

THE ARGYLE TOWER

Urban Design Report

Section 75W Modification (MOD1) to the
Approved Commercial Tower Building Envelope

Concept Approval Major Project MP10_0068

Westfield Shopping Centre Parramatta

2018



SCENTRE GROUP

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



In collaboration with:



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01 Vision

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 high quality, contemporary 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 and Argyle street 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**

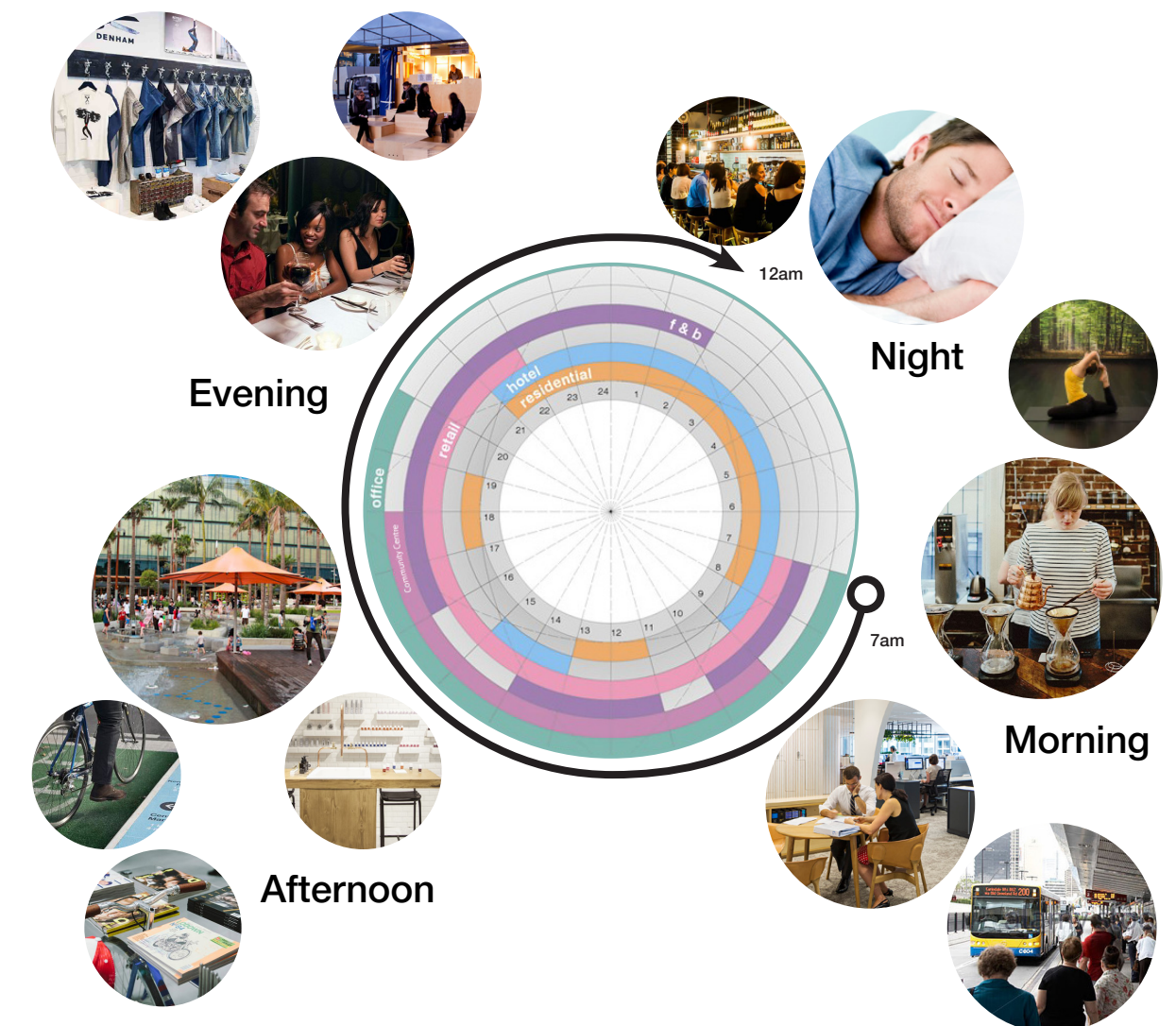
**Creating Mixed Use
Precincts**



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 circa 100,000m² (NLA) commercial office tower incorporating enhanced retail and lobby uses at both ground and rooftop 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. The site is bounded by Church Street to the east, Argyle to the north, Campbell to the south and Marsden to the west.

Sitting in walking proximity to 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.

-  PARK
-  TOWER LOCATION
-  800 M RADIAS FROM
-  CHURCH ST. SPINE



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



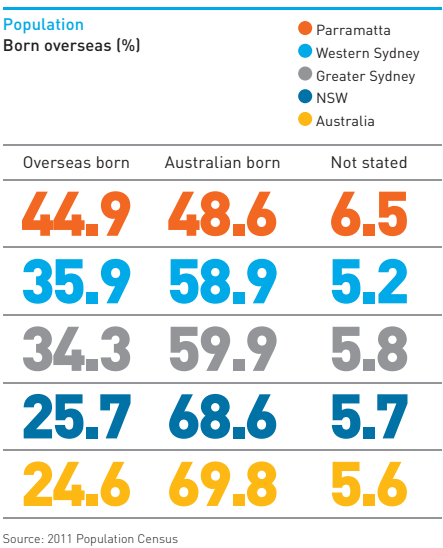
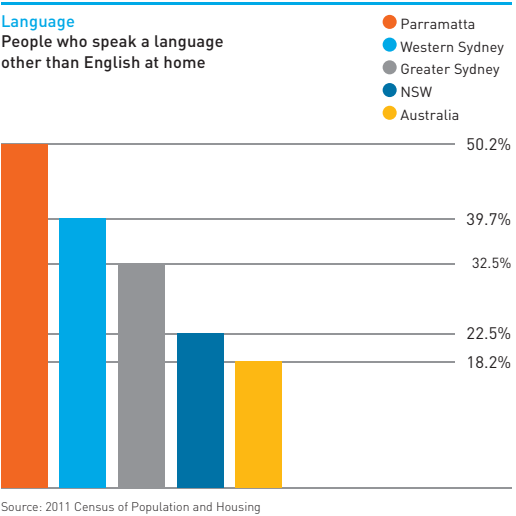
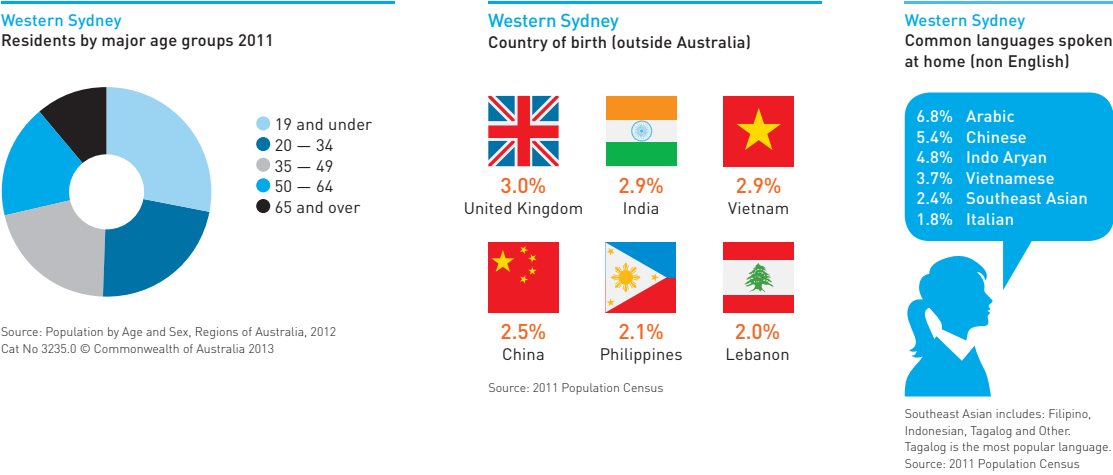
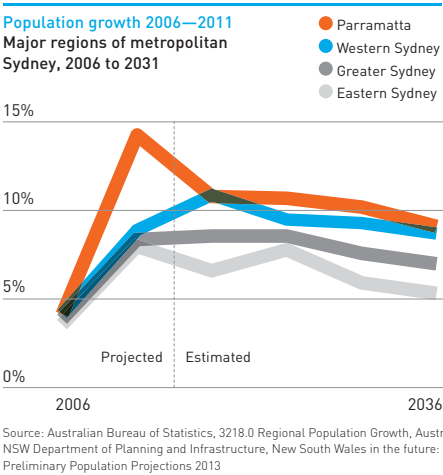
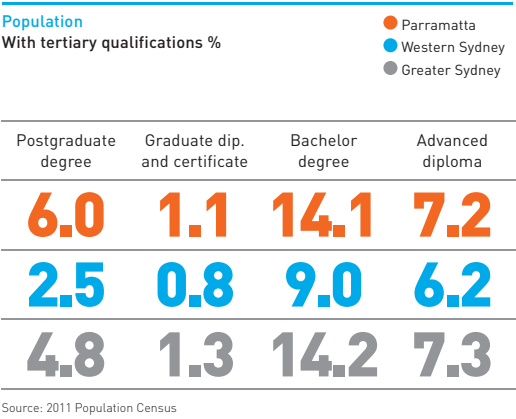
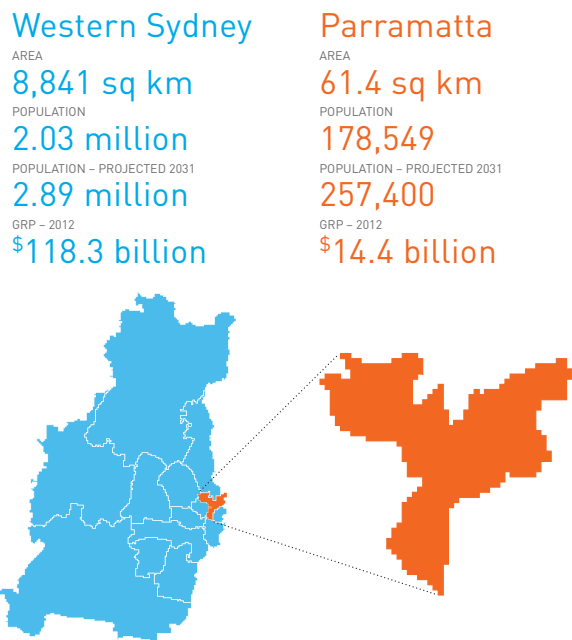
02 Site & Context

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

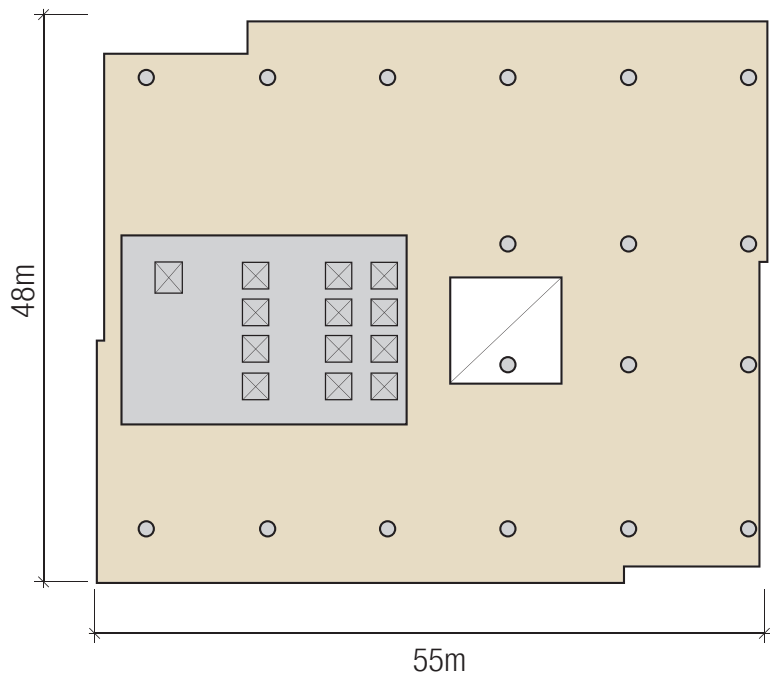
Neighbouring Approved Projects

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.

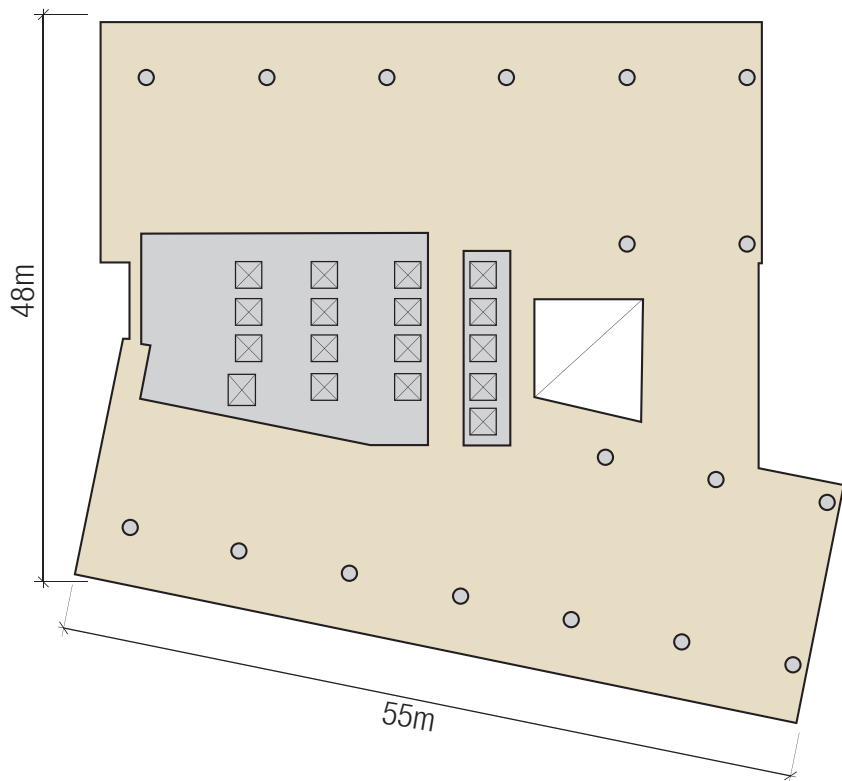
Future Commercial Projects

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

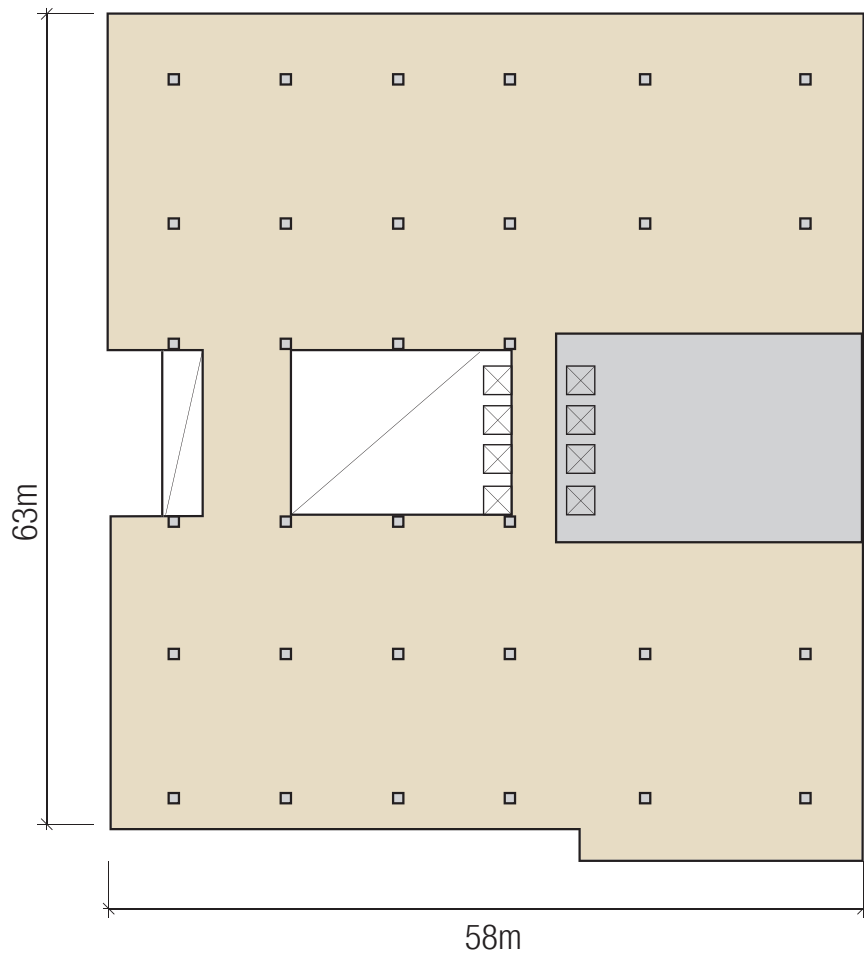
6 Parramatta Square
/ 45,000sqm NLA
/ 1,700sqm / floor plate



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) MP10_0068

- / 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.

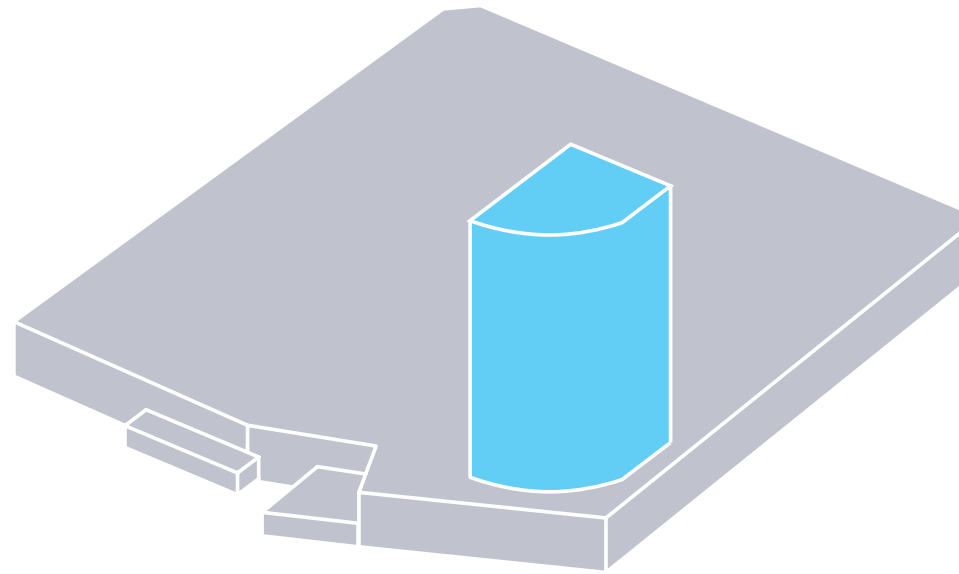
In response to the SEARS scheme, a design review was undertaken with input from prospective major tenants.

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

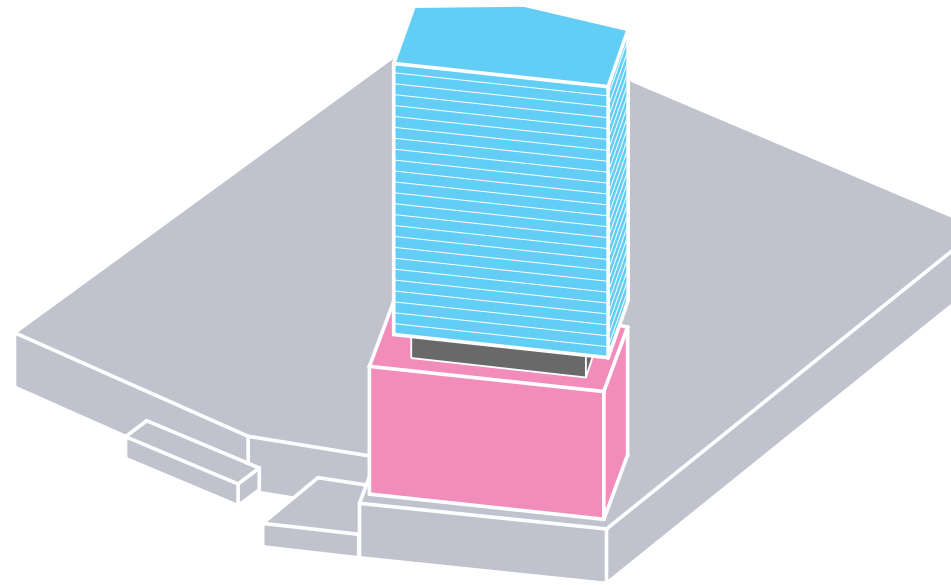
- / 112,000sqm GFA
- / 43 commercial storeys (40 office or lifestyle floors plus 2x plant floors and podium) above parking and retail levels
- / RL 220 (approx)
- / Tower building GFA per floor at:
 - approx. 2,750m² for typical levels

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



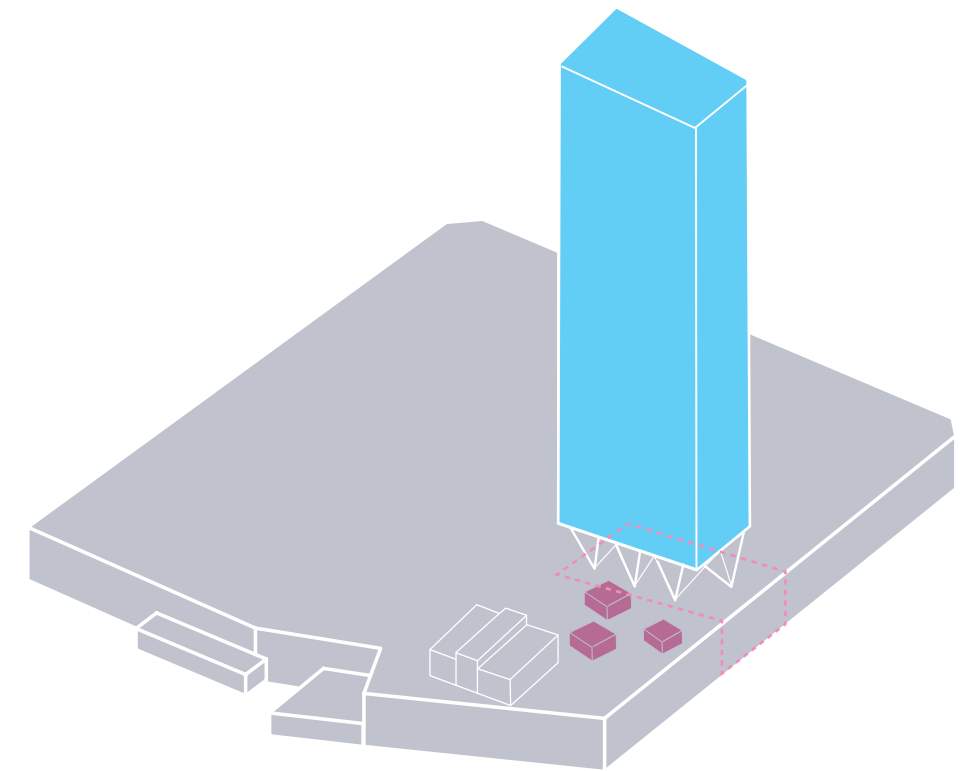
Concept Plan Approval
(approved 2014) MP10_0068

- ✗ • FLOOR PLATE TOO SMALL
- ✗ • LARGE IMPACT ON RETAIL BELOW
- ✗ • ECONOMICAL IMPACT UNVAILABLE DUE TO RETAIL
- ✗ • LOADING ACCESS FROM CHURCH ST &
INDIRECT GOODS ACCESS TO TOWER



SEARS Initial Envelope Proposal
(expected approval circa Dec 2017)

- ✓ • FLOOR PLATE TO ACCOMODATE LARGE TENANT
- ✗ • SIGNIFICANT IMPACT ON RETAIL BELOW
- ✗ • SIGNIFICANT OVER SHADOWING
- ✗ • ECONOMICAL IMPACT UNVAILABLE DUE TO RETAIL
- ✗ • LOADING ACCESS FROM CHURCH ST & INDIRECT
GOODS ACCESS TO TOWER



Updated Envelope Proposal
(in response to SEARS)

- ✓ • LARGER FLOOR PLATE TO ACCOMODATE
MAJOR TENANT
- ✓ • MINIMUM IMPACT ON RETAIL
- ✓ • BETTER ARGYLE ST. ACTIVATION
- ✓ • INTEGRATED WITHIN THE PRECINCT
- ✓ • LOADING DOCK ACCESS FROM MARSDEN ST
- ✓ • INCORPORATE LANDSCAPE ROOFTOP PODIUM

04 Design Response

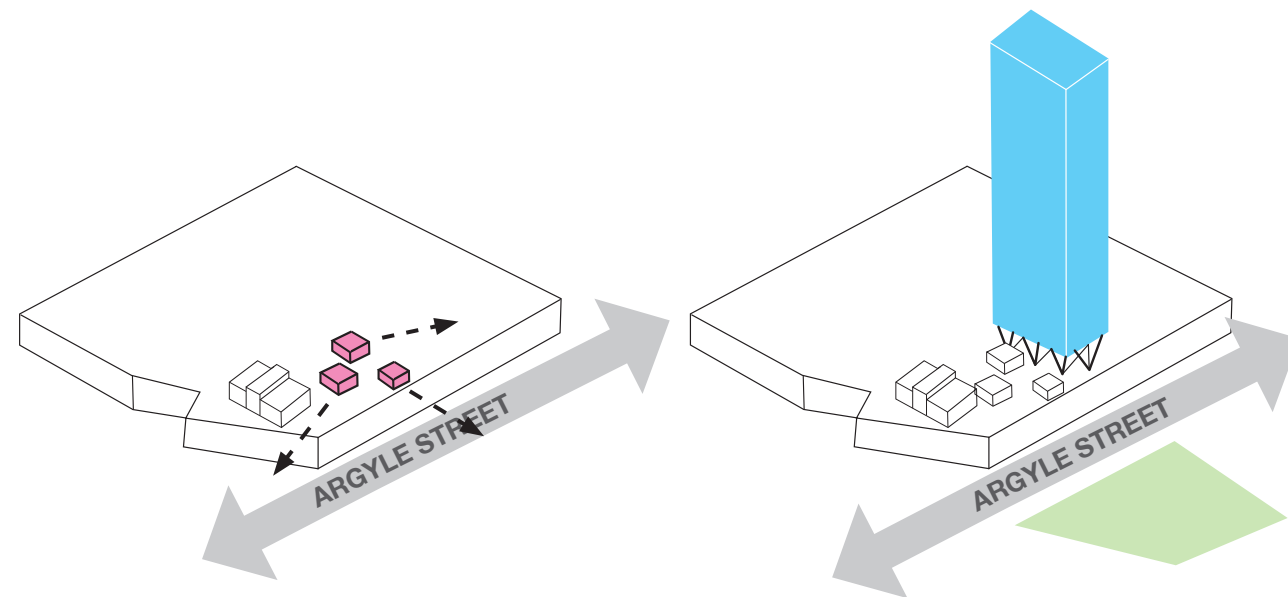
- Site



04 Design Response Site

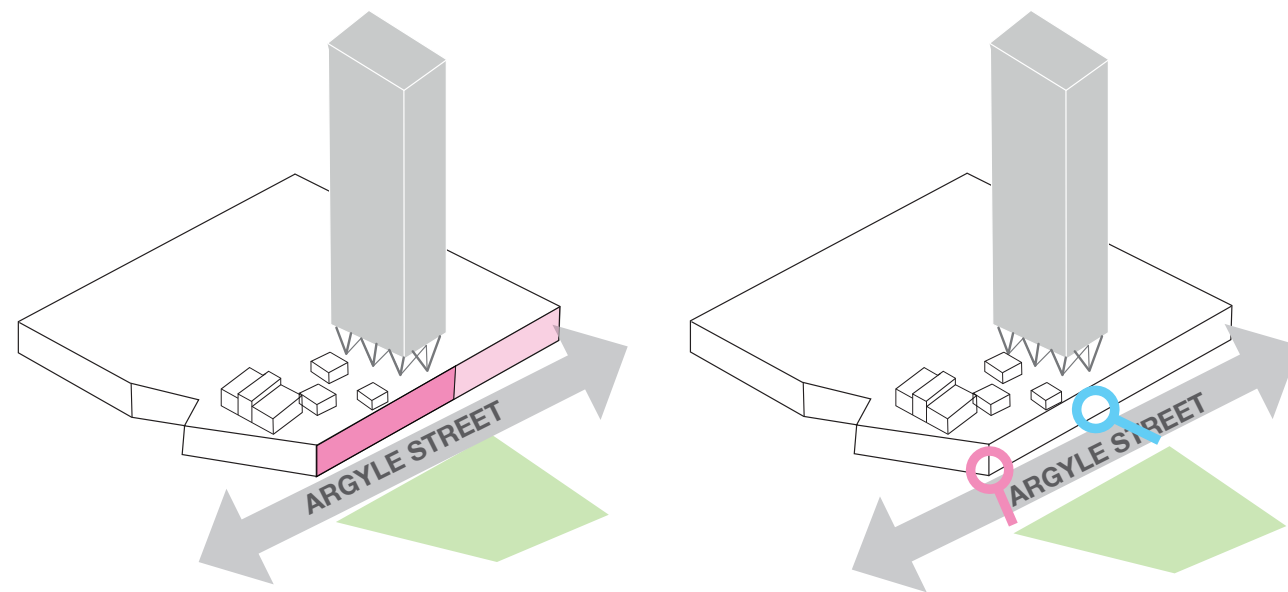
Key Concepts - Tower form

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. 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

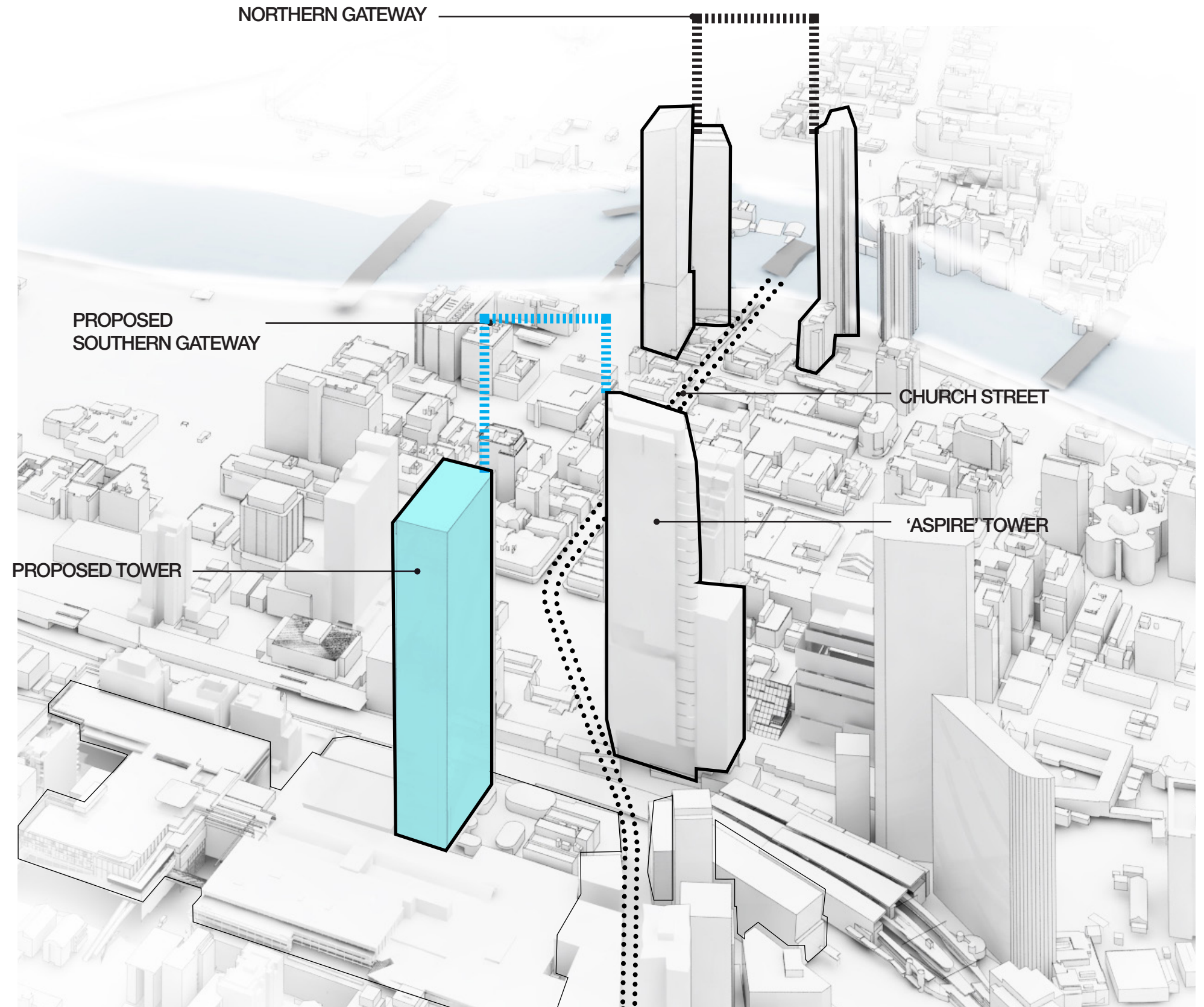
04 Design Response Site

Key Concepts - Proposed Southern 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, 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.



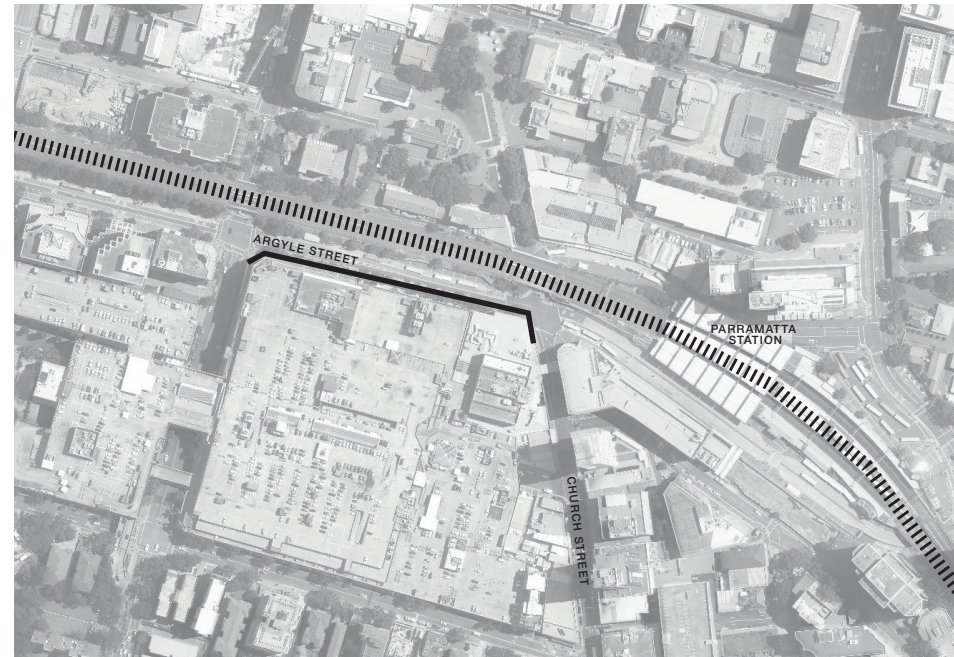
04 Design Response Site

Key Concepts - Linking North to South

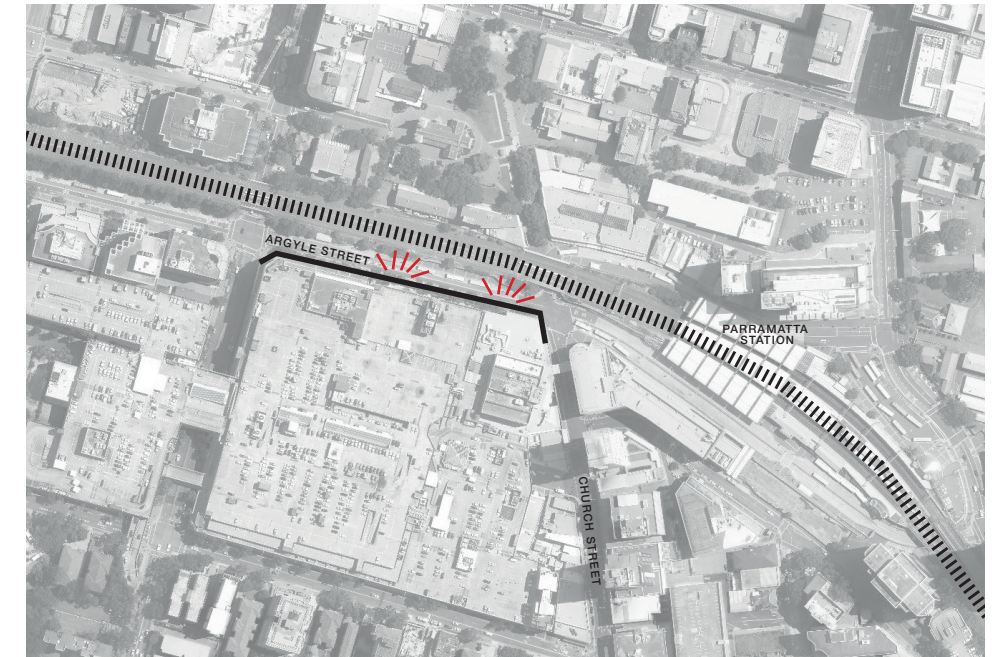
The existing railway line physically and psychologically separates Parramatta Square from the southern side of Church Street.

Part of the key concept is to:

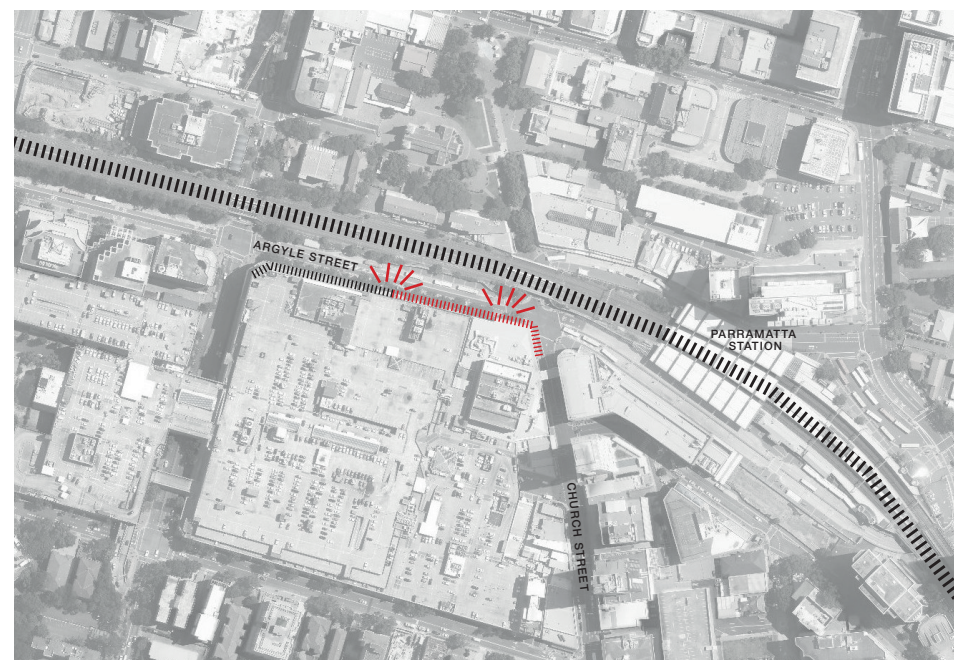
- Bridge the north south link and extend the public square to the Argyle/Church corner
- Clear defined entry points are established for both the retail and commercial precinct. A clear street address for the proposed commercial tower
- Activate Argyle Street with new retail offerings facing outwards, 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



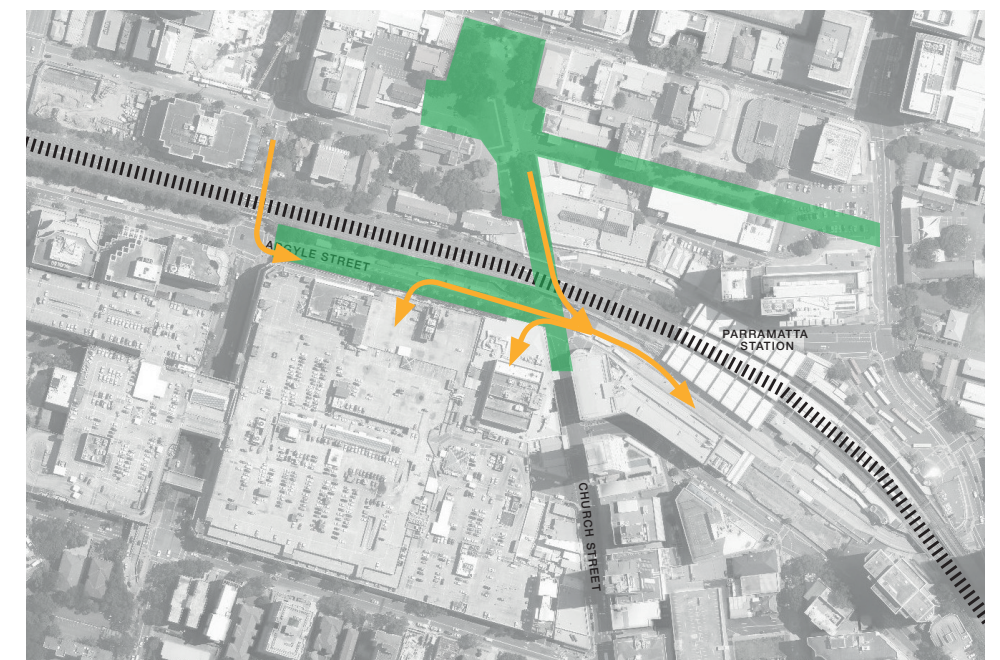
1. Existing condition



2. Activate the corner and Argyle Street address



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



4. Connected Pedestrian Precinct

04 Design Response

Site

Context - Connectivity

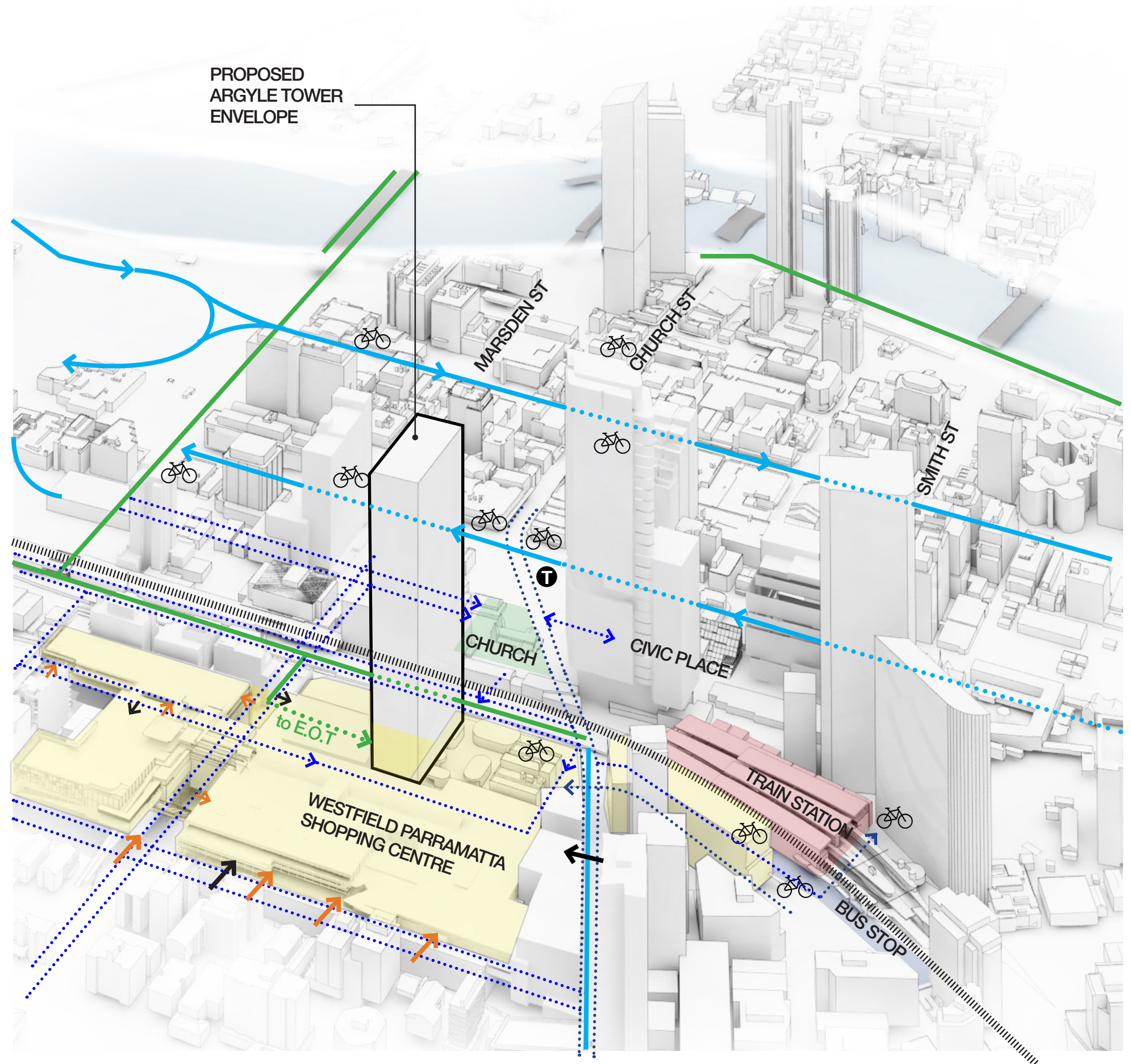
The proposed site is very well appointed in terms of connectivity for multiple modes of access.

/ Cycling - a considerable feature of all city planning and commercial offerings is the ability to cycle to work and comfortably transition from transport to workplace modes. The city has a number of existing and proposed cycle ways that will foster this mode of transport

/ Pedestrian - Parramatta is a relatively flat city which is easily traversed by pedestrians. There is also a number of residential possibilities within walking distance of the proposal to enable living within a walkable distance of employment

/ Public Transport - the site is located within close proximity of Parramatta rail station, is currently adjacent to a major bus interchange and will be able to access other planned transport options. All of which encourage increased users

/ Vehicles - The proposal utilises existing transport connections to the site for parking and servicing all of which are located to minimise impacts of major street frontages.

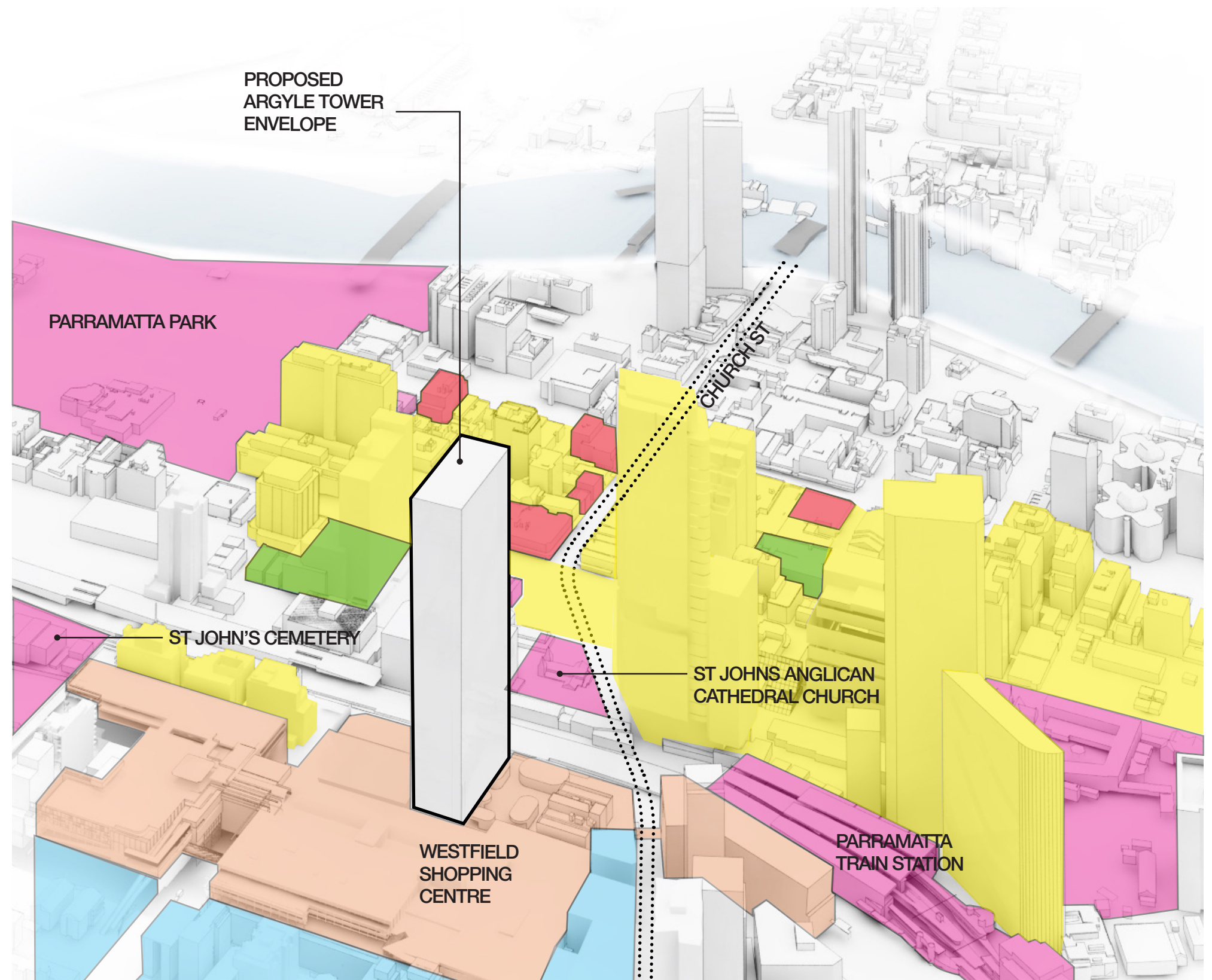


04 Design Response Site

Context - Land Use

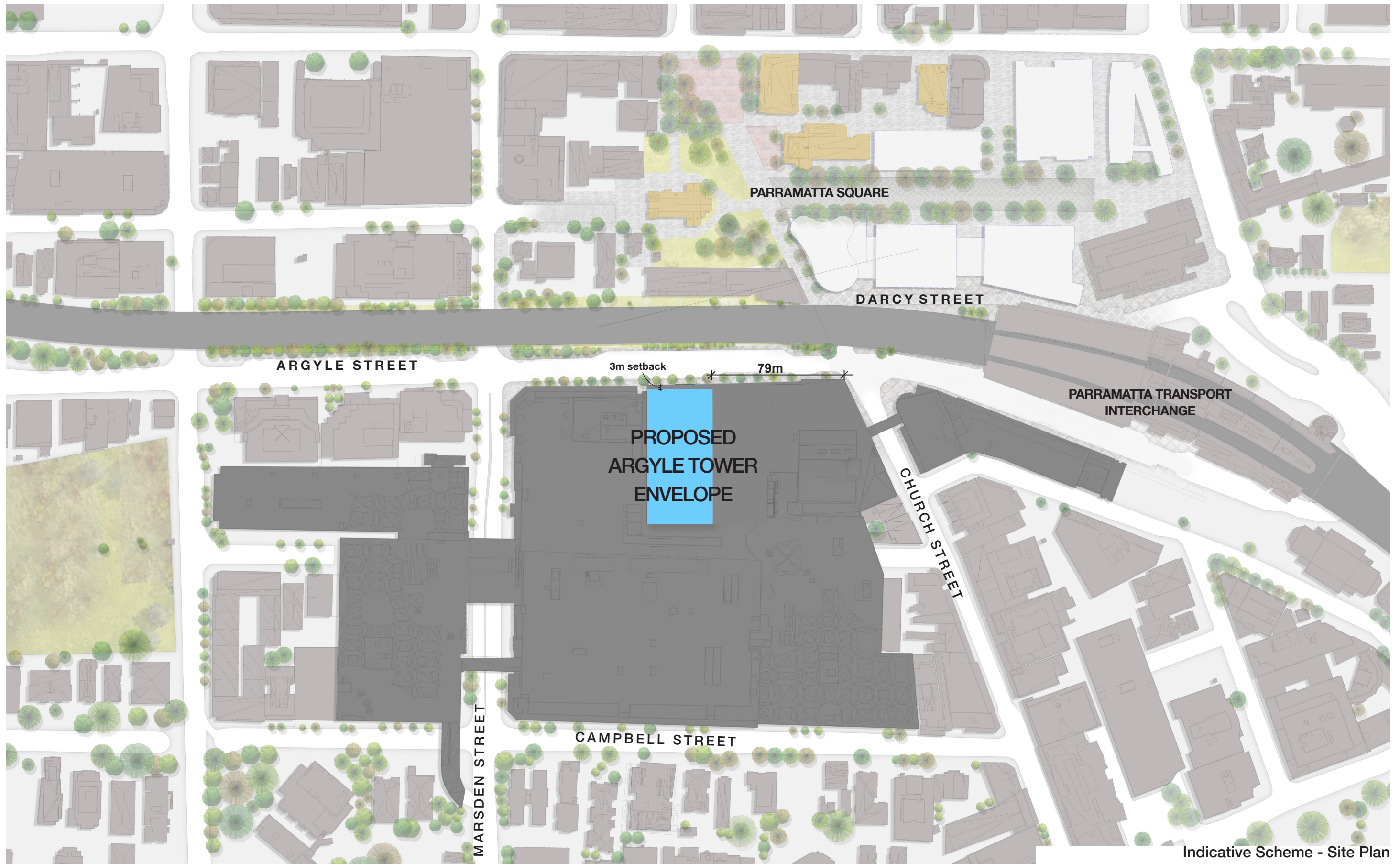
The Argyle Tower site sits at the heart of Parramatta, adjacent to the emerging Parramatta Square. The uses are commensurate to its city centre location. A diverse blend of uses, predominantly retail at ground level with changing blends of commercial, residential and others over.

The proposed tower is located over the existing retail centre providing very high levels of amenity for future users



- HERITAGE
- WESTFIELD SHOPPING CENTRE
- COMMERCIAL DISTRICT
- HIGH DENSITY RESIDENTIAL
- CARPARK

04 Design Response Site



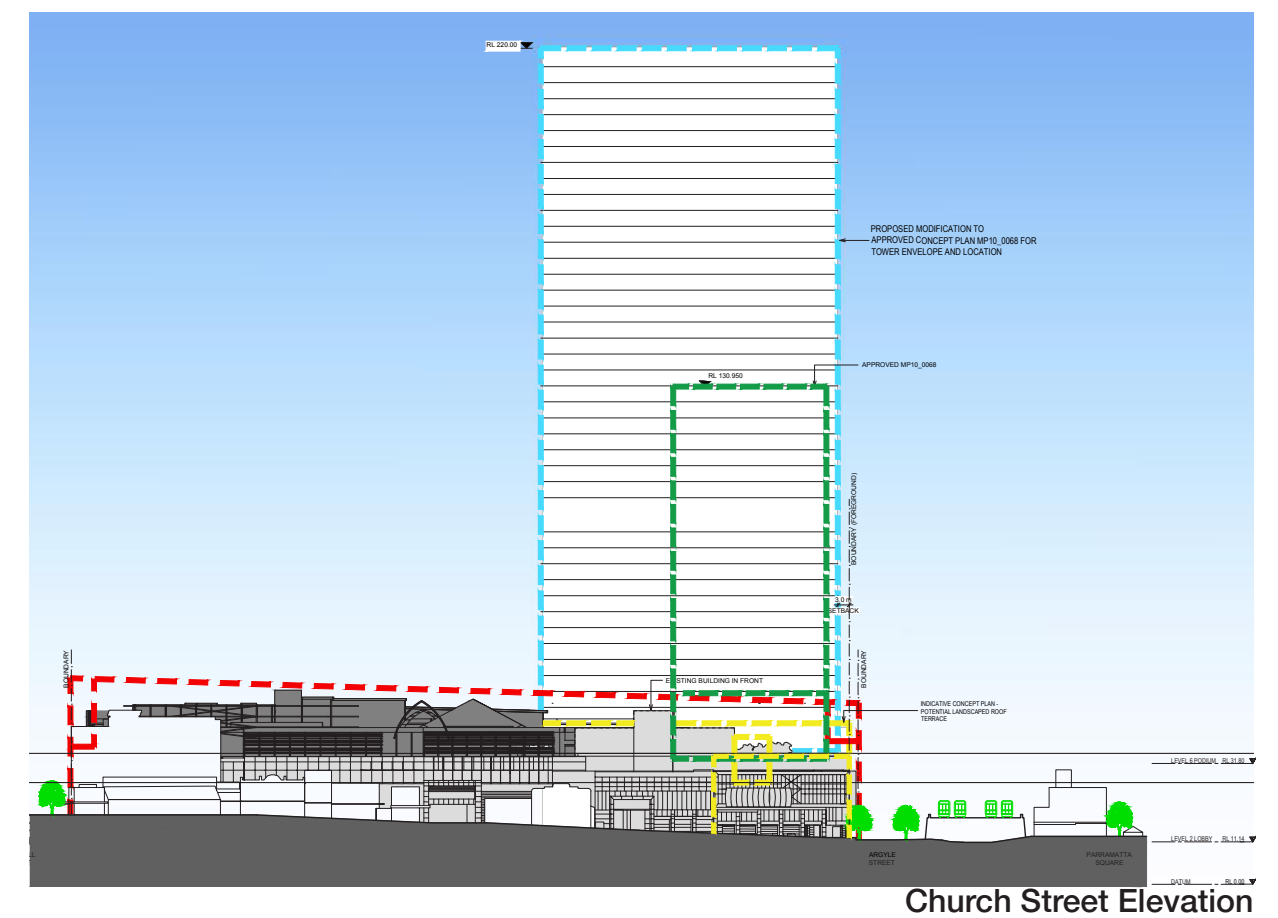
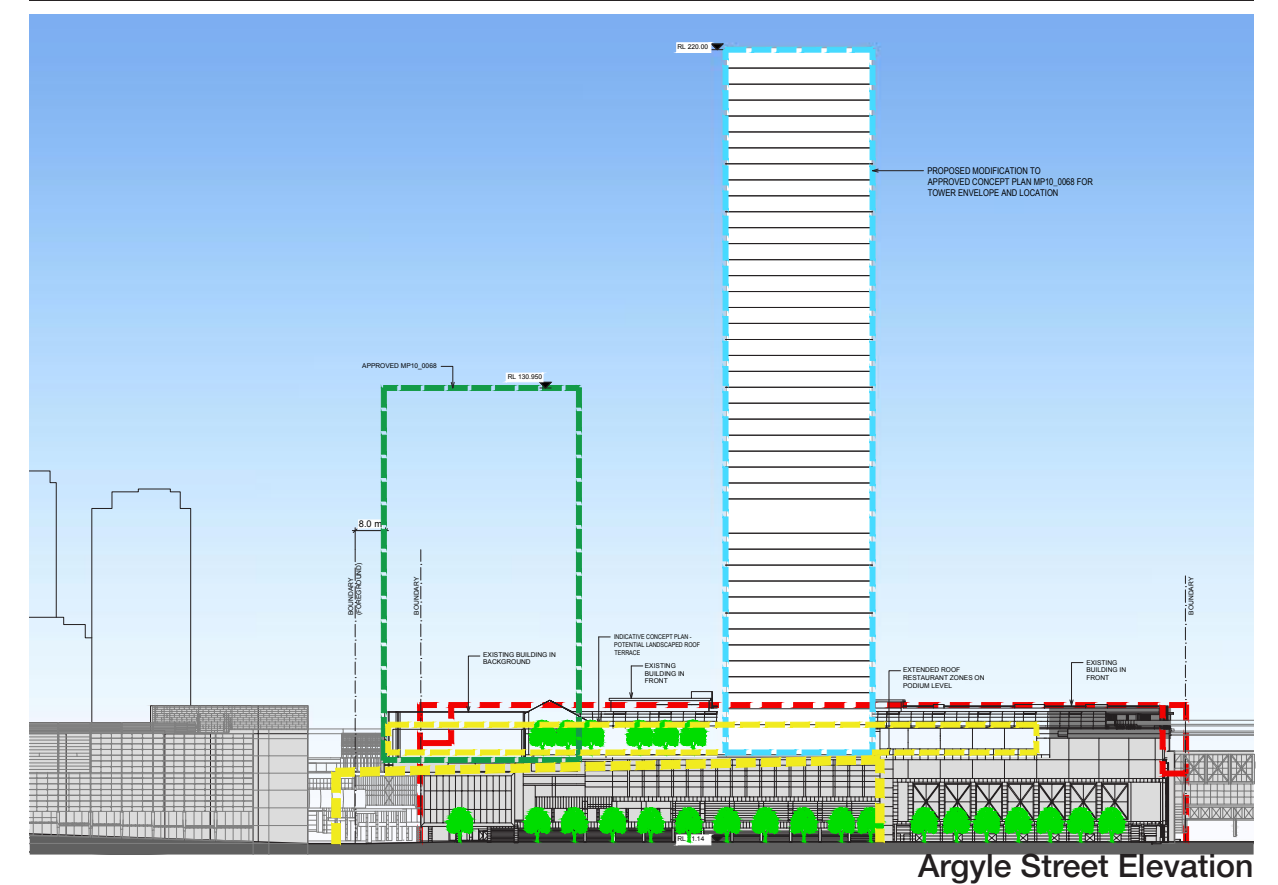
Indicative Scheme - Site Plan

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.

To strengthen Argyle Str. address and podium/tower form, a 3m setback to Argyle Street boundary is proposed.



- Approved Concept (2014)
- Proposed Envelope

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:

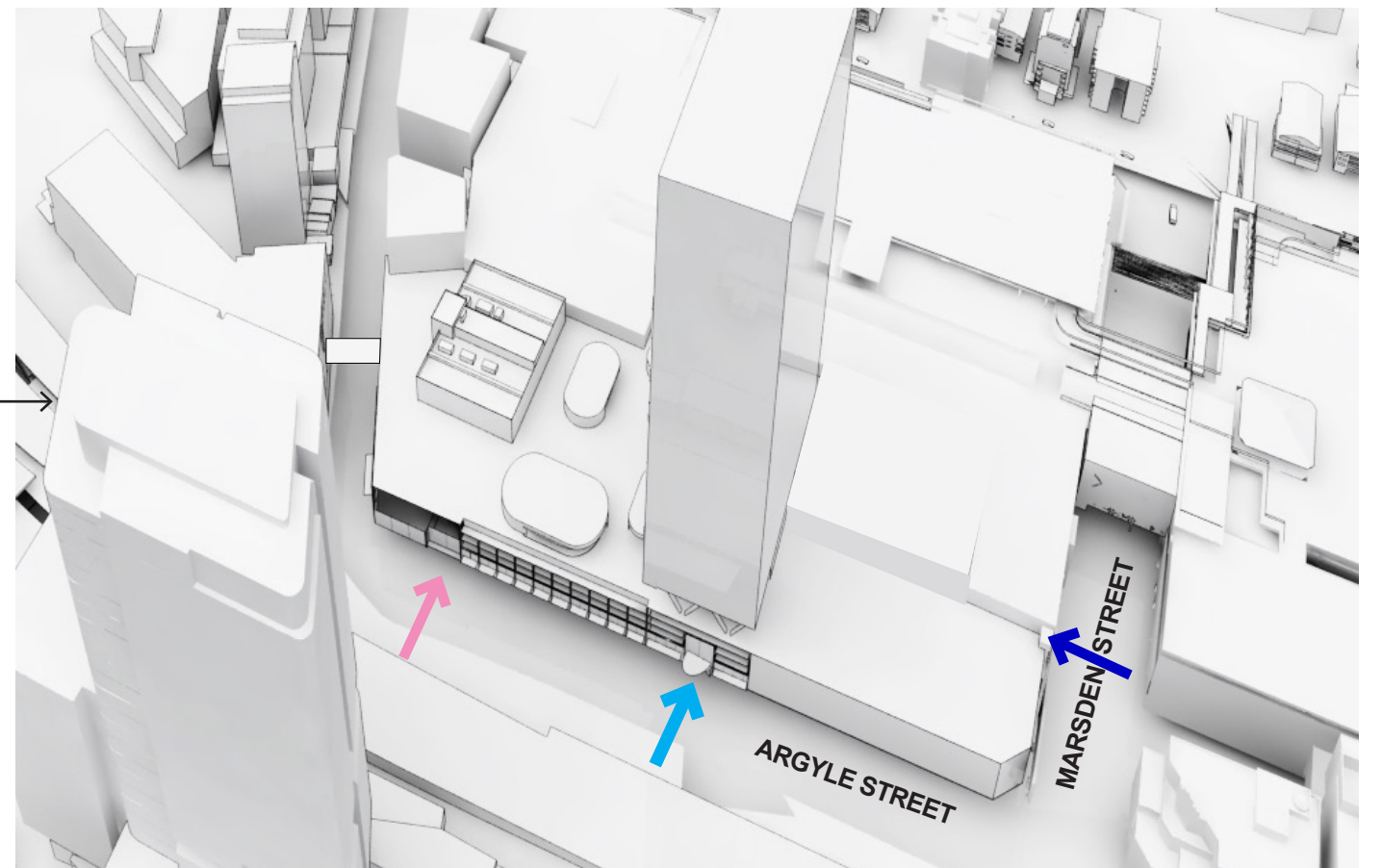
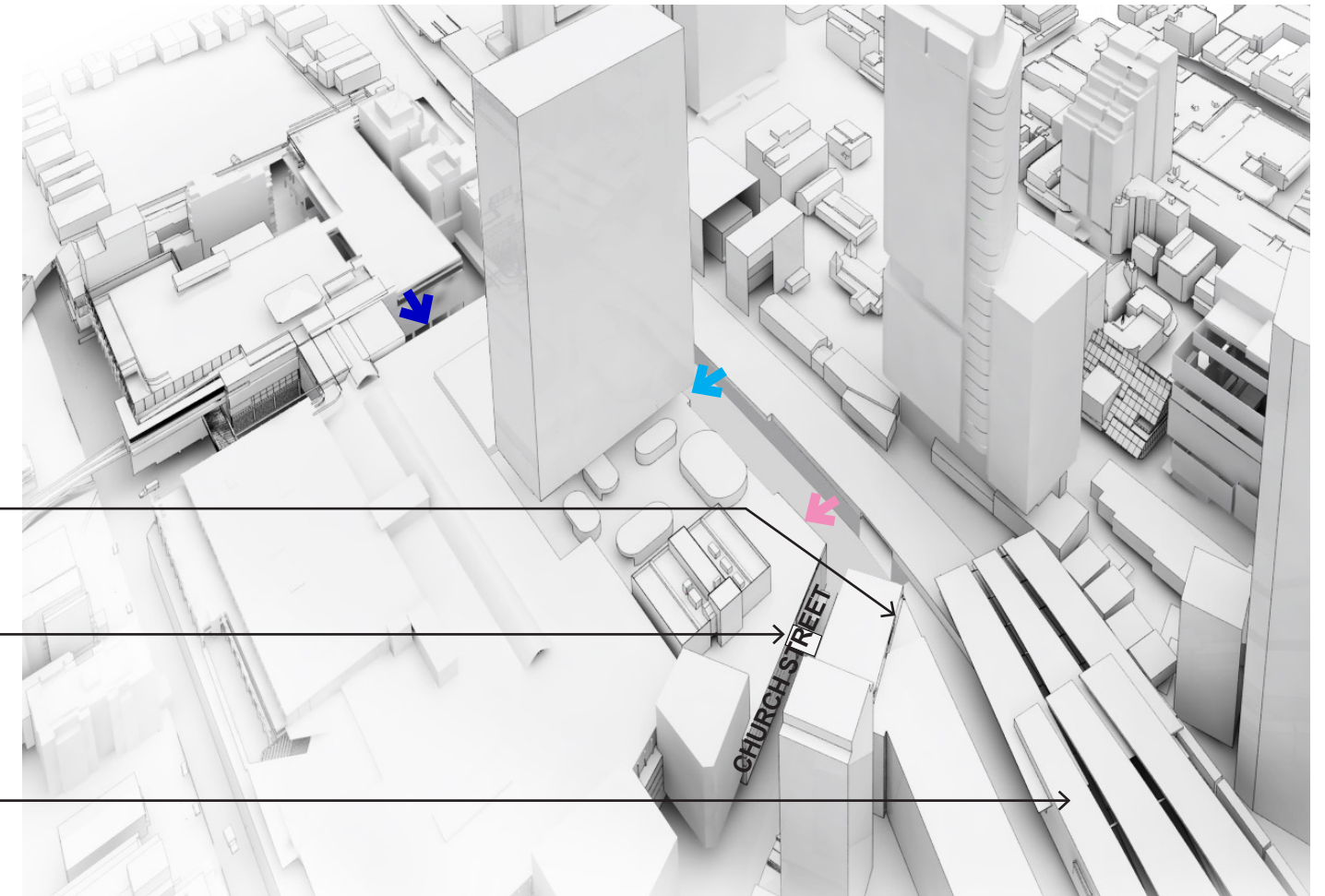
- Parramatta Station (heavy rail)
- Bus station east on Argyle Street
- Planned future light rail to run along Macquarie Street with pedestrian link to Parramatta Square

EXISTING TUNNEL LINK

EXISTING BRIDGE LINK

PARRAMATTA TRANSPORT
INTERCHANGE

- COMMERCIAL ENTRANCE
- RETAIL ENTRANCE
- LOADING DOCK ENTRANCE



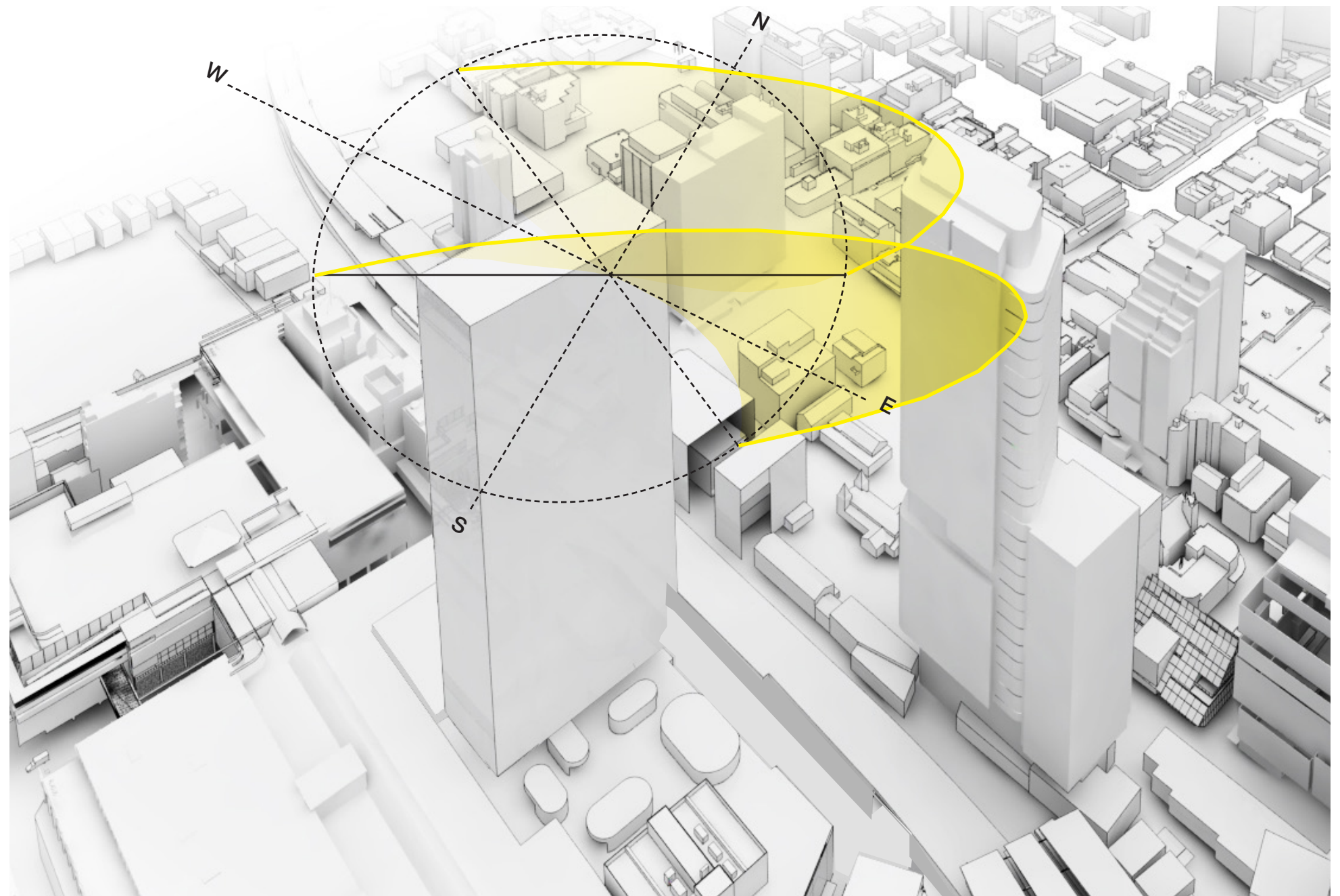
04 Design Response

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.



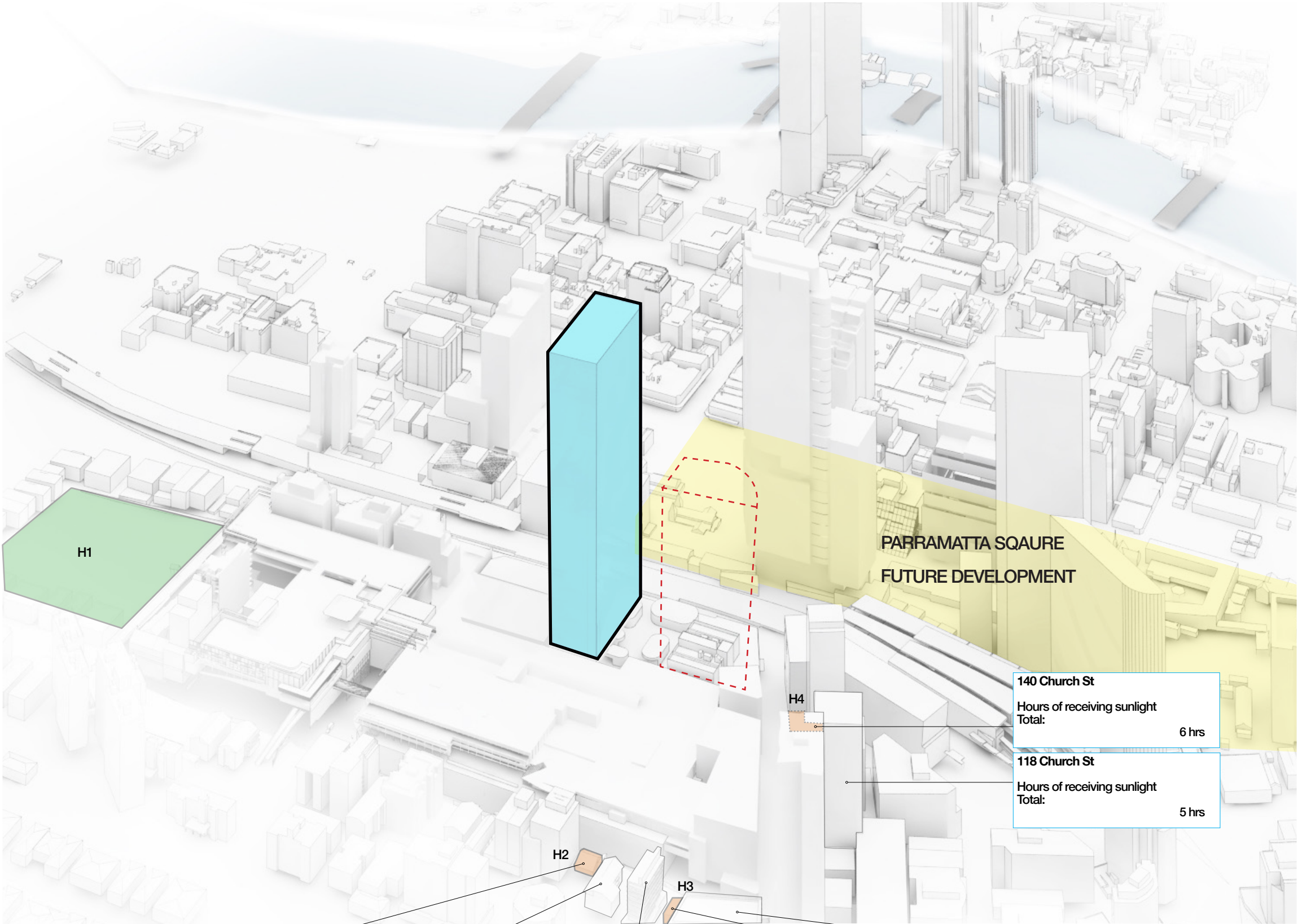
04 Design Response
Site

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.

Refer to heritage report for detailed heritage appraisal



HERITAGE ITEMS

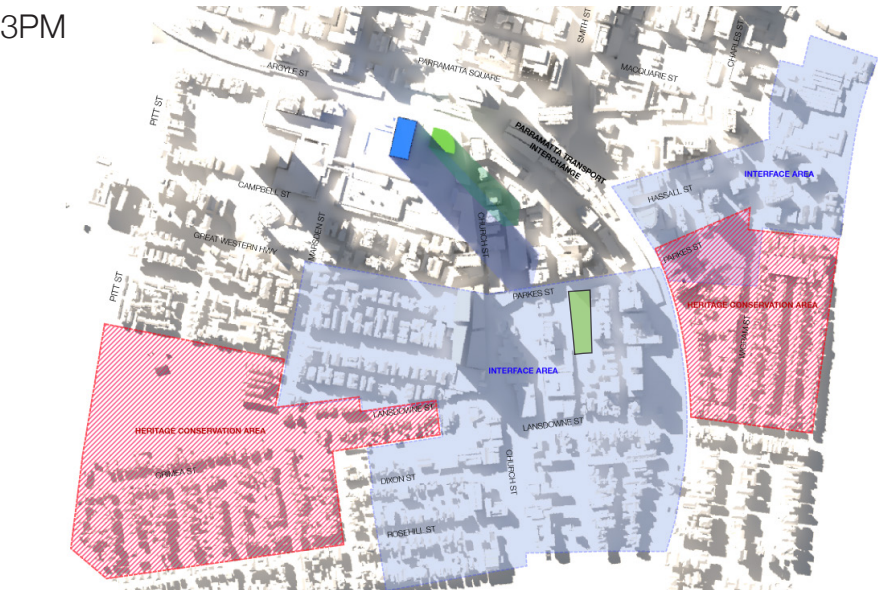
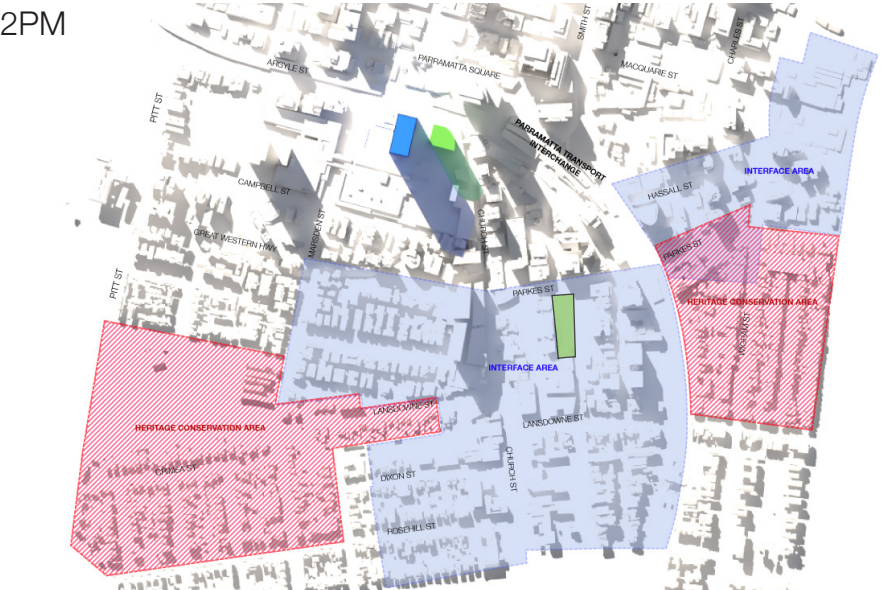
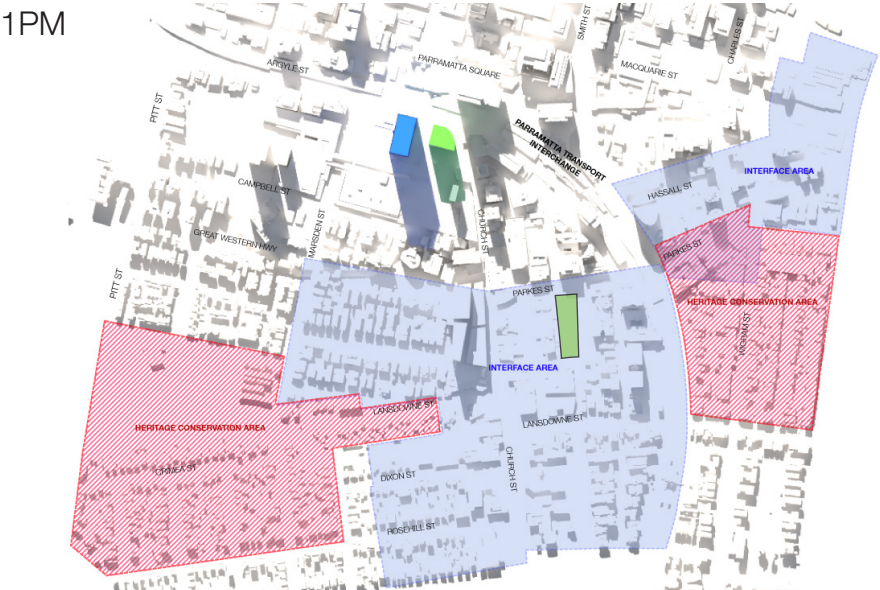
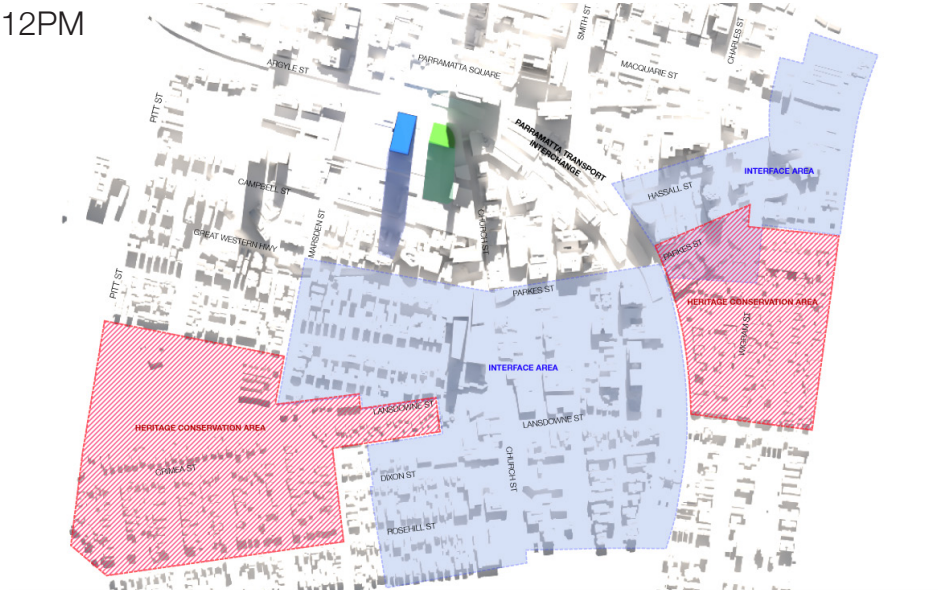
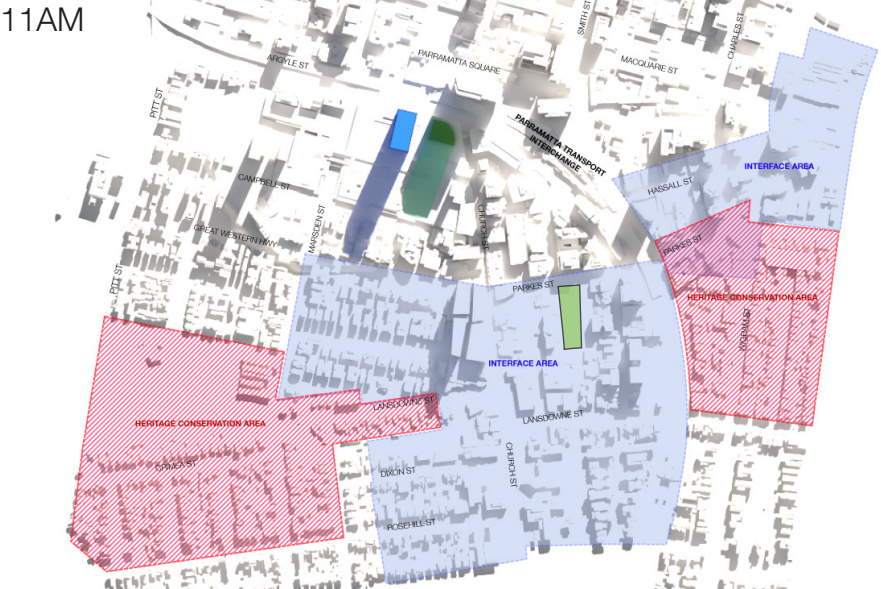
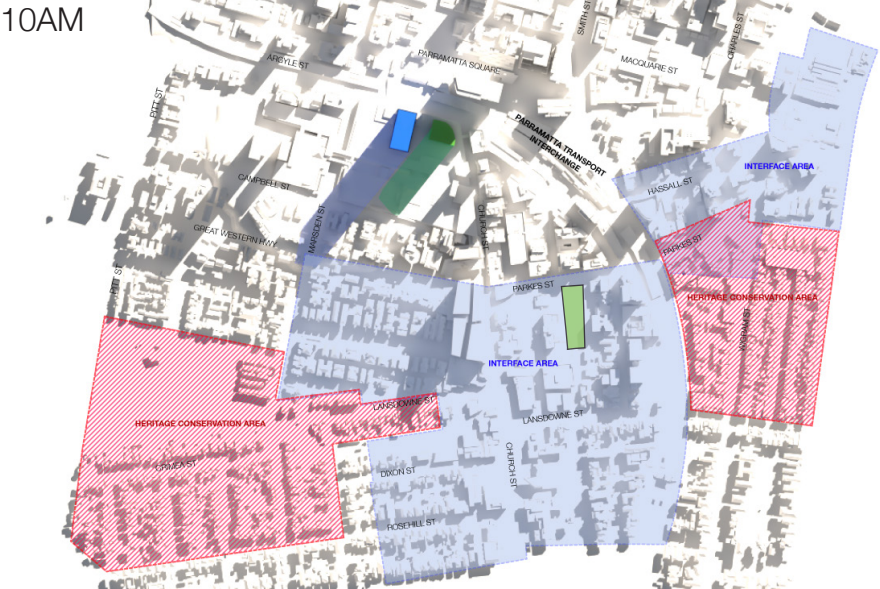
- 1. ST. JOHN'S CEMETERY
- 2. LENNOX HOUSE
- 3. MASONIC CENTRE
- 4. FORMER FIRE STATION

- APPROVED CONCEPT PLAN (2014)
- UPDATED ENVELOPE PROPOSAL

39 Campbell St (Lennox House)	41 Campbell St	43 Campbell St	47 Campbell St (Masonic Centre)	105 Church St
Hours of receiving sunlight Total:	Hours of receiving sunlight Total:	Hours of receiving sunlight Total:	Hours of receiving sunlight Total:	Hours of receiving sunlight Total:
3 hrs	3 hrs	3.5 hrs	3.5 hrs	3.5 hrs

04 Design Response
Site

Shadow Diagram (21st June)



SHADOW IMPACT TO JUBILEE PARK

Note: The shadow diagrams indicate no shadow impact to Jubilee Park between the hours of 9am to 3pm at 21st of June (winter solstice)

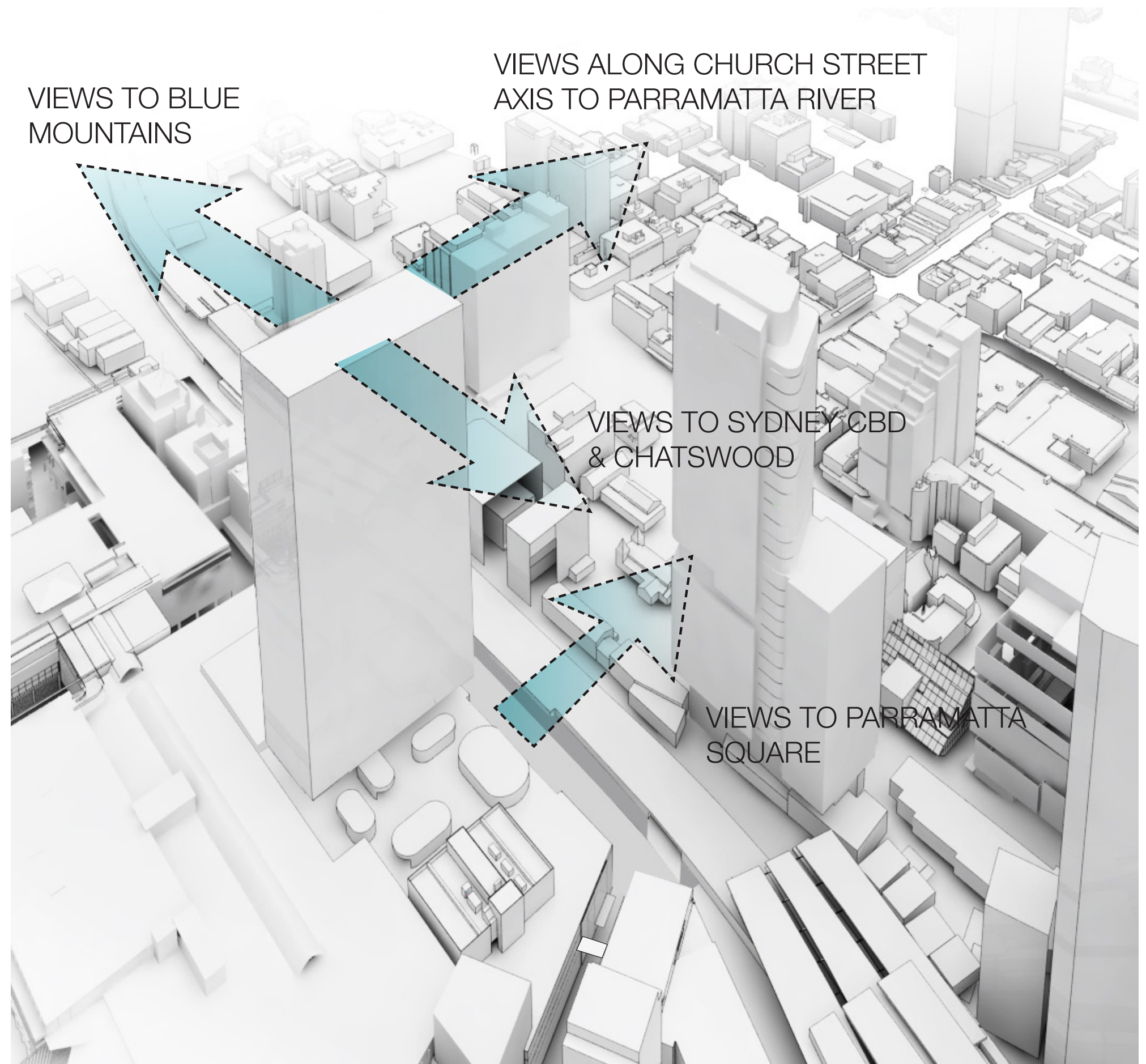
- APPROVED CONCEPT PLAN (2014)
- UPDATED ENVELOPE PROPOSAL
- JUBILEE PARK

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



05 Design Response - Streetscape



05 Design Response Streetscape

Ground Plan - (Level 2)

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

/ 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

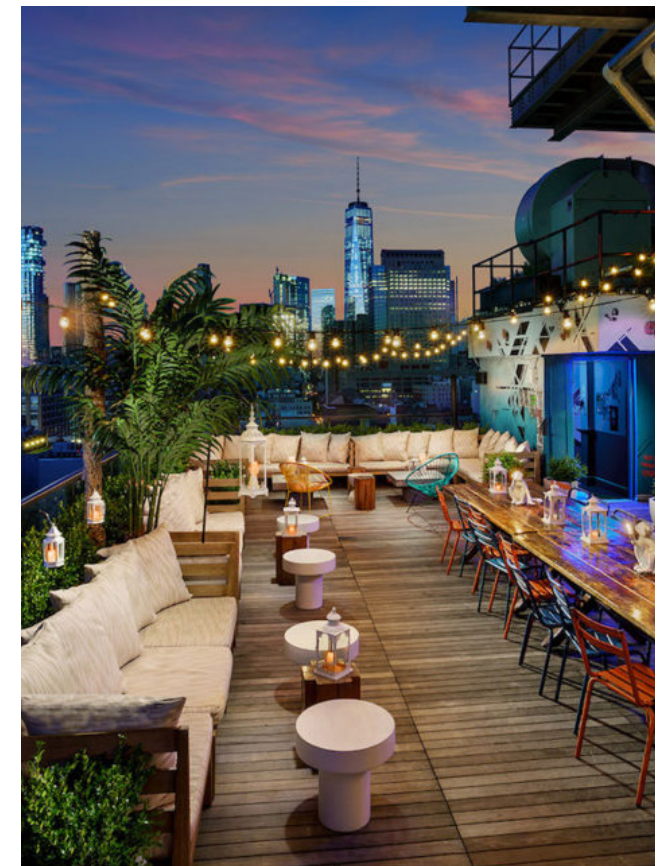
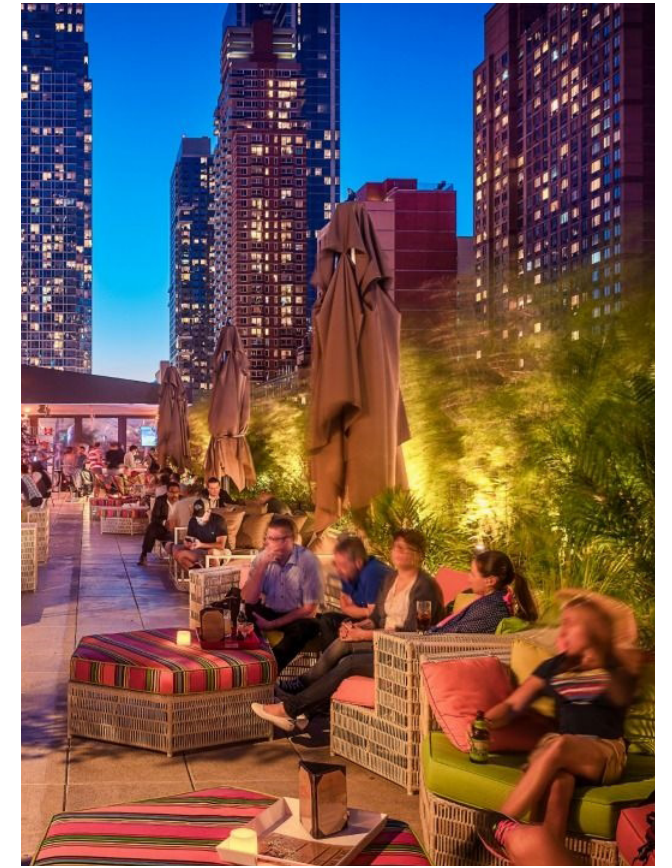
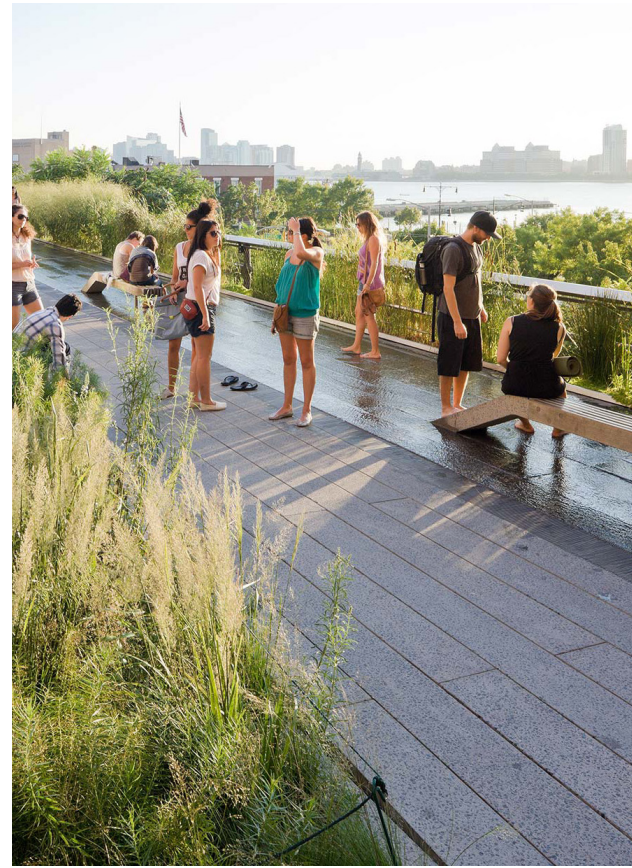
Marsden Street will continue to act as the loading entrance to the Shopping Centre, servicing both retail and commercial needs.



05 Design Response Streetscape

Activation - Public Domain / Streetscape

Public Domain activation is a potential key benefit of the proposal. The refurbished streetscape, facade and rooftop will significantly improve the Argyle Street human dimension and initiate a high quality, design focused, place making improvement as development continues west towards Parramatta City's proposed aquatic centre.



Concept Elevation of Argyle St Activation

/ 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.

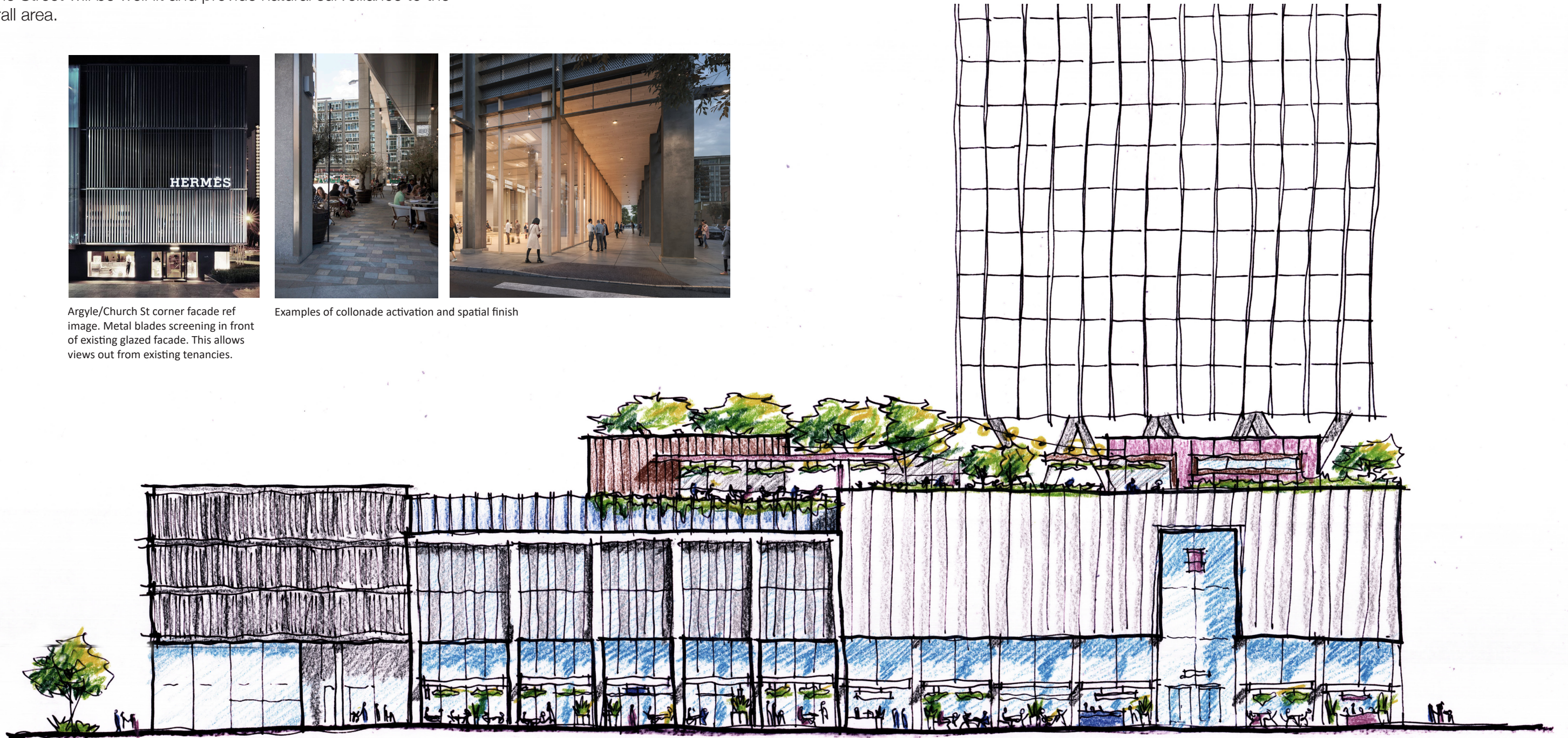
With the intended retail shops to be trading during evening hours, Argyle Street will be well lit and provide natural surveillance to the overall area.



Argyle/Church St corner facade ref image. Metal blades screening in front of existing glazed facade. This allows views out from existing tenancies.



Examples of collonade activation and spatial finish



ARGYLE ST. INDICATIVE ELEVATION

05 Design Response

Streetscape / Ground Retail Level

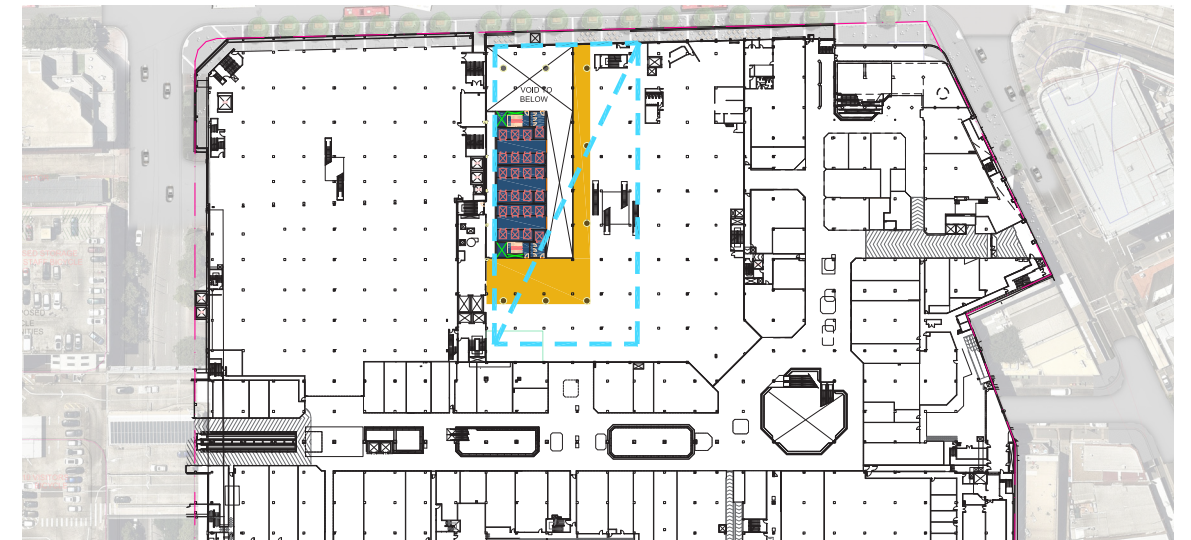


Indicative Scheme - Ground Plan (Level 2)

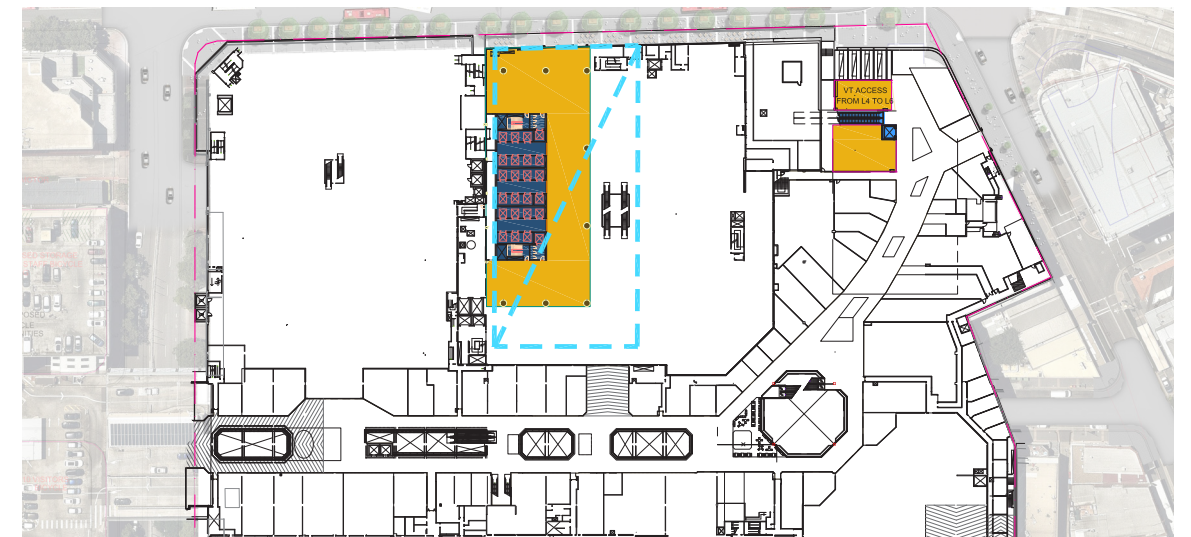
05 Design Response Streetscape / retail levels

Level 3-5

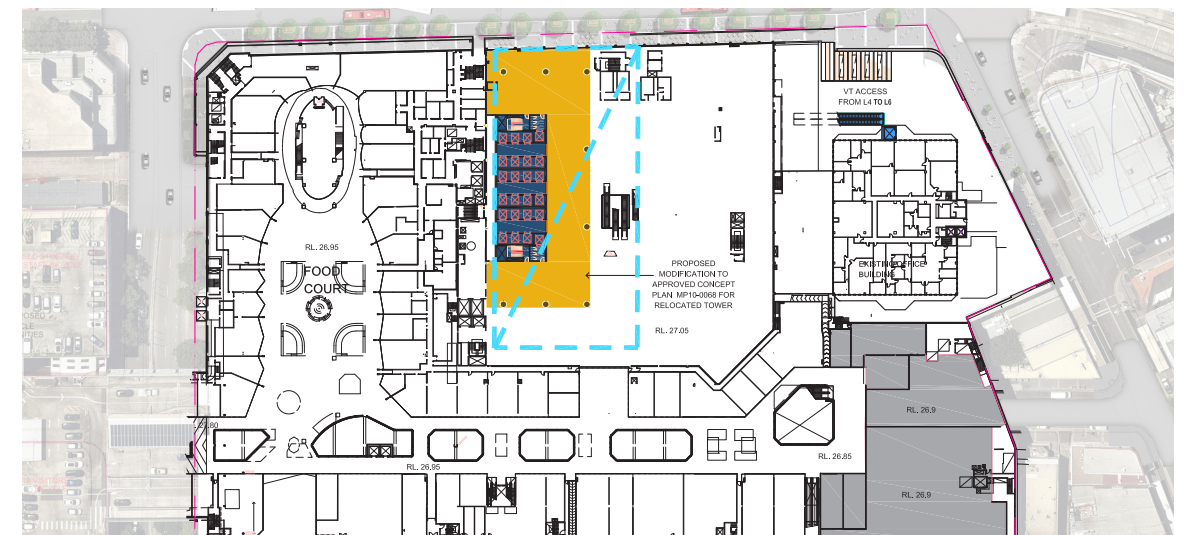
The indicative scheme proposes the commercial core to be located in the centre of Argyle Street. With convenient access to the existing loading dock, the core is positioned to have minimal impact to the existing trading retail levels.



Indicative Scheme - Retail Level 3



Indicative Scheme - Retail Level 4



Indicative Scheme - Retail Level 5

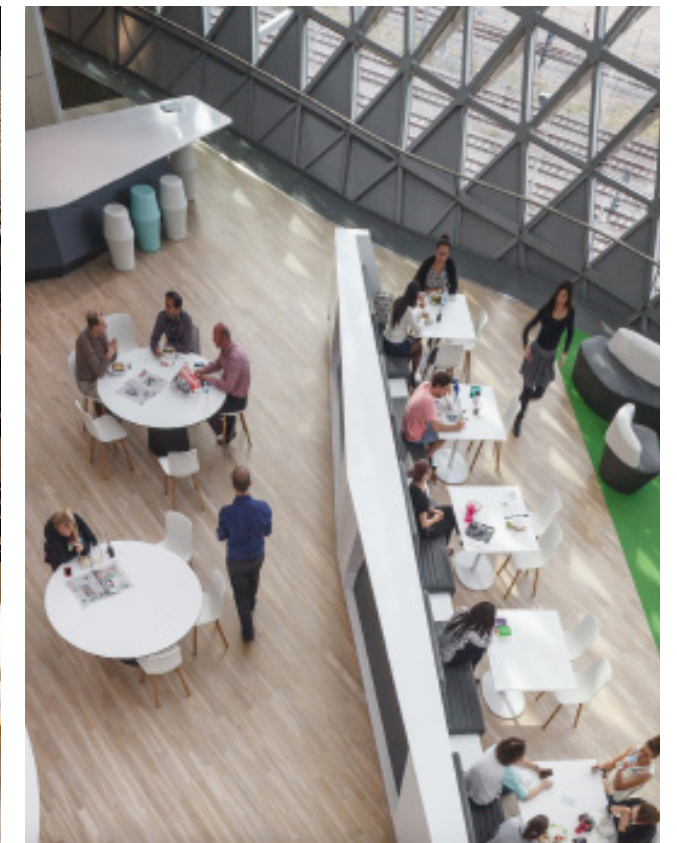
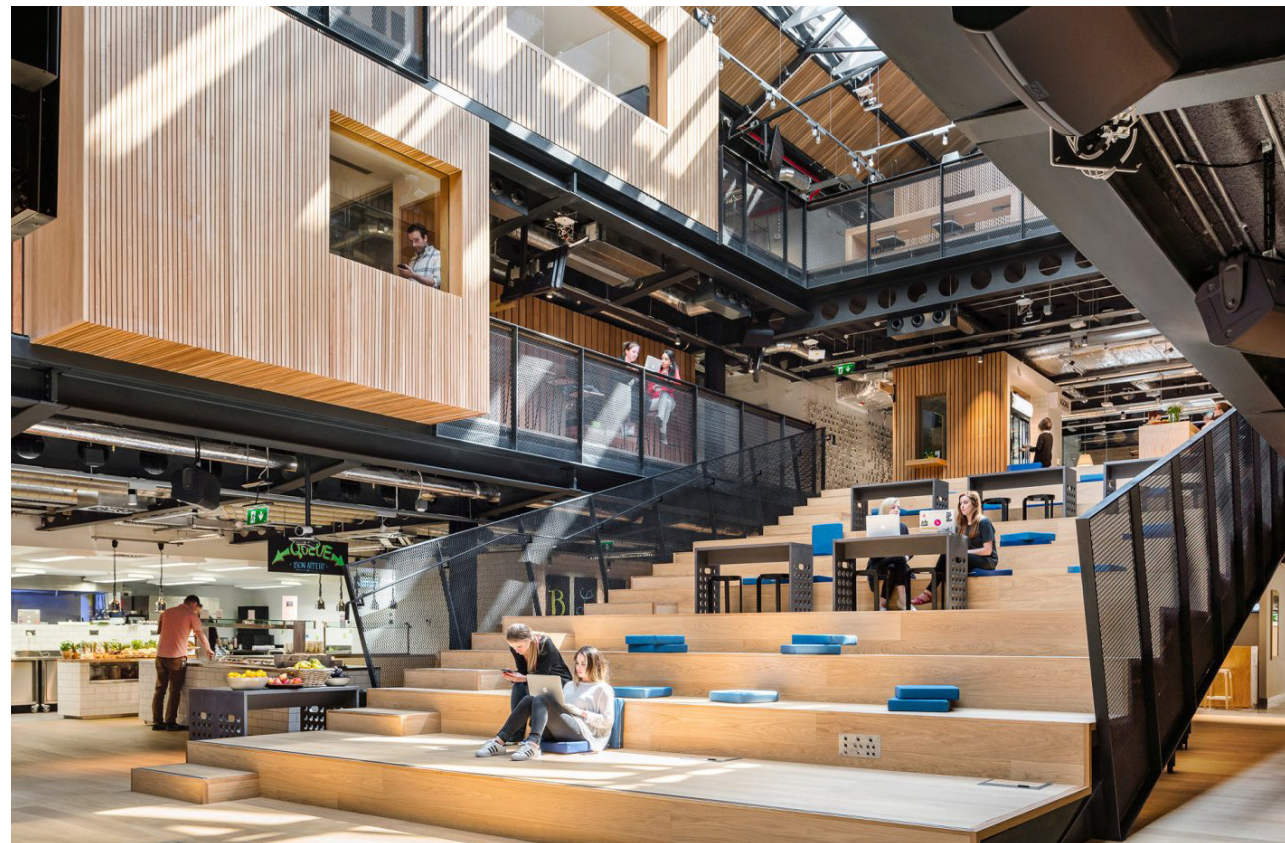
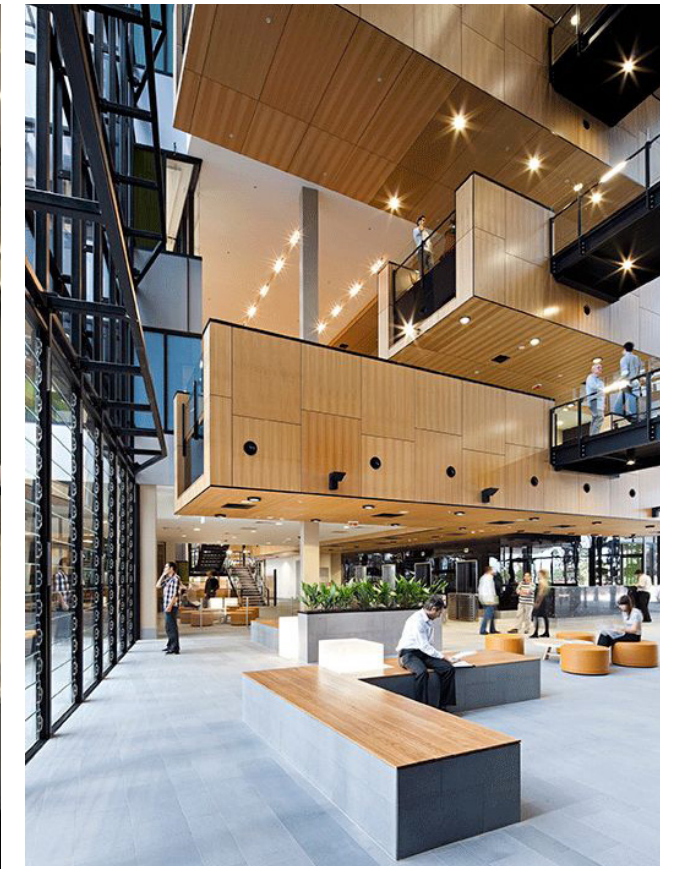
05 Design Response Rooftop

Rooftop (Level 6 - 7)

This rooftop will provide a connection between the workplace offering in the tower and the retail and lifestyle amenity below.

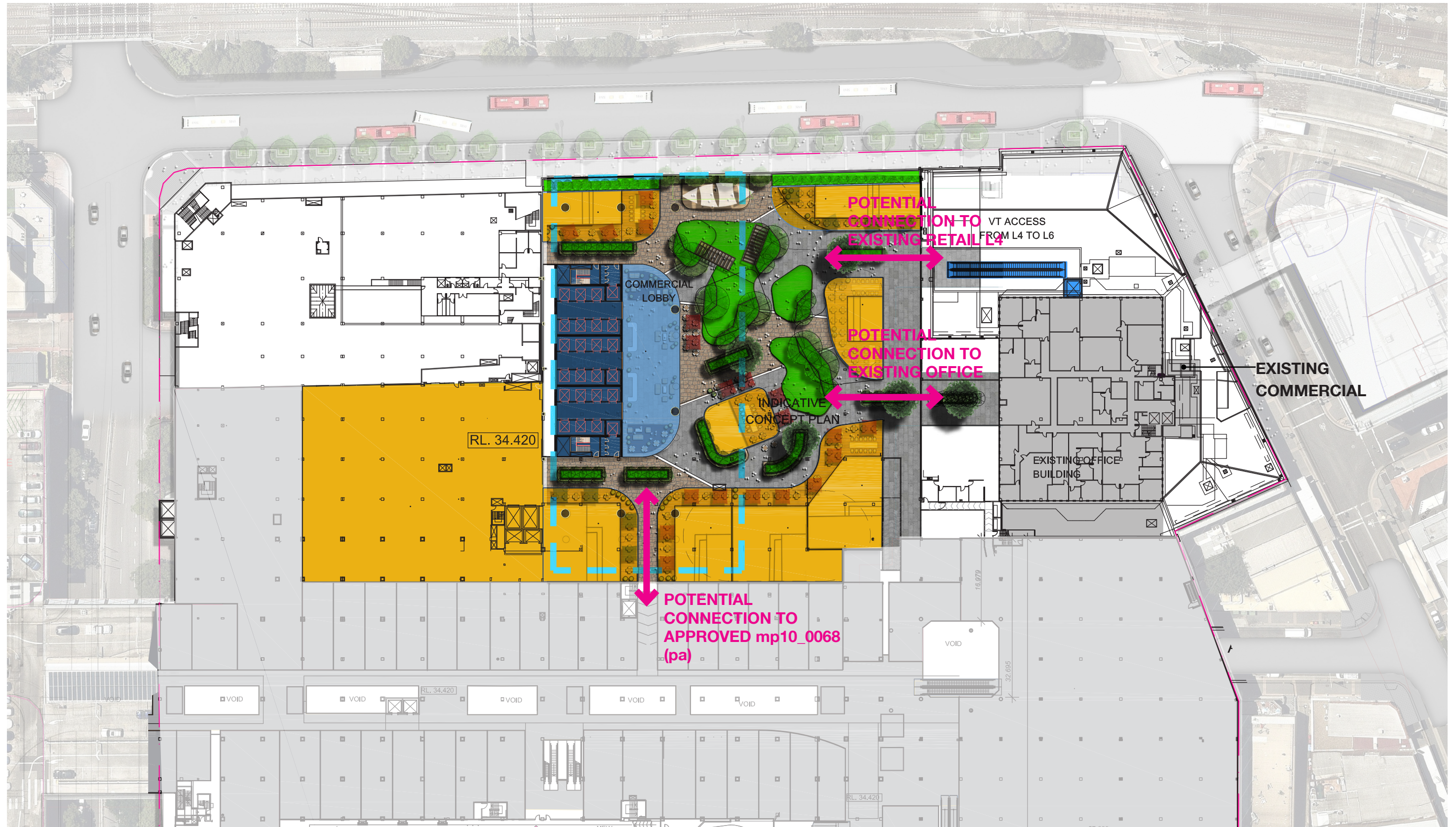
These spaces are likely to contain a mix of supporting third space style uses such as leisure facilities, bars, cafes, meeting areas, flexible work zones and the like that will contribute to commercial tower amenity.

The existing retail levels can potentially be connected from level 4 to level 6. This will connect the existing retail with lifestyle levels at podium roof.



05 Design Response

Rooftop

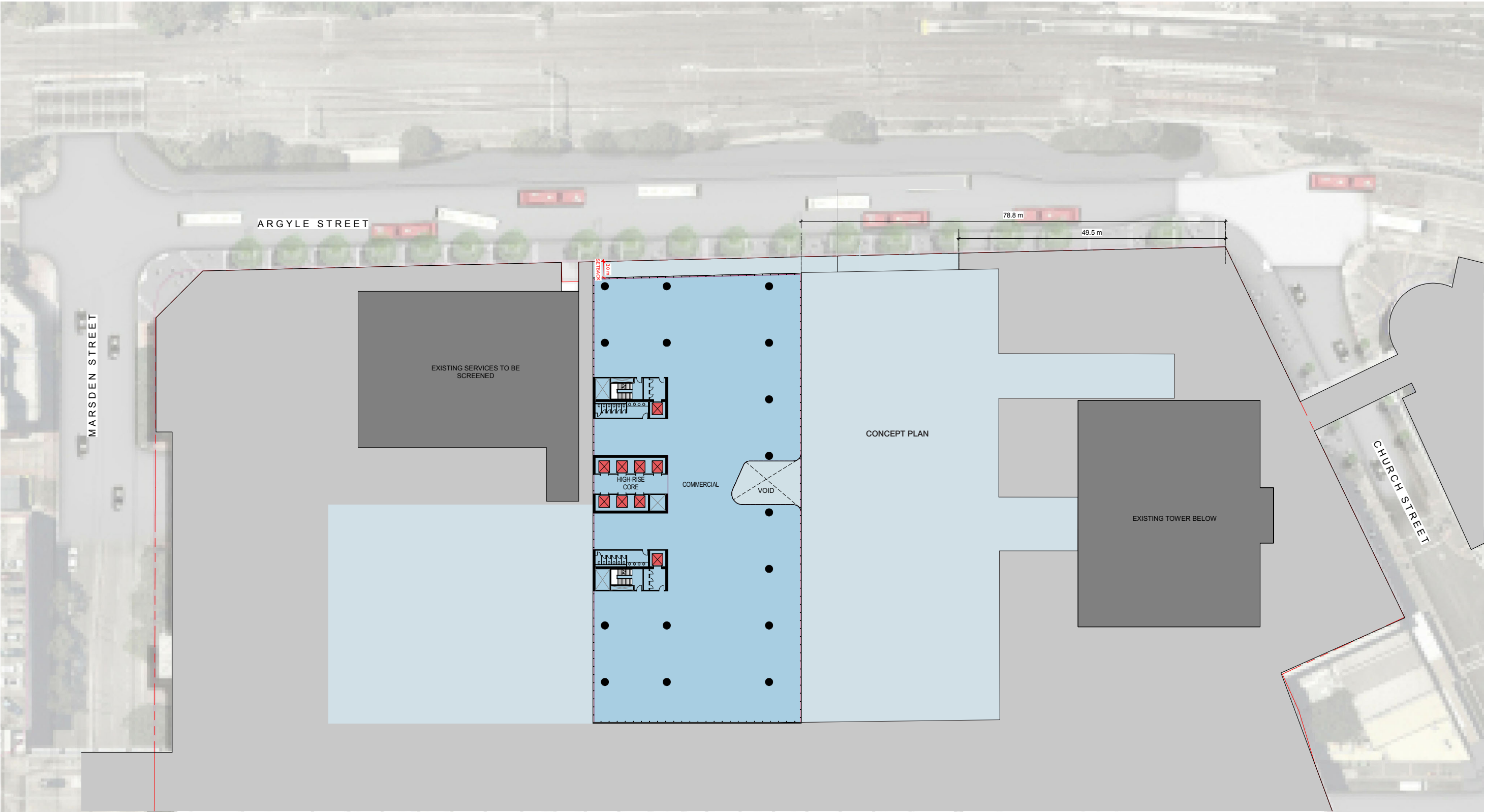


Indicative Concept Plan - Rooftop



06 Design Response - Tower

06 Design Response
Tower



Indicative Concept Plan - Tower (typical)

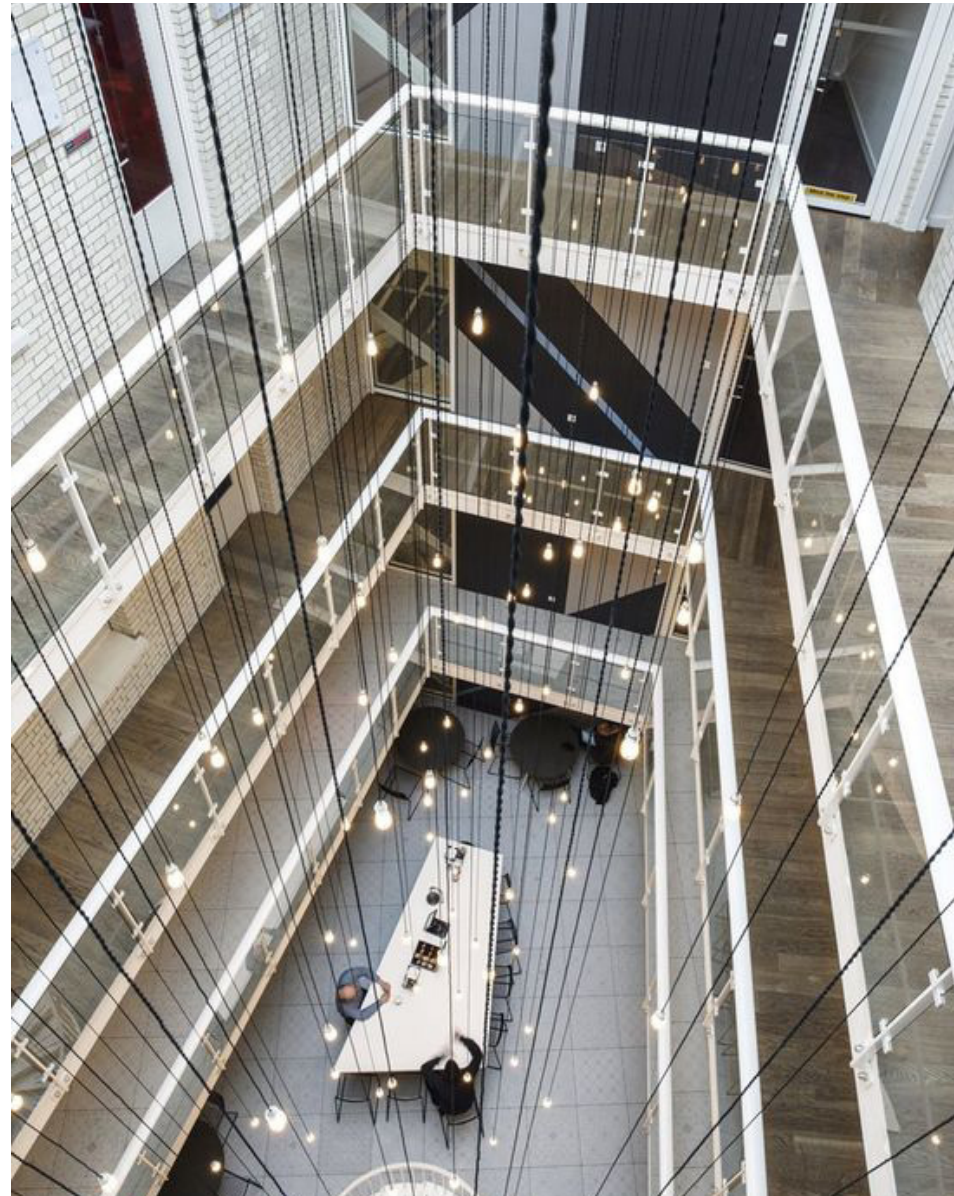
06 Design Response Tower

Tower Plan (Mid Rise)

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

/ Mid Rise

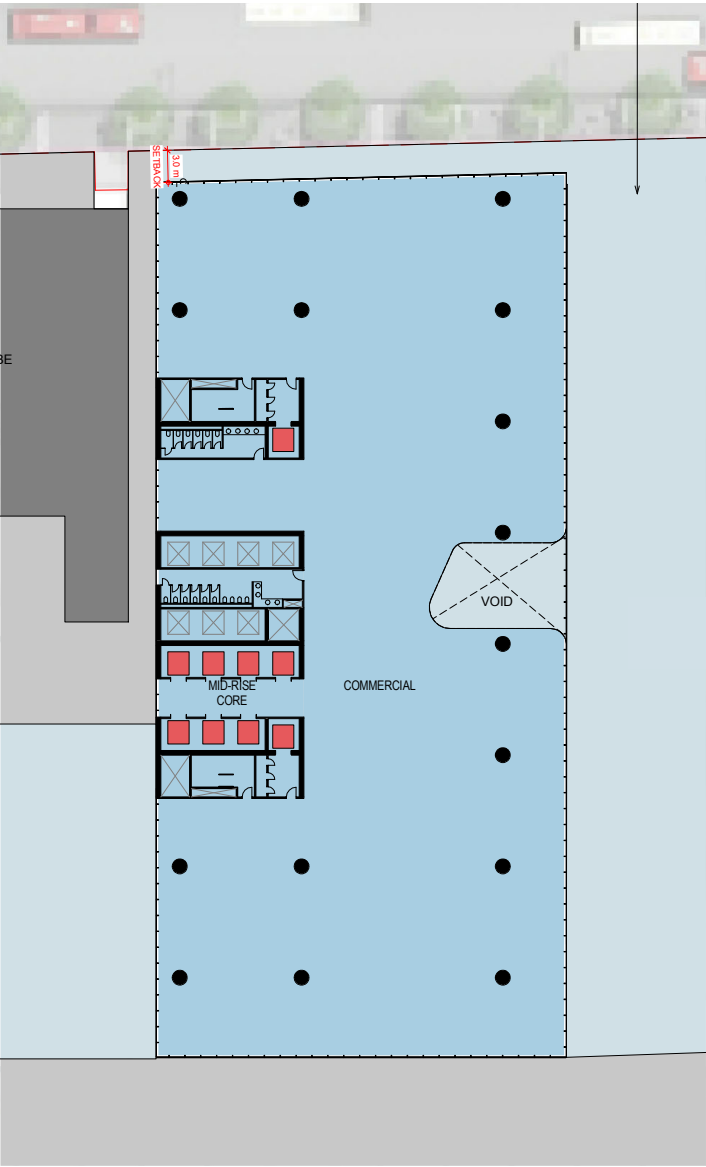
Potentially offering approximately 2,500m² of NLA on a 3,025m² GBA floor plate. The tower proposes a side core on the west with structural spans of up to 18m.

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

/ High Rise

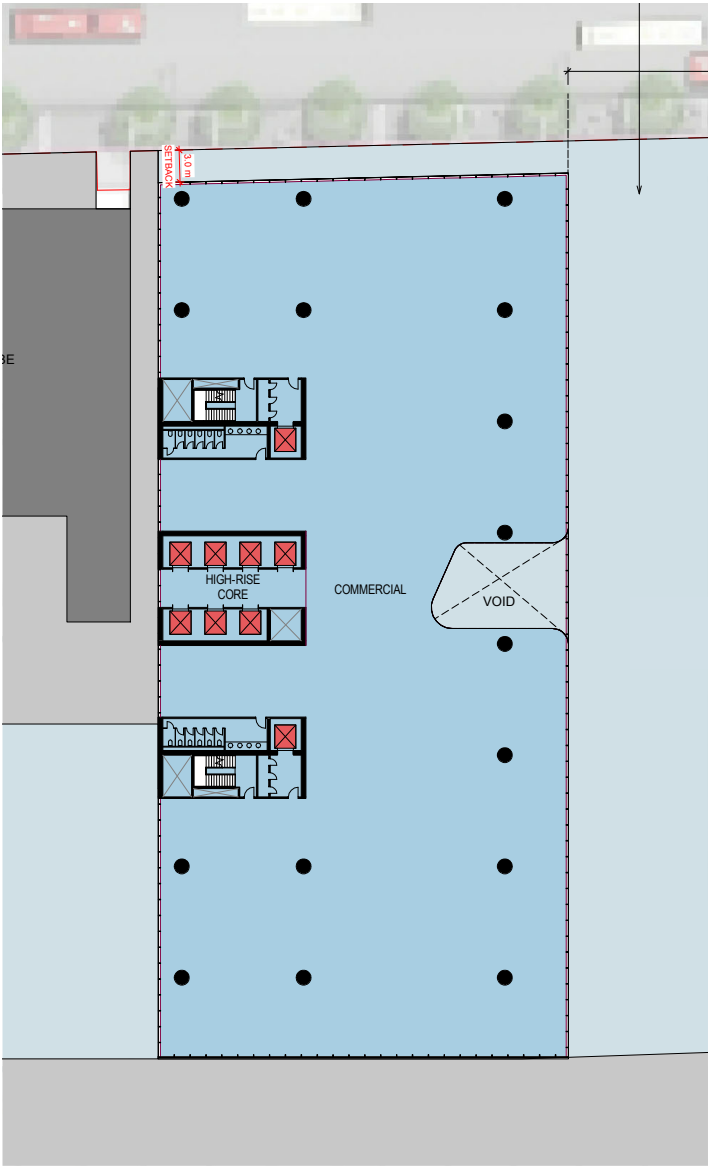
Potentially offering approximately 2,500m² of NLA on a 3,025m² GBA floor plate.

Tower Plan / Mid Rise



Indicative Mid Rise Floor Plan

Tower Plan / High Rise



Indicative High Rise Floor Plan

Workplace Criteria

ZONE 1
820sqm

ZONE 2
480sqm

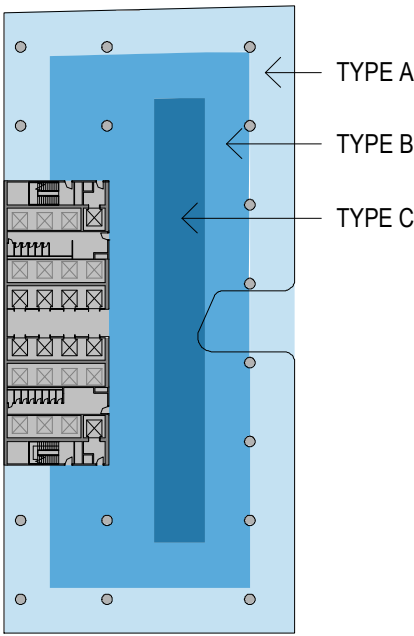
ZONE 3
370sqm

ZONE 4
800sqm

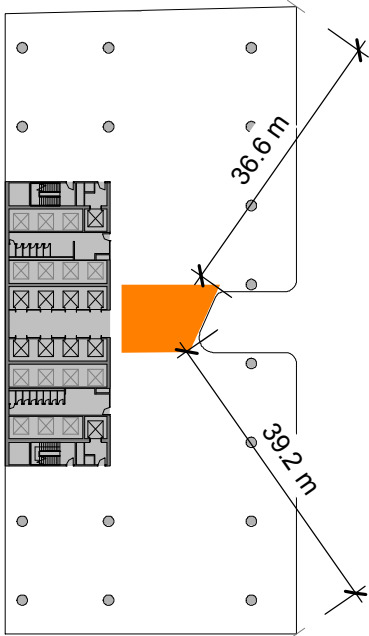
HSZ = 18% OF NLA

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).

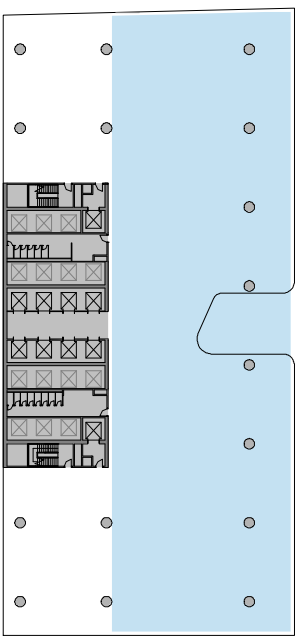
06 Design Response
Tower



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 1200-2450sqm 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.

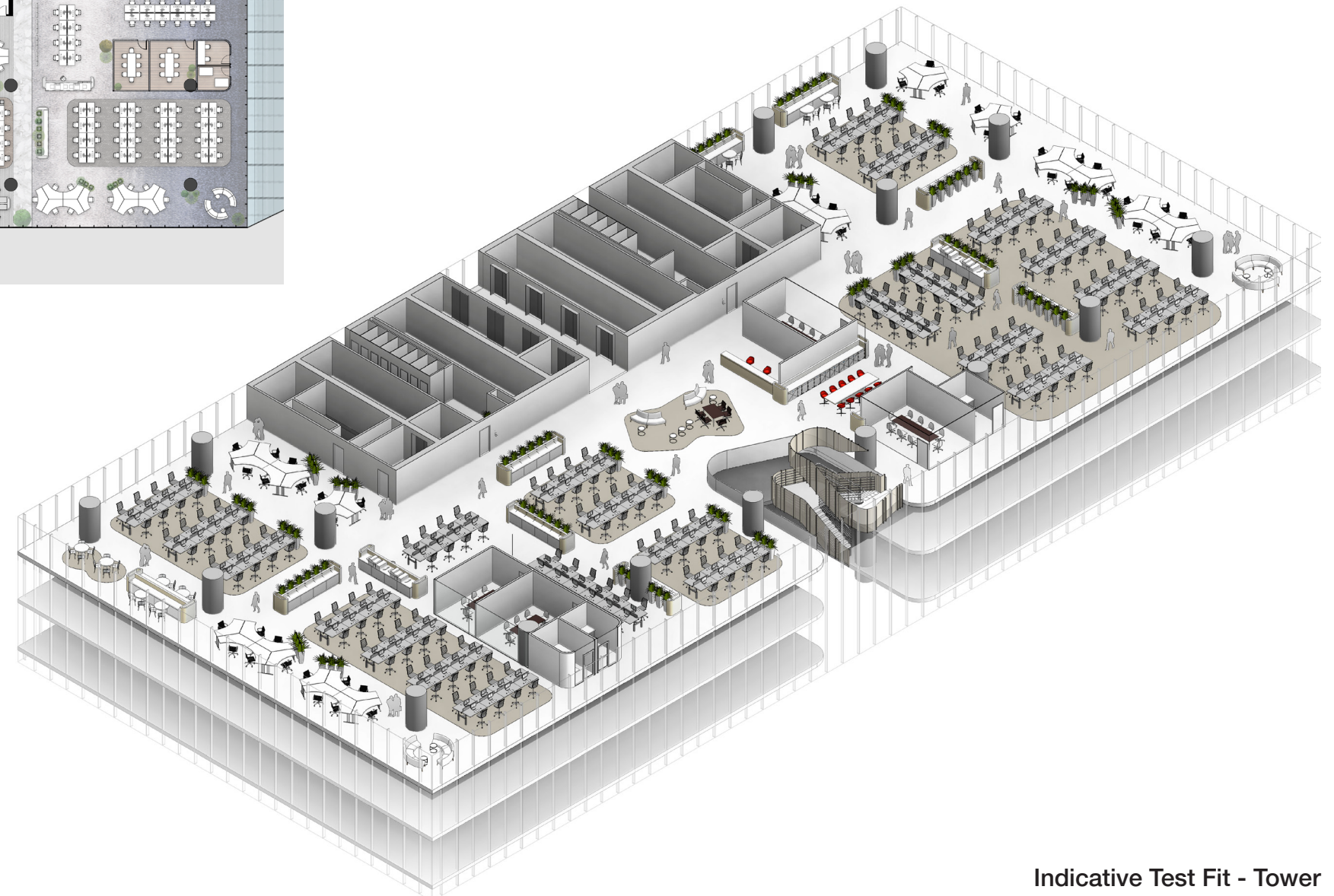
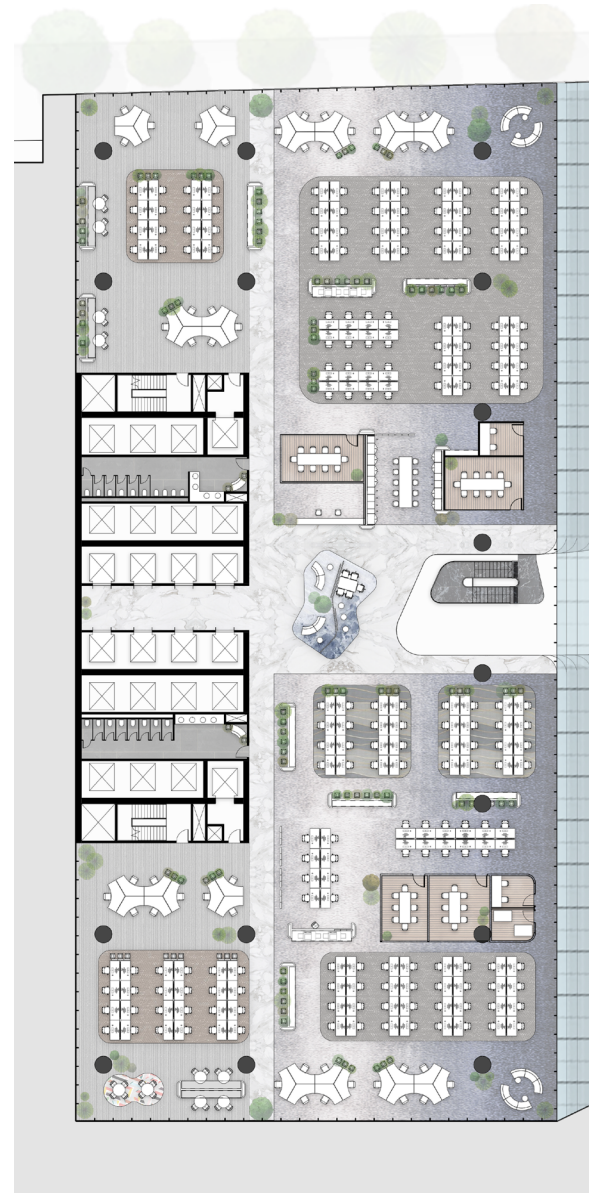
06 Design Response Tower

Tower Plan

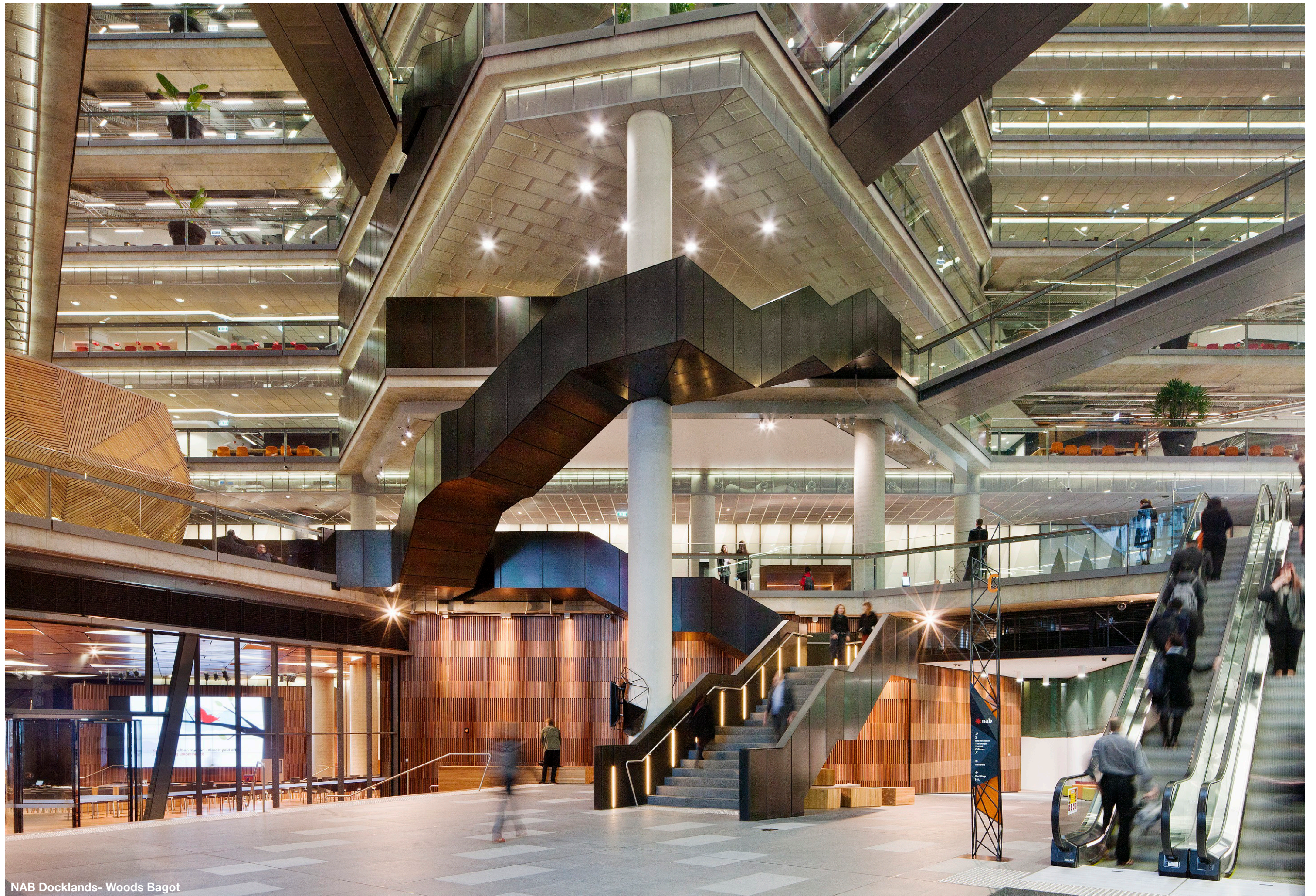
Test Fit

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



NAB Docklands- Woods Bagot

06 Design Response Tower Architecture

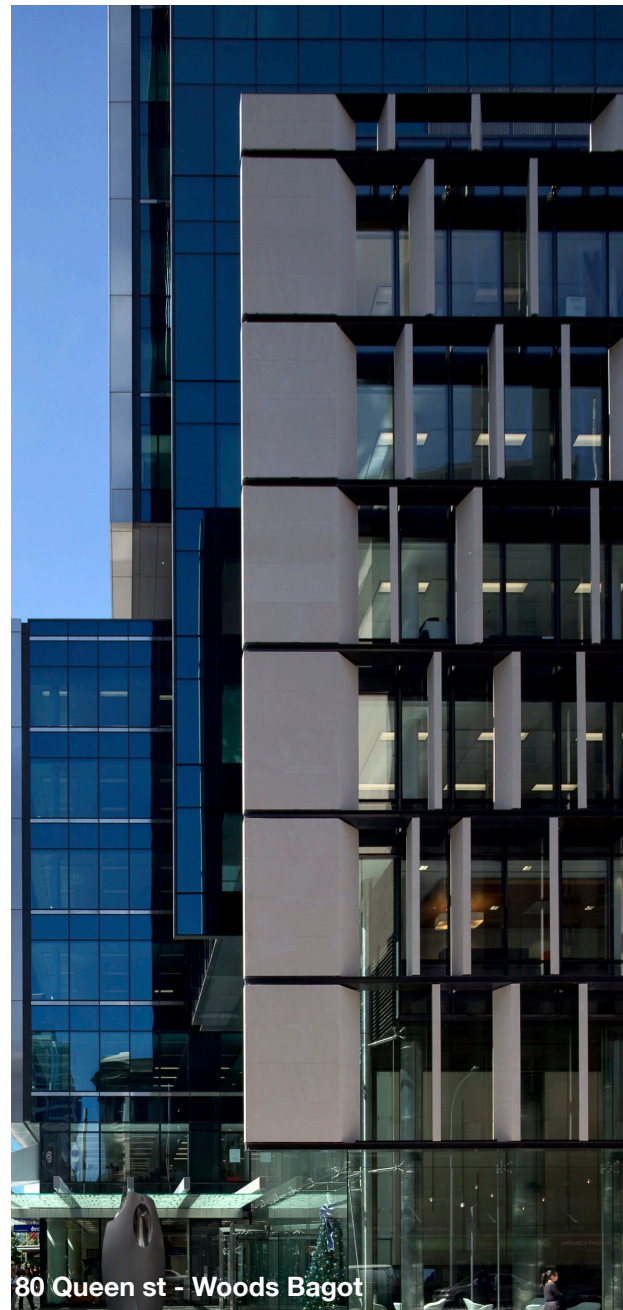
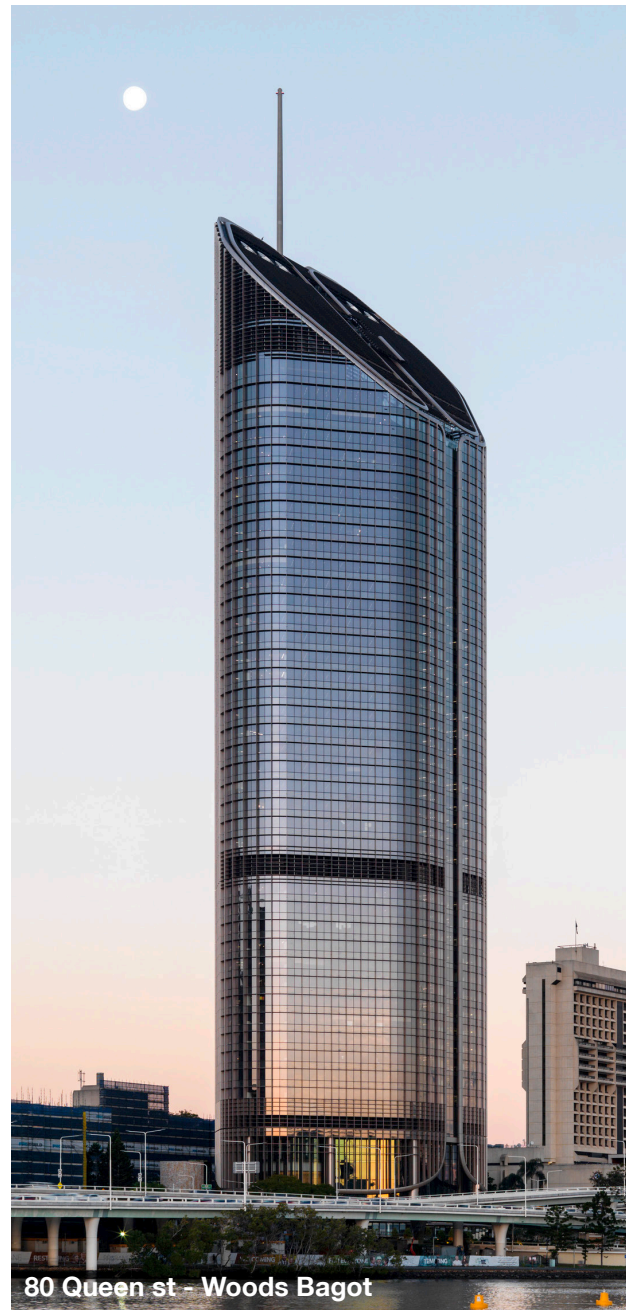
Architectural Response

The proposed form identified in this report is appropriate to facilitate a high quality, contemporary workplace tower. Key to a successful outcome is an architectural expression for the tower that should achieve the following requirements:

- creatively respond to the required efficiencies of the commercial floorplate,
- the creation of high quality amenity for a contemporary workplace ie. light, outlook
- foster a high quality, environmental outcome through integrated environmental control where appropriate
- create an iconic building form that fits the city scale visually and formally engaging

Simple architectural facades can be wrapped responsive changes to the base form to create elegant outcomes like KPF's 10 Hudson Yards or Woods Bagot's 1 William street building amongst others or more heavily articulated facades can be applied to simpler forms to achieve visual interest and relief.







07 Appendix





Parramatta Tower

Commercial Tower - 112,000sqm GFA Target

PA-2018-SCH19-K

		Proposed											
LEVEL	USE	Spaces	DDA	M/bik	Bicycl	RISE	F-F	RL	GBA (m²)	GFA (m²)	Efficiency	NLA (m²)	GLAR (m²)
		No.	No.	No.	No.	Sqm							
Roof								220.00					
Commercial Level 41	Commercial / Plant / Overrun					34 772	4.86	215.14	3025	2500	90.9%	2272	
Commercial Level 40	Commercial						4.20	210.94	3 025	2750	90.9%	2 500	
Commercial Level 39	Commercial						4.20	206.74	3 025	2750	90.9%	2 500	
Commercial Level 38	Commercial						4.20	202.54	3 025	2750	90.9%	2 500	
Commercial Level 37	Commercial						4.20	198.34	3 025	2750	90.9%	2 500	
Commercial Level 36	Commercial						4.20	194.14	3 025	2750	90.9%	2 500	
Commercial Level 35	Commercial						4.20	189.94	3 025	2750	90.9%	2 500	
Commercial Level 34	Commercial						4.20	185.74	3 025	2750	90.9%	2 500	
Commercial Level 33	Commercial						4.20	181.54	3 025	2750	90.9%	2 500	
Commercial Level 32	Commercial						4.20	177.34	3 025	2750	90.9%	2 500	
Commercial Level 31	Commercial						4.20	173.14	3 025	2750	90.9%	2 500	
Commercial Level 30	Commercial						4.20	168.94	3 025	2750	90.9%	2 500	
Commercial Level 29	Commercial						4.20	164.74	3 025	2750	90.9%	2 500	
Commercial Level 28	Commercial						4.20	160.54	3 025	2750	90.9%	2 500	
Commercial Level 27	Commercial					34 090	4.20	156.34	3 025	2750	90.9%	2 500	
Commercial Level 26	Commercial						4.20	152.14	3 025	2750	90.9%	2 500	
Commercial Level 25	Commercial						4.20	147.94	3 025	2750	90.9%	2 500	
Commercial Level 24	Commercial						4.20	143.74	3 025	2750	90.9%	2 500	
Commercial Level 23	Commercial						4.20	139.54	3 025	2750	90.9%	2 500	
Commercial Level 22	Commercial						4.20	135.34	3 025	2750	90.9%	2 500	
Commercial Level 21	Commercial						4.20	131.14	3 025	2750	90.9%	2 500	
Commercial Level 20	Commercial						4.20	126.94	3 025	2750	90.9%	2 500	
Commercial Level 19	Commercial						4.20	122.74	3 025	2750	90.9%	2 500	
Commercial Level 18	Commercial						4.20	118.54	3 025	2750	90.9%	2 500	
Commercial Level 17	Commercial						4.20	114.34	3 025	2750	90.9%	2 500	
Commercial Level 16	Commercial						4.20	110.14	3 025	2750	90.9%	2 500	
Commercial Level 15	Commercial						4.20	105.94	3 025	2750	90.9%	2 500	
Commercial Level 14	Commercial / Plant						9.00	96.94	3 025	1750	90.9%	1590	
Commercial Level 13	Commercial					32 950	4.20	92.74	3 025	2750	90.9%	2 500	
Commercial Level 12	Commercial						4.20	88.54	3 025	2750	90.9%	2 500	
Commercial Level 11	Commercial						4.20	84.34	3 025	2750	90.9%	2 500	
Commercial Level 10	Commercial						4.20	80.14	3 025	2750	90.9%	2 500	
Commercial Level 09	Commercial						4.20	75.94	3 025	2750	90.9%	2 500	
Commercial Level 08	Commercial						4.20	71.74	3 025	2750	90.9%	2 500	
Commercial Level 07	Commercial						4.20	67.54	3 025	2750	90.9%	2 500	
Commercial Level 06	Commercial						4.20	63.34	3 025	2750	90.9%	2 500	
Commercial Level 05	Commercial						4.20	59.14	3 025	2750	90.9%	2 500	
Commercial Level 04	Commercial						4.20	54.94	3 025	2750	90.9%	2 500	
Commercial Level 03	Commercial						4.20	50.74	3 025	2750	90.9%	2 500	
Commercial Level 02	Commercial						4.20	46.54	3 025	2750	90.9%	2 500	
Commercial Level 01	Commercial						4.20	42.34	3 025	2750	90.9%	2 500	
Retail Level 6	Concept Retail plan / Commercial Lobby					7.32	35.02	918	500	90.0%	450		
Retail Level 05m2	Car park					3.22	31.80						
Retail Level 05	Retail					5.03	26.77	0	0			0	
Retail Level 04	Retail					5.36	21.41	0	0			0	
Retail Level 03 / Church st	Lobby Upper / Retail					4.70	16.71	0	0			0	
Retail Level 02 / Argyle st	Ground Lobby / Retail / Loading Dock					5.57	11.14	0	0			0	
Retail Level 01 (Sub - Ground)	Retail						8.18						
							Total Height						
Total		0	0	0	0		208.86 m	124 943	112 000		101 812	0	
TOTAL		TOTAL		0				exc. Podium		101 812			

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.

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

