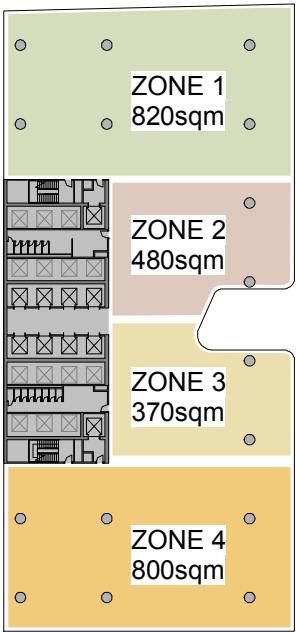
Indicative High Rise Floor Plan

06 Design Response
Tower

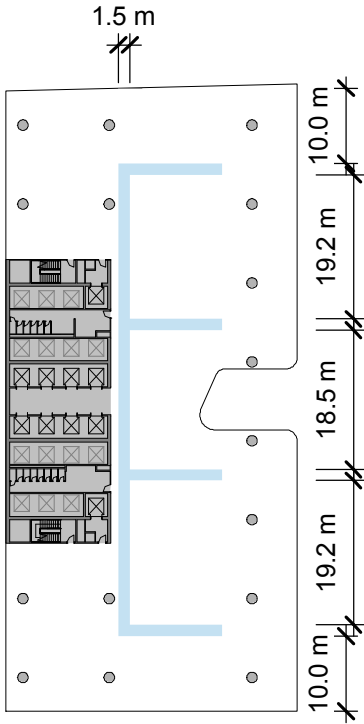
Tower Plan

Workplace Criteria

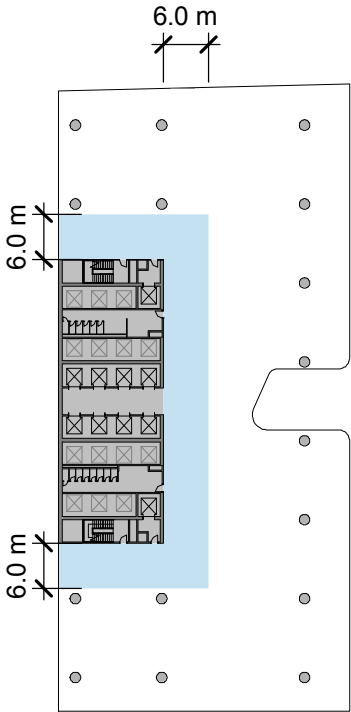
Based on the indicative floor plans, the following diagrams demonstrate the floor plate quality with regard to contemporary workplace criteria.



ACHIEVED EFFICIENCY 95%



EFFICIENCY 93%



HSZ = 18% OF NLA

SUB-DIVISIBILITY

This is the measure defining the ease with which the floor plate can be subdivided into separate departments or teams. The floor plate can be easily divided into 350-850sqm separate zones of similar size with a minimal loss of occupiable space to shared circulation. The loss of space required to provide access to shared circulation is minimal resulting in an excellent efficiency.

- Zone 1 - 820sqm
- Zone 2 - 480sqm
- Zone 3 - 370sqm
- Zone 4 - 800sqm

CIRCULATION EFFICIENCY

A well designed floor plate will provide usable space rather than excessive circulation routes. This measure is a key factor in identifying wasted circulation due to inefficient cores and fire stairs or building envelope shape.

This calculation is the NUA (net usable area) divided by the NLA (Net Lettable Area). For this calculation net usable area can be calculated as the NLA minus a path of primary circulation. The path should be 1.5m wide and leave no point on the floor plate further than 10m from the defined circulation path, including the perimeter stairs and balconies.

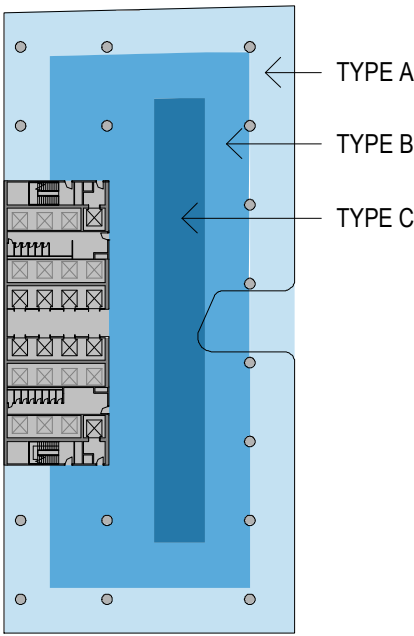
HIGHLY SERVICED ZONES

This measure defines the section of the floor plate best able to accommodate tenant support areas requiring a high level of service access such as kitchens, computer rooms etc.

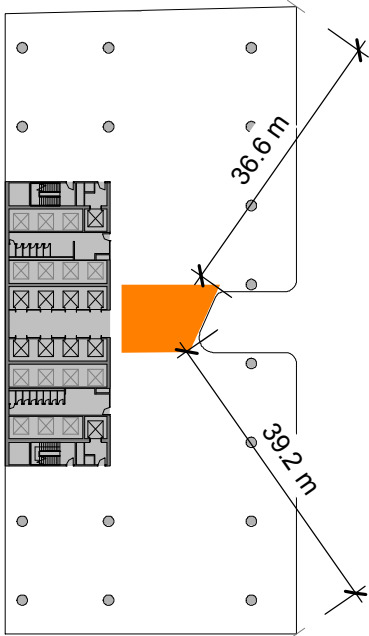
A high percentage score suggests increased flexibility for long term space planning. This measure is the percentage of NLA within 6m of the service core(s).

06 Design Response

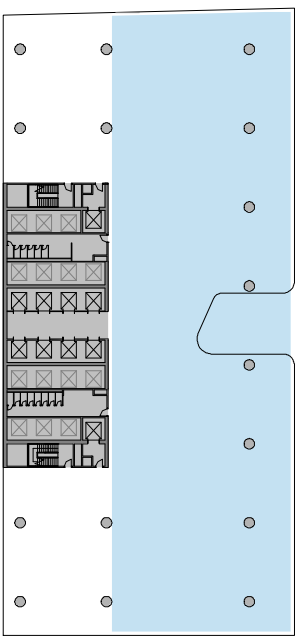
Tower



TYPE A - 41%
TYPE B - 44%
TYPE C - 15%



100% OF NLA WITHIN 40M OF HUB



1950SQM

ACCESS TO NATURAL LIGHT

This calculation is a measure of the area available to locate staff work areas near natural light and views. It also identifies the area available to the fitout designer for locating storage, hub spaces and support spaces.

The measure defines 3 types of space:

Type A :
The % of the NLA within 6m of natural light

Type B :
The % of the NLA within 12m of natural light

Type C :
The % of the NLA further than 12m from natural light

HUB CONNECTIVITY

This is a measure of the efficiency of the floor plate in creating hub zones. It measures where staff will cross paths in their everyday work activities; the visibility and accessibility of the hub locations.

The diagram should identify a hub zone for every 1200-2600sqm of floor plate. The hub is to be connected to as many circulation paths on the floor plate as possible. This measure is the percentage of the NLA that is within 40m walk of each hub.

CONTIGUITY

This measures how effectively the floor plate will support an interactive team focused work environment. A contiguous space on the floor plate is a single area within which every person is within sight line of each other.

This is the measure of the size of each space on the floor plate that fits a regular shape. The figure is given in square metres of NLA (not a percentage). Note that a non-glazed atrium space does not impede contiguity but that a glazed atrium does.

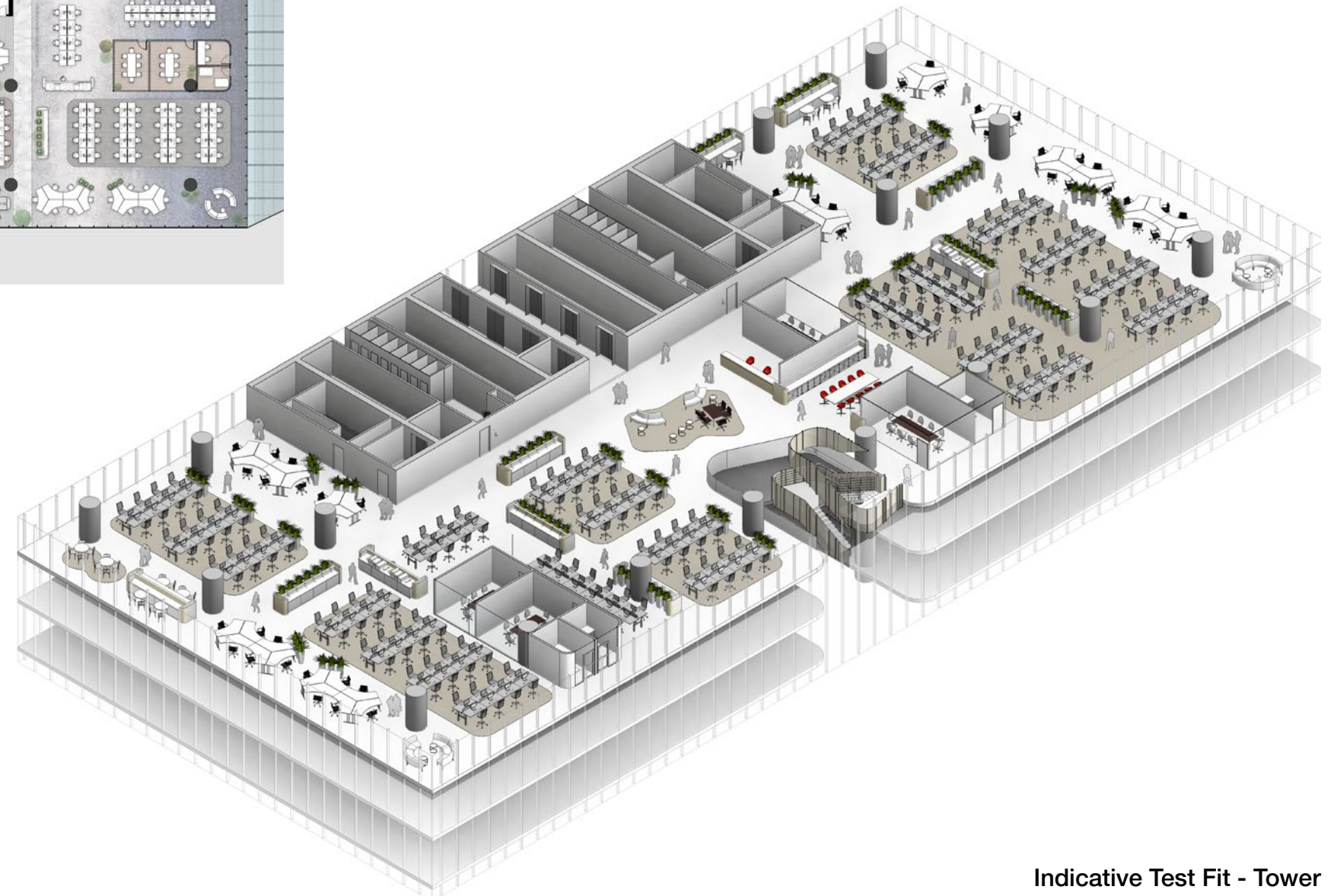
06 Design Response Tower

Tower Plan

Test Fit

Based on the indicative floor plans, the Test Fit demonstrates the floor plate quality with regard to contemporary workplace criteria such as:

- / Capacity 1:10
- / Interconnecting void with stair shown
- / Variety of working environments

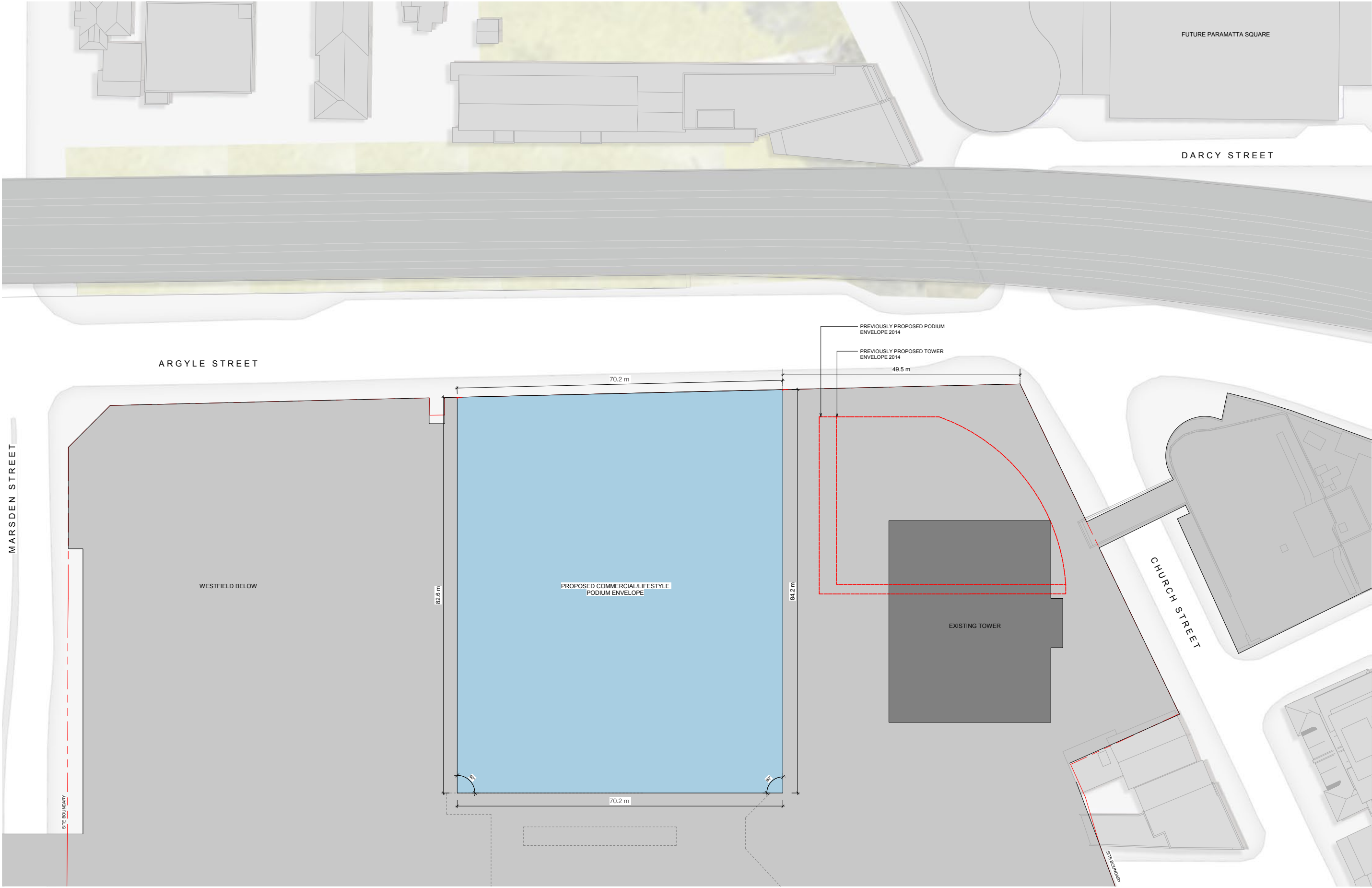


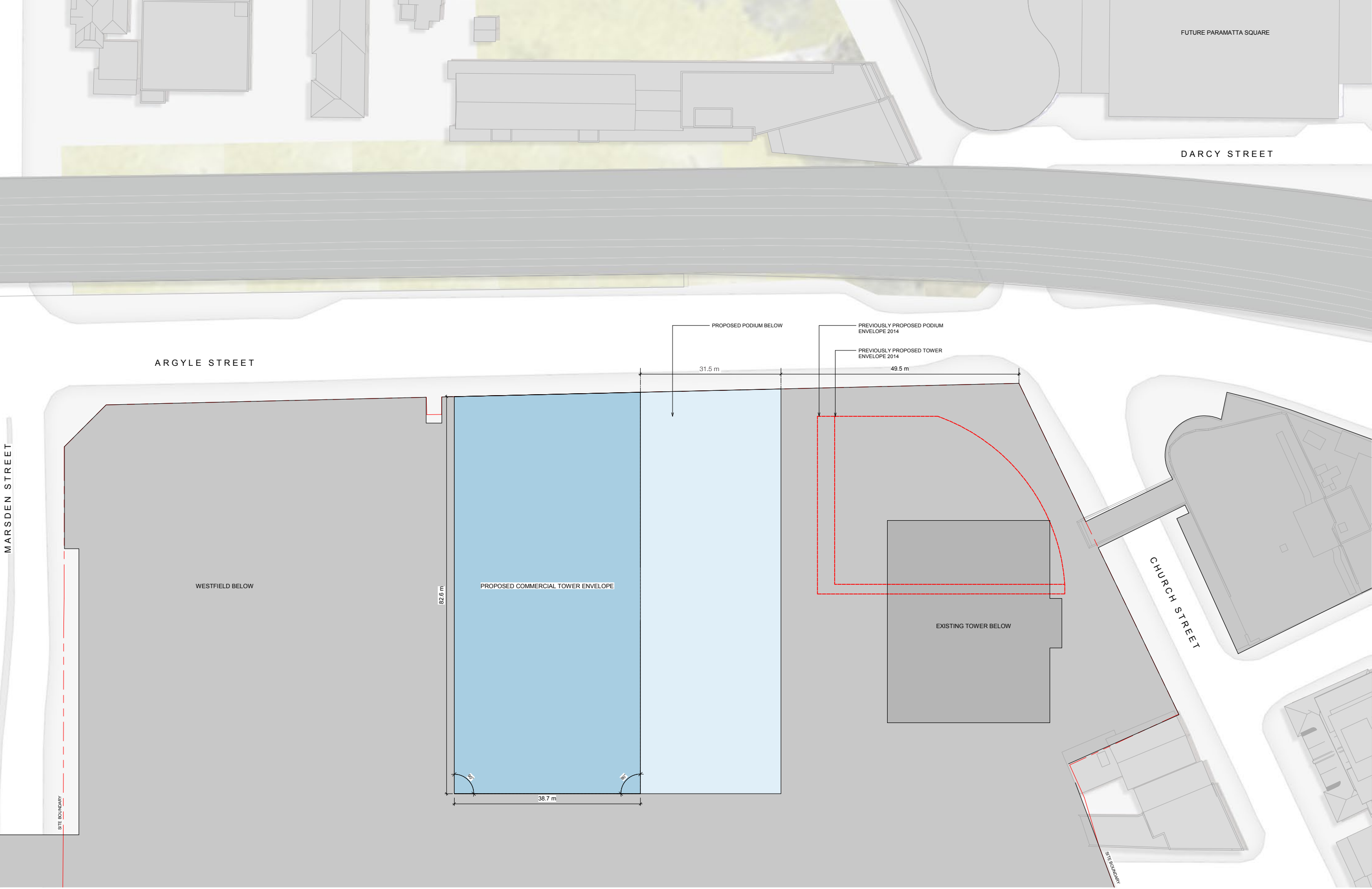
Indicative Test Fit - Tower

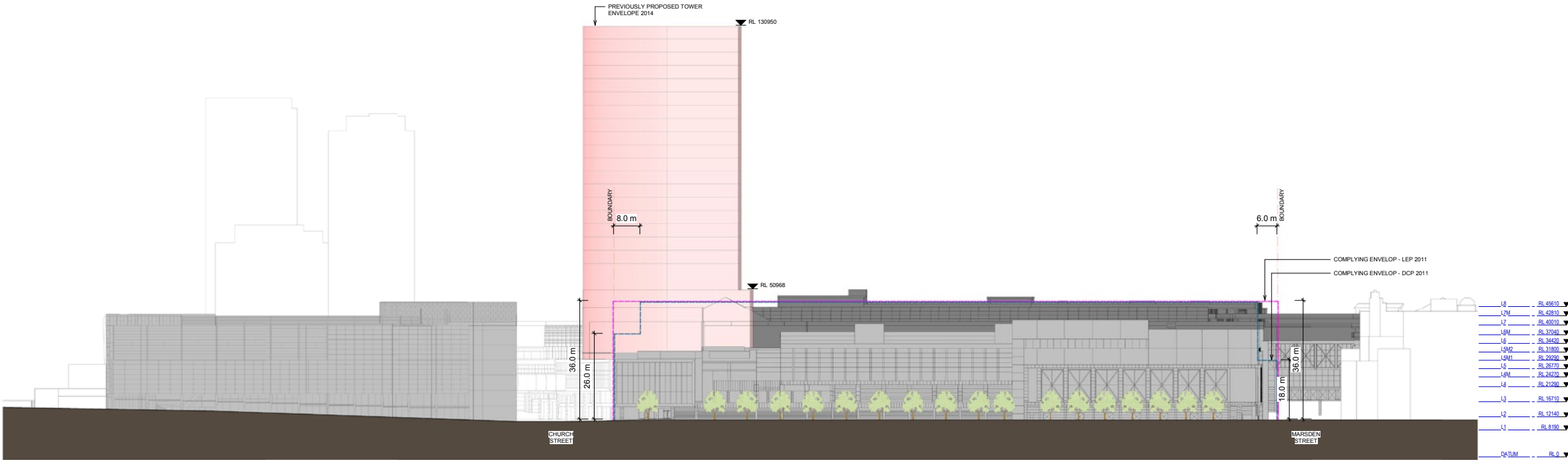
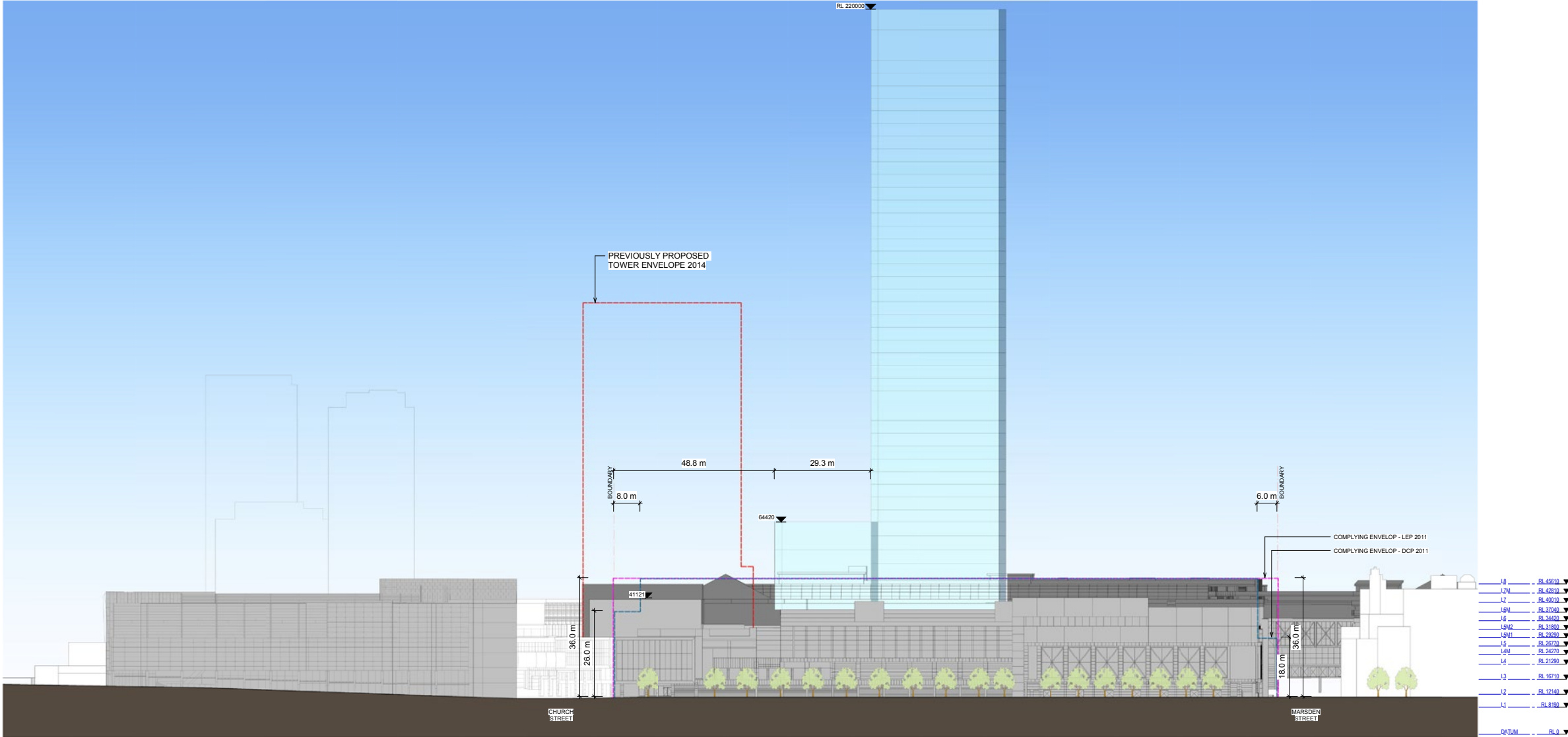
07 Appendix

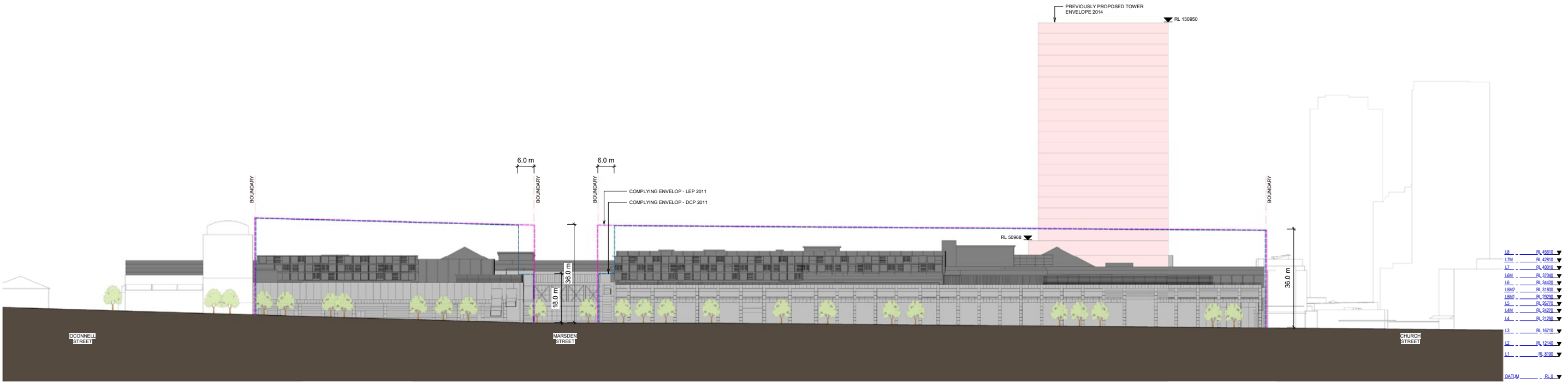
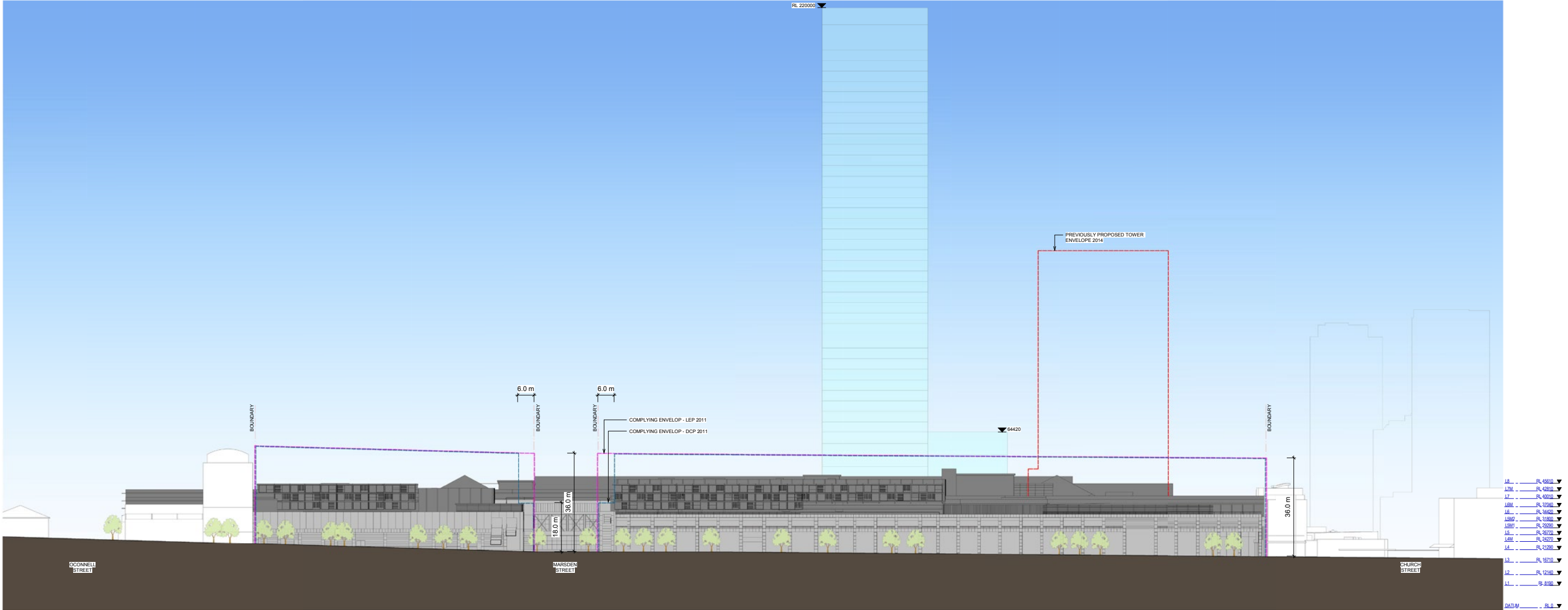
- Envelope Proposal**
- Indicative Scheme**

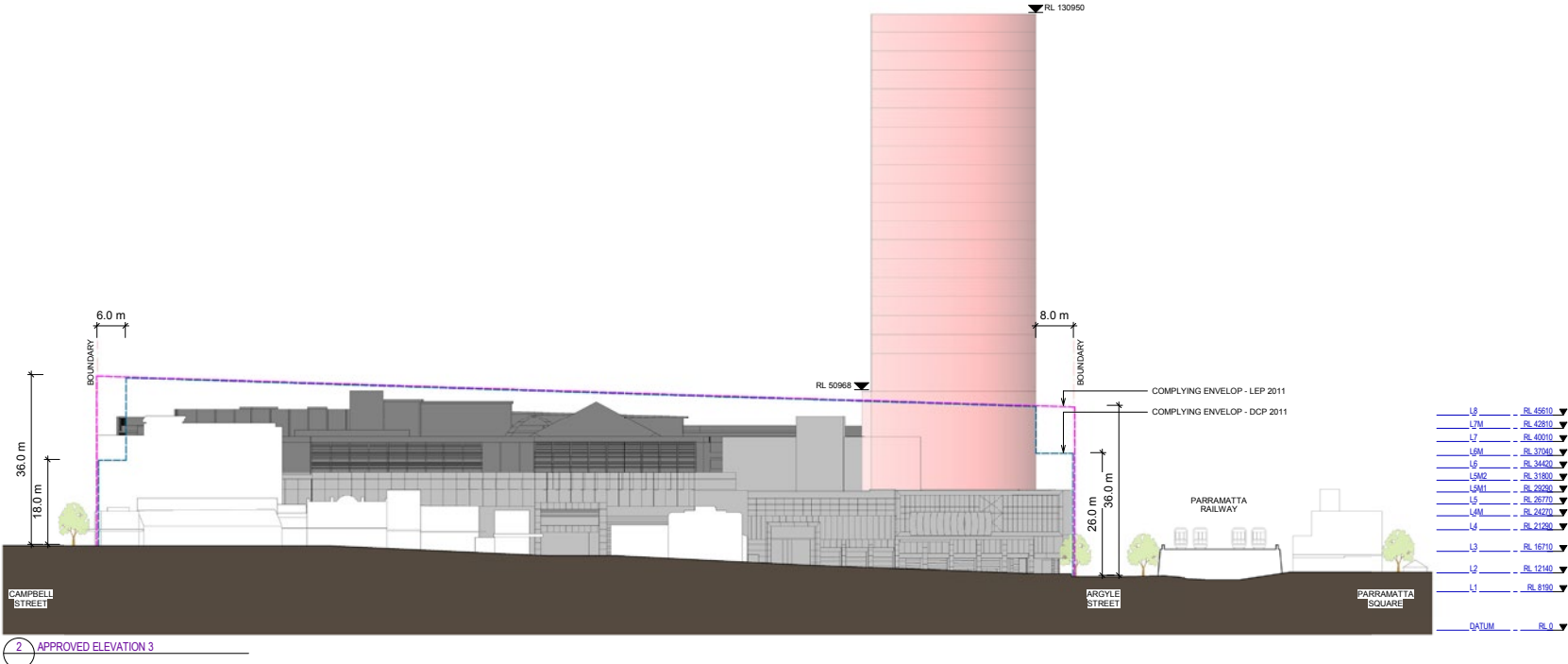
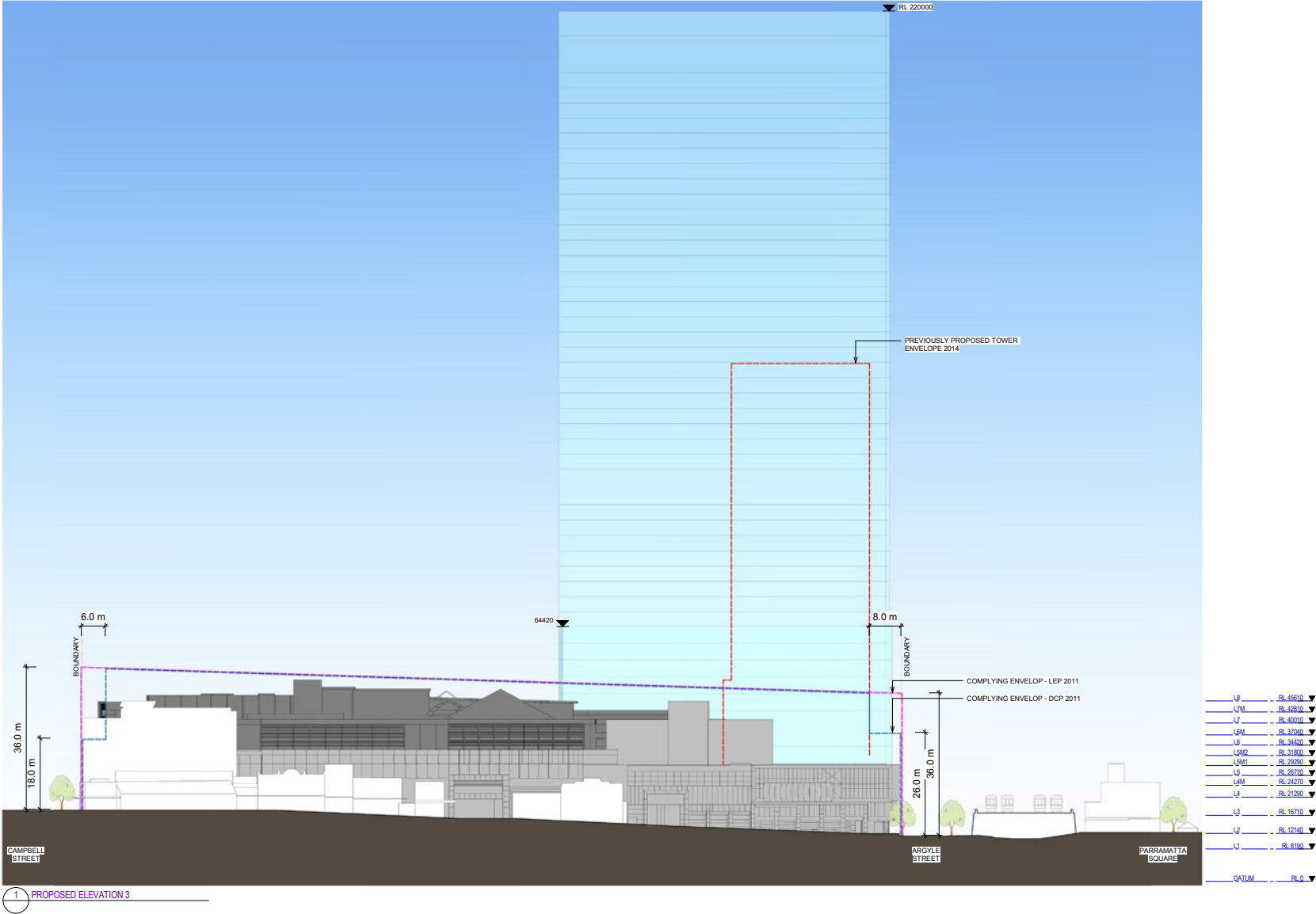


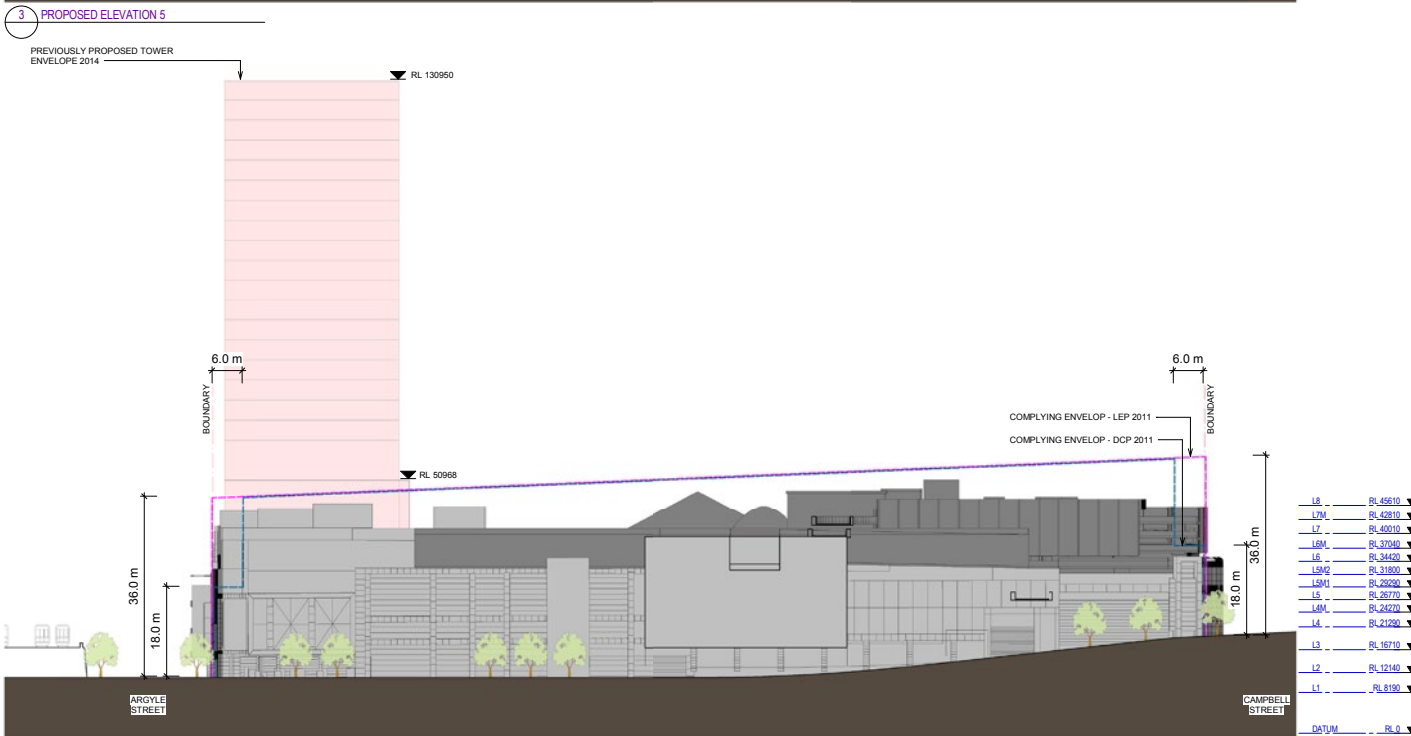
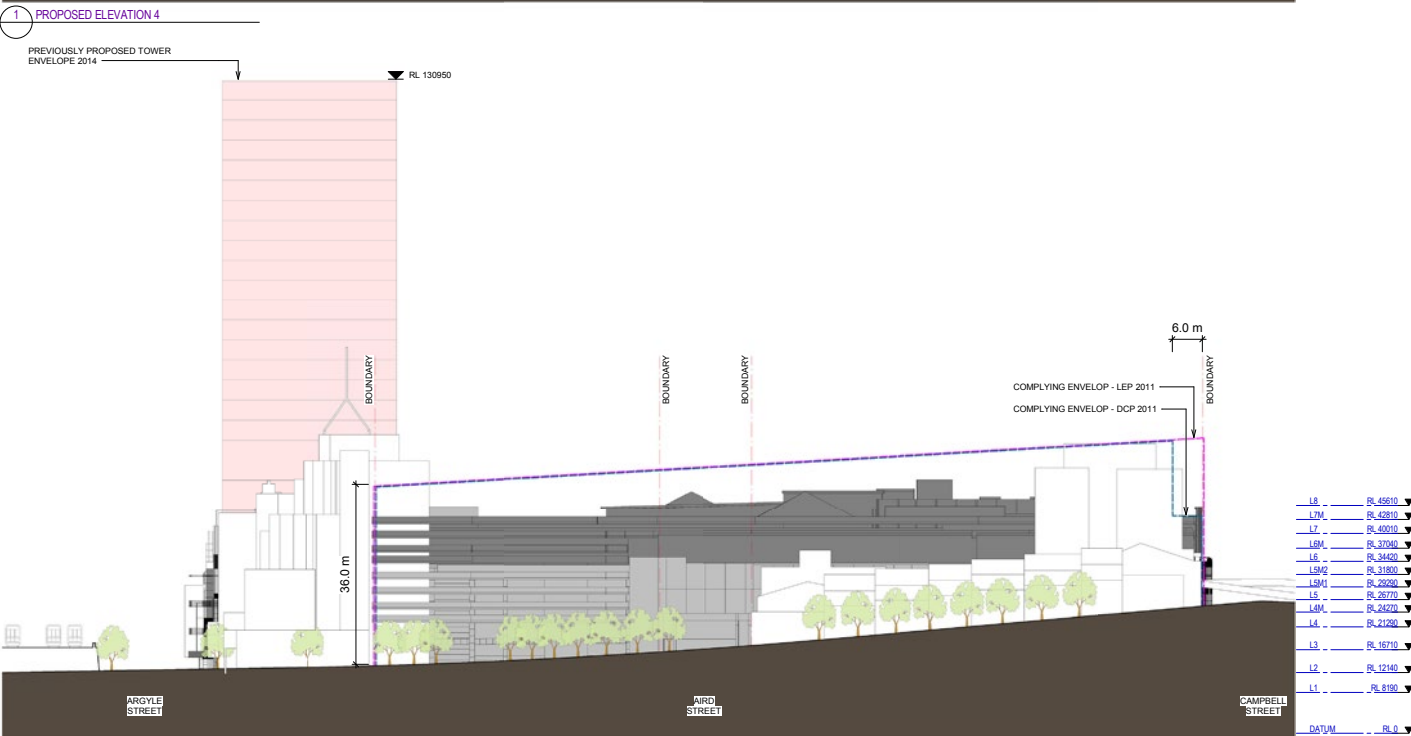
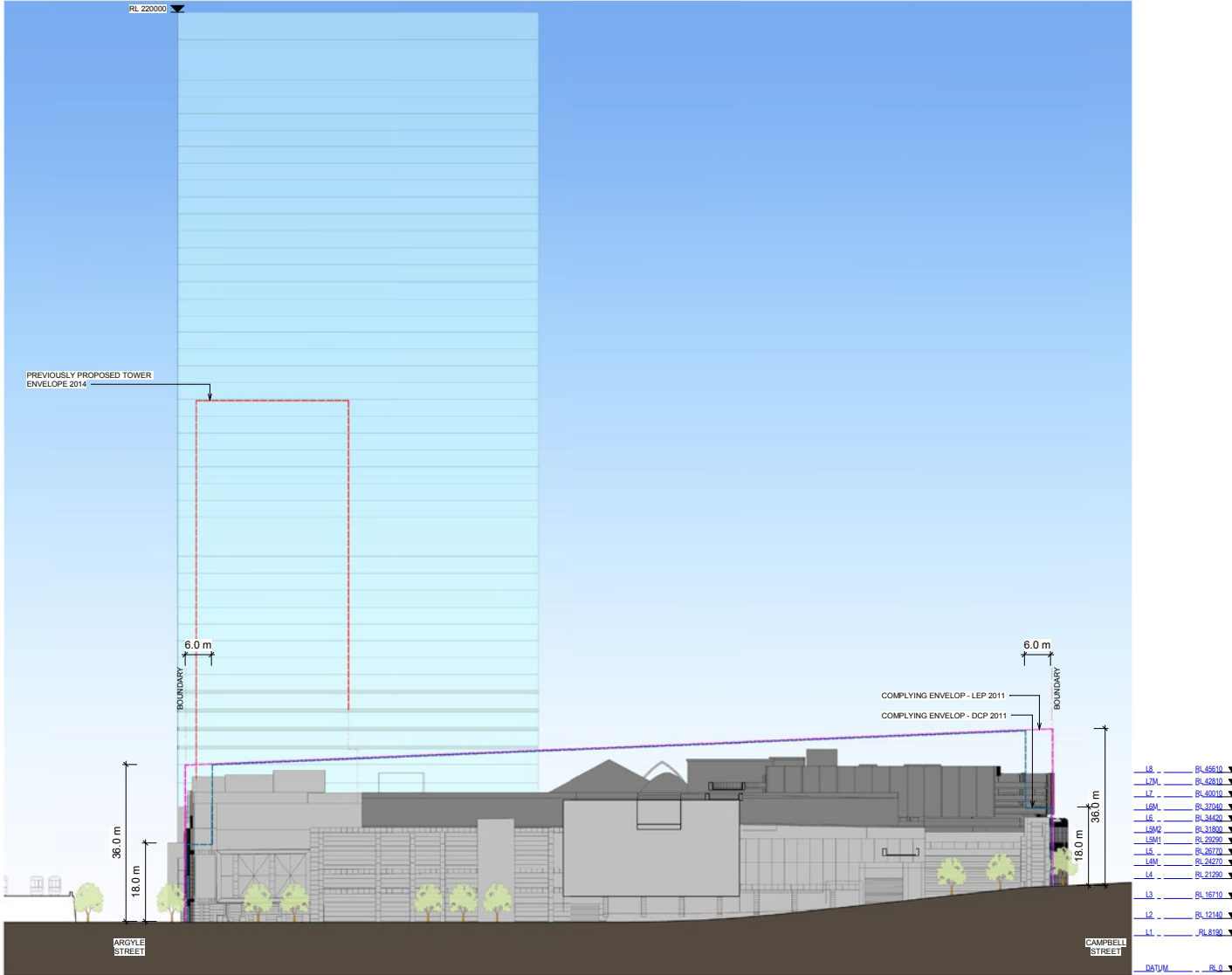
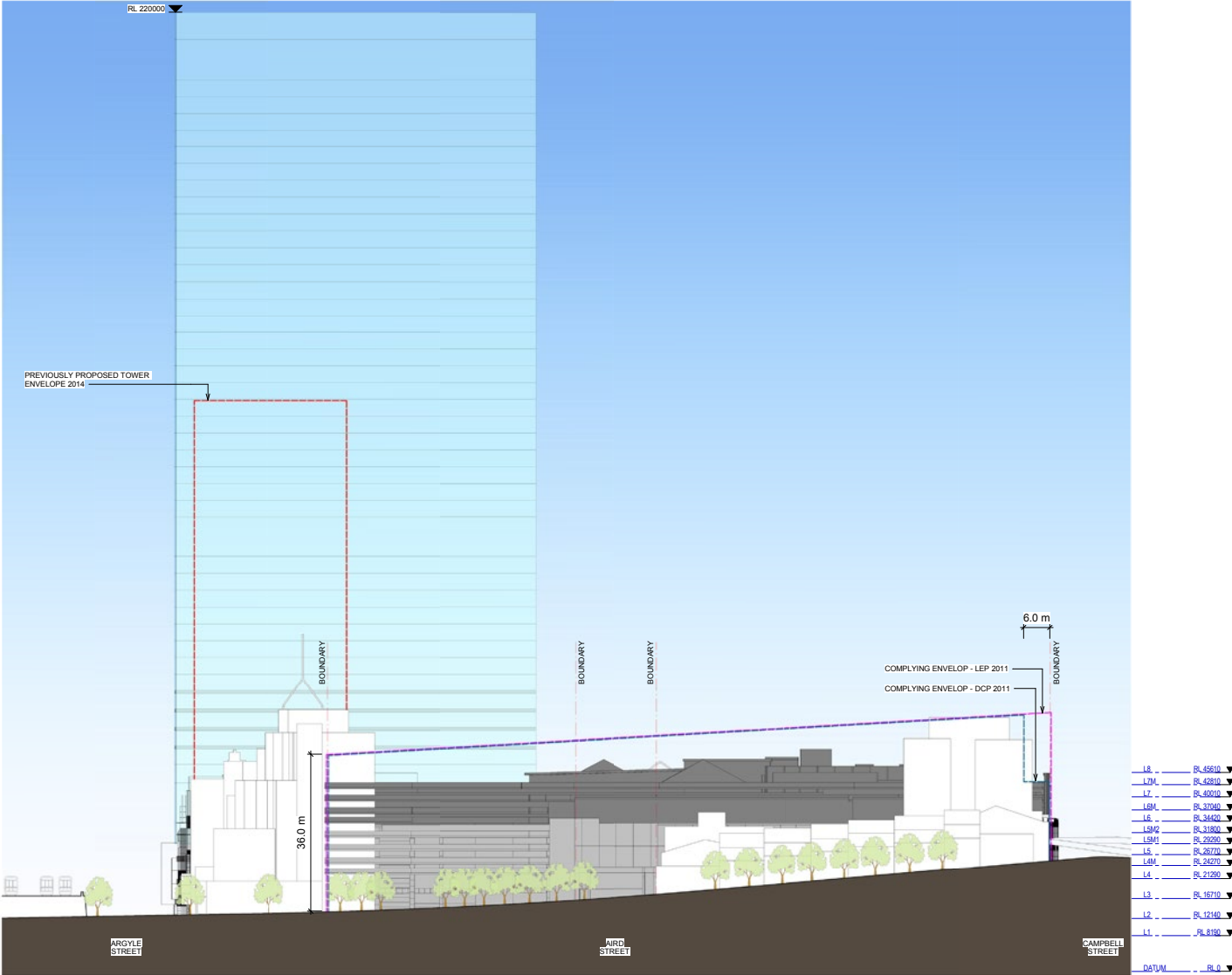


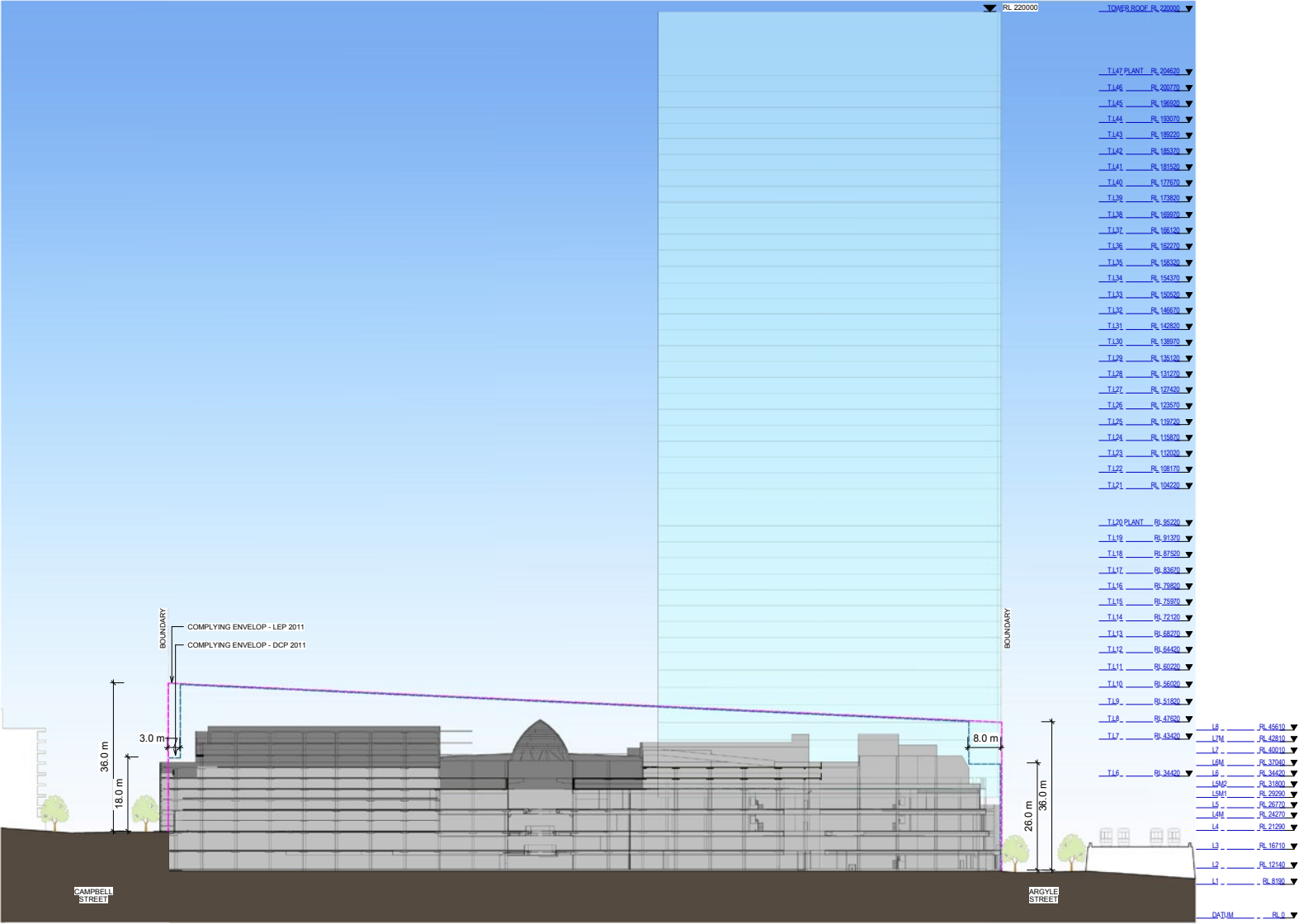


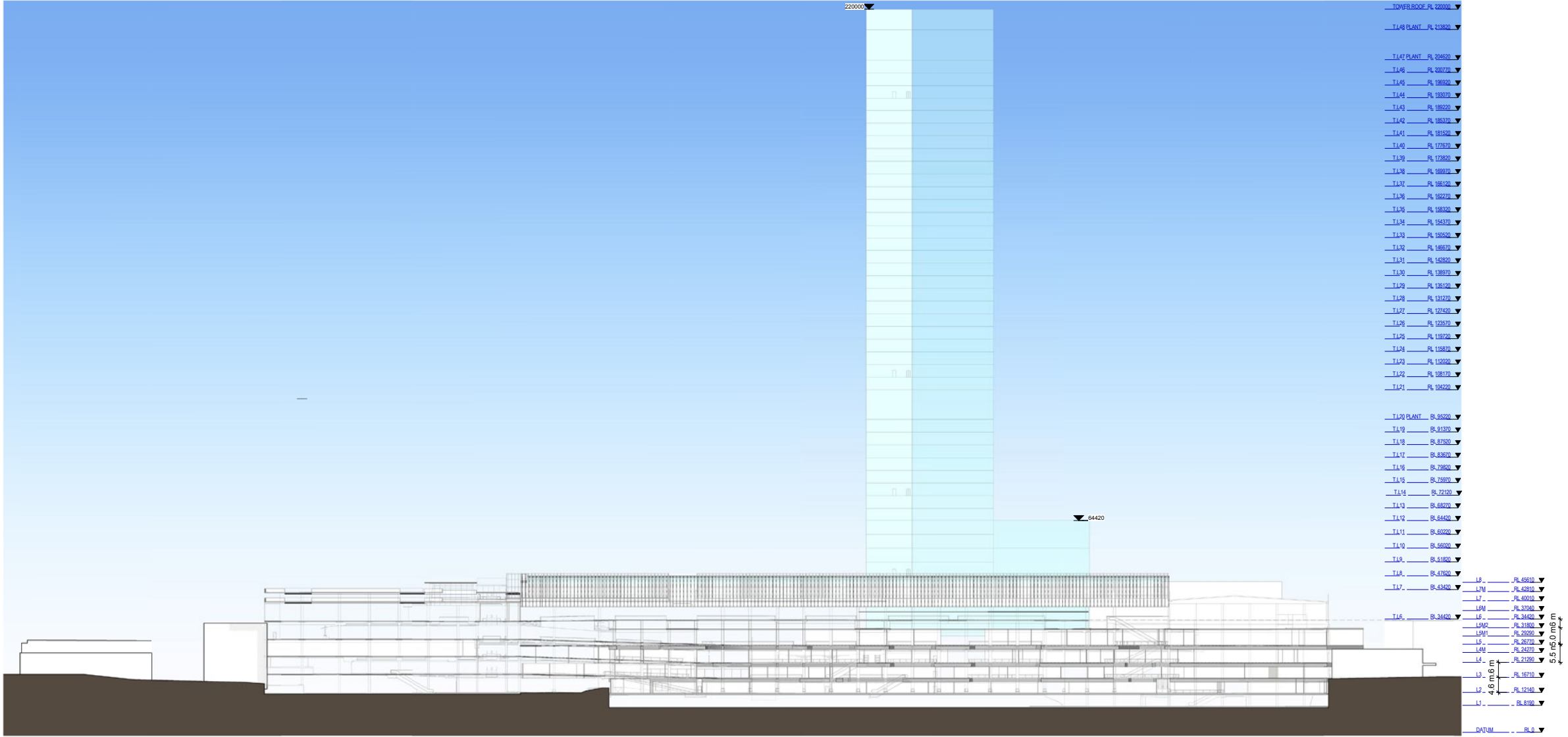


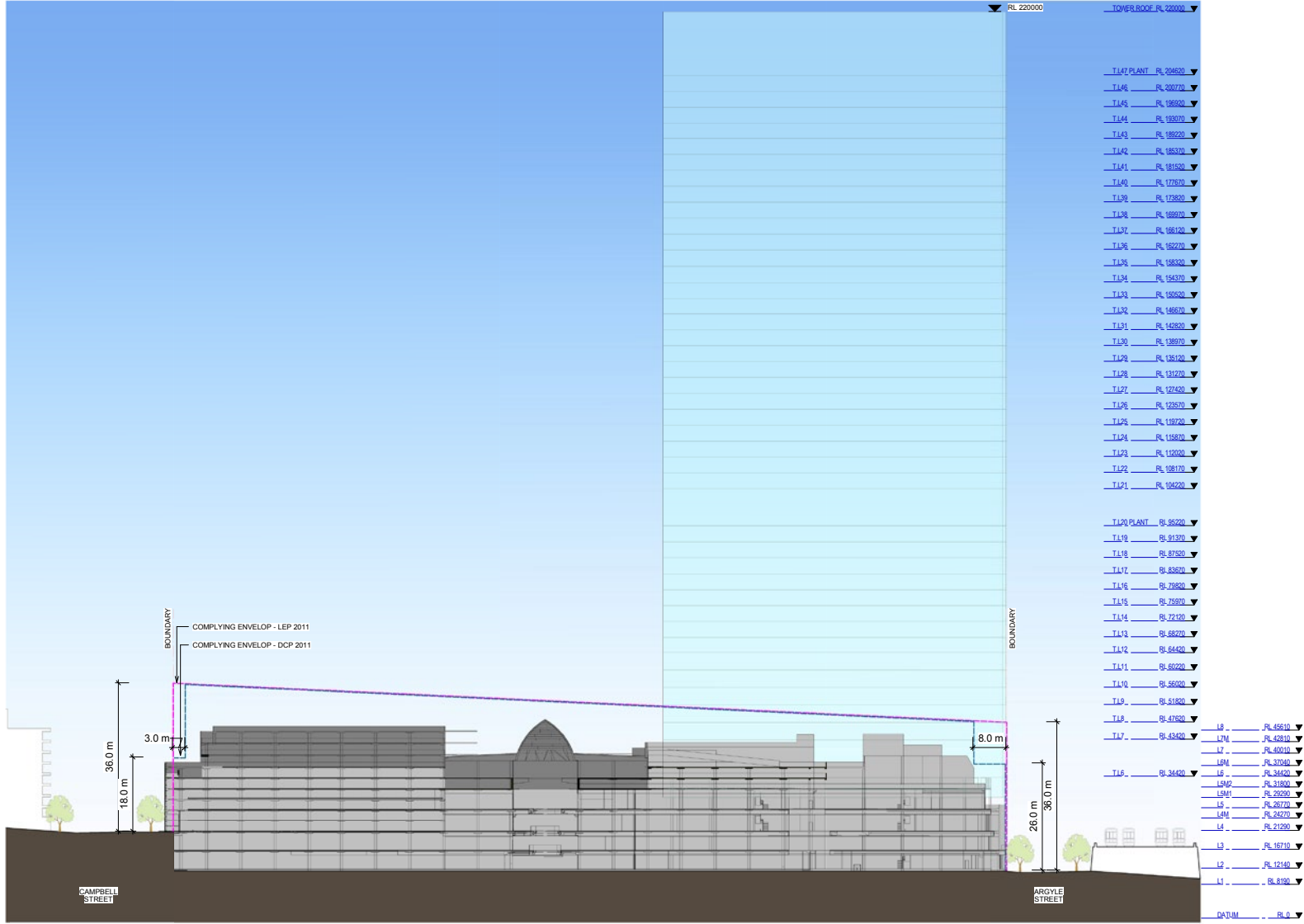














Parramatta Tower - Scentre

Commercial Tower - 100,000sqm NLA Target

			Proposed											
LEVEL	USE		Spaces	DDA	M/bik	Bicycl	RISE	F-F	RL	GBA (m²)	GFA (m²)	Effici	NLA (m²)	GLAR (m²)
			No.	No.	No.	No.	Sqm							
Level 47	Plant / Overrun							6.0	220	3025				
Level 46	Commercial						31 850	4.20	214.12	3 025	2722	90%	2 450	
Level 45	Commercial							4.20	209.92	3 025	2722	90%	2 450	
Level 44	Commercial							4.20	205.72	3 025	2722	90%	2 450	
Level 43	Commercial							4.20	201.52	3 025	2722	90%	2 450	
Level 42	Commercial							4.20	197.32	3 025	2722	90%	2 450	
Level 41	Commercial							4.20	193.12	3 025	2722	90%	2 450	
Level 40	Commercial							4.20	188.92	3 025	2722	90%	2 450	
Level 39	Commercial							4.20	184.72	3 025	2722	90%	2 450	
Level 38	Commercial							4.20	180.52	3 025	2722	90%	2 450	
Level 37	Commercial							4.20	176.32	3 025	2722	90%	2 450	
Level 36	Commercial							4.20	172.12	3 025	2722	90%	2 450	
Level 35	Commercial / LMR							4.20	167.92	3 025	2722	90%	2 450	
Level 34	Commercial / Overrun							4.20	163.72	3 025	2722	90%	2 450	
Level 33	Commercial / Transfer						31 850	4.20	159.52	3 025	2722	90%	2 450	
Level 32	Commercial							4.20	155.32	3 025	2722	90%	2 450	
Level 31	Commercial							4.20	151.12	3 025	2722	90%	2 450	
Level 30	Commercial							4.20	146.92	3 025	2722	90%	2 450	
Level 29	Commercial							4.20	142.72	3 025	2722	90%	2 450	
Level 28	Commercial							4.20	138.52	3 025	2722	90%	2 450	
Level 27	Commercial							4.20	134.32	3 025	2722	90%	2 450	
Level 26	Commercial							4.20	130.12	3 025	2722	90%	2 450	
Level 25	Commercial							4.20	125.92	3 025	2722	90%	2 450	
Level 24	Commercial							4.20	121.72	3 025	2722	90%	2 450	
Level 23	Commercial							4.20	117.52	3 025	2722	90%	2 450	
Level 22	Commercial							4.20	113.32	3 025	2722	90%	2 450	
Level 21	Commercial							4.20	109.12	3 025	2722	90%	2 450	
Level 20	Commercial / LMR /							9.0	104.92	3 025				
Level 19	Commercial / Transfer						36 300	4.20	95.92	3 025	2722	90%	2 450	
Level 18	Commercial							4.20	91.72	3 025	2722	90%	2 450	
Level 17	Commercial							4.20	87.52	3 025	2722	90%	2 450	
Level 16	Commercial							4.20	83.32	3 025	2722	90%	2 450	
Level 15	Commercial							4.20	79.12	3 025	2722	90%	2 450	
Level 14	Commercial							4.20	74.92	3 025	2722	90%	2 450	
Level 13	Commercial							4.20	70.72	3 025	2722	90%	2 450	
Level 12	Commercial							4.20	66.52	3 025	2722	90%	2 450	
Level 11	Commercial							4.20	62.32	3 025	2722	90%	2 450	
Level 10	Commercial							4.20	58.12	3 025	2722	90%	2 450	
Level 09	Commercial							4.20	53.92	3 025	2722	90%	2 450	
Level 08	Commercial							4.20	49.72	3 025	2722	90%	2 450	
Level 07	Commercial / Lifestyle							5.6	45.52	5 800	4059	59%	3 450	
Level 06	Retail / Lifestyle							5.6	39.97	5 800	4059	59%	3 450	
Level 05M2	Parking							2.8	34.42					
Level 05M1	Parking							2.8	31.80					
Level 05	Retail							5.44	26.85	0	0			0
Level 04	Retail							4.70	21.41	0	0			0
Level 03 / Church st	Lobby Upper / Retail							4.57	16.71	0	0			0
Level 02 / Argyle st	Ground Lobby / Retail							3.96	12.14	0	0			0
Level 01 (Sub - Ground)	Retail								8.18					
Basement 01	Carpark / Loading													
Basement 02	Car Park													
Basement 03	Car Park													
Basement 04	Car Park													
Total			0	0	0	0		Total Height	210.0 m	132 588	111 562		100 000	0
TOTAL			TOTAL			0			exc. Podium			100 000		

Definitions

GBA: Gross Building Area: means the sum of the floor area of a building measured from the external face of external walls including all lifts, stairs, services risers, structure, plant, internal atrium voids and covered residential wintergarden / balcony areas. Excludes external roof terraces open to the sky.

GFA: As defined in Sydney LEP 2016 gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine, and (b) habitable rooms in a basement or an attic, and (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes: (d) any area for common vertical circulation, such as lifts and stairs, and (e) any basement: (i) storage, and (ii) vehicular access, loading areas, garbage and services, and (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and (g) car parking to meet any requirements of the consent authority (including access to that car parking), and (h) any space used for the loading or unloading of goods (including access to it), and (i) terraces and balconies with outer walls less than 1.4 metres high, and (j) voids above a floor at the level of a storey or storey above.

GLAR / NLA: Measured in accordance with PCA method, PCA Commercial Areas - 1st July 2008

