

# **THE ARGYLE TOWER**

## **Urban Design Report**

**Section 75W Modification (MOD1) to the Approved  
Commercial Tower Building Envelope Concept Approval.  
(Revised Tower Building Envelope Location)  
Major Project MP10\_0068 Westfield Shopping Centre,  
Parramatta**

**July 2020**





SCENTRE GROUP

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



In collaboration with:

**WOODS  
BAGOT™**

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# Introduction

This report responds to the design implications following the relocation of the the tower from the previous MOD 1 Exhibited Envelope Proposal to the west on the corner of Argyle Street and Marsden Street, positioned with a 6m meter setback from both Argyle Street and Marsden Street.

The tower has been repositioned to avoid incursion into the Church Street heritage view corridor, and to allow St John's Cathedral and its Spire to be prominent within the skyline. The proposed corner tower location will create a legible urban corner marker for the precinct, and will further reinforce the Parramatta city urban grid. The overshadowing impacts on the precinct will be improved to that previously exhibited. Activation at Argyle Street ground floor will be increased with a prominent corner ground floor commercial lobby.



# Response to 29.10.18. NSW Planning and Environment key issues

29.10.18. NSW Planning and Environoment key issues	Proposal response	UDR reference
<b>Built Form</b>		
The Secretary's Environmental Assessment Requirements (SEARS) issued 29 September 2017 included a requirement for identification and analysis of alternatives for the proposed commercial floorspace. The Department does not consider this requirement has been adequately addressed. Detailed analysis of alternatives for the tower location, and subsequent environmental effects, including impacts on townscape, views, heritage and neighbouring amenity, as well as constraints and opportunities for street level activation should be undertaken, clearly demonstrating the urban design rationale for the proposed tower location.	The current proposal has relocated the tower from the previous MOD 1 Exhibited Envelope Proposal. The tower has been repositioned to the corner of Argyle and Marsden Streets to avoid incursion into the Church Street heritage view corridor, and to allow St John's Cathedral and its Spire to be prominent in the skyline. The proposed corner tower location will create a legible urban corner marker for the precinct, and will further reinforce the Parramatta city urban grid. Activation at Argyle Street ground floor will be increased with a prominent corner ground floor commercial lobby. The overshadowing impacts on the precinct will be improved to that previously exhibited.	Refer to section 03 and section 04
Notwithstanding the above requirement, having regard to the advice of the Government Architect NSW and concerns of the Heritage Council of NSW and Parramatta City Council, the Department recommends the proposed tower location and scale be reconsidered. The Department is concerned that the proposed tower location, terminating the view south along Church Street would dominate the Church Street vista and demonstrably harm the protected view of St Johns Church. The Department also considers the proposed scale of the building envelope is questionable, noting it is far greater than surrounding buildings and the combination of the proposed height and floorplate results in an unrelieved bulk and massing, out of character with the scale and grain of the surrounding area.	The current proposal has relocated the tower from the previous MOD 1 Exhibited Envelope Proposal per above description. The proposed scale has been carefully considered to contextually contribute to the urban skyline build-up to towards Parramatta Square, which forms the epicentre, and comprises the tallest proposed building envelopes in the Precinct. The height of buildings in the urban framework of Parramatta gradually lowers towards the outer parts of the city, moving away from Parramatta Square. The existing site presents itself as a "gap" in the future urban skyline build-up of Parramatta. The scheme aims to positively contribute towards a legible future urban context, while simultaneously respecting heritage, the existing public domain and neighbouring buildings. The overshadowing impacts on the precinct will be improved to that previously exhibited.	Refer to section 03 and section 04
In light of this, the Department recommends the location of the tower, quantum of floor space and proposed building envelope be reviewed, in accordance with the advice provided by the Government Architect NSW. Any revised proposal should also be supported by draft design parameters showing how a future building could be sufficiently articulated to address the bulk of the proposed envelope.	The reference design's architectural expression been sculpted to be lighter towards the sky reducing the ground level perception of one, large singular tower mass. The proposal seeks to create an iconic building form which fits the city scale visually. A definitive podium has been proposed responding to the human-scale ground floor domain and provides a continuous Street colonnade and a continuous podium at the lower levels.	Refer to Section 8
<b>Sustainability</b>		
The supporting documents indicate that over 80% of the floor area is within 12m of a natural light source, however this should be reviewed and demonstrated with properly scaled and measured drawings.	A plan indicating that over 80% of the floor area will be located within 12m of a natural light source has been included which is a scaled and measured drawing.	Refer to Section 12 Appendix on page 100
Provide additional shadow diagrams an analysis which clearly demonstrate the available sunlight to 114 and 118 Church Street (before and after) and analysis of the impact to individual units with reference to the standards of the Apartment Design Guide and Parramatta DCP 2011-	Shadow diagrams and suns eye views have been provided which clearly demonstrate the available sunlight to 114 and 118 Church Street, showing that these sites receive 2 hours minimum daylight per the the standards of the Apartment Design Guide and Parramatta DCP 2011	Refer to Section 11 Appendix



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# 01 Vision

Our vision is founded on careful review of the Envelope Concept Plan Approval (2014) to develop the proposal further responding to feedback from review sessions with stakeholders and authorities. Our proposal embraces this feedback to increasingly understand and respond to the existing environment creating a destinational and commercially viable urban precinct.

Our key objectives are:

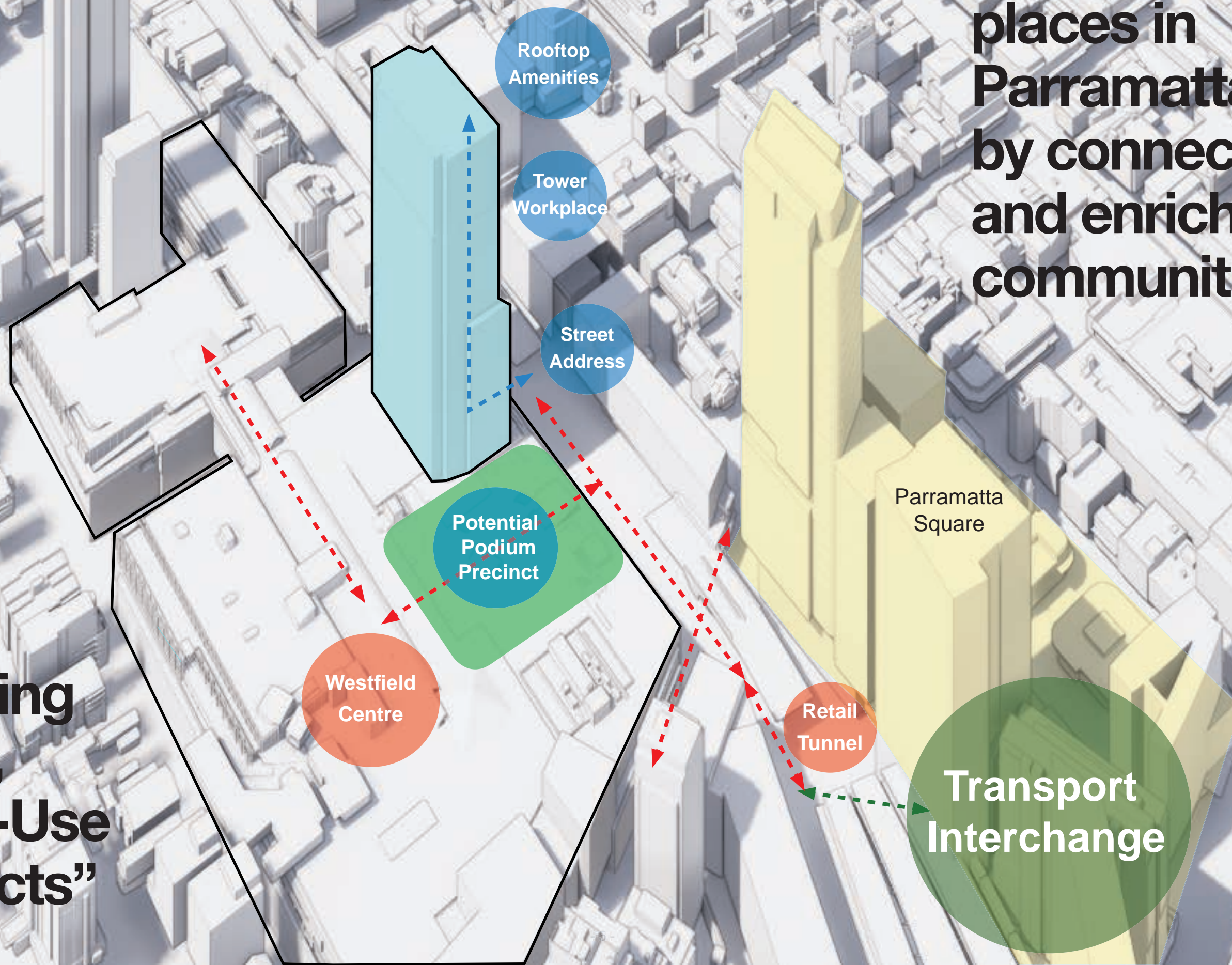
- **Create a high quality, contemporary commercial tower augmenting and extending the purpose of the larger urban precinct**
- **Activate the Marsden and Argyle street corner with a relevant and redesigned commercial entry**
- **Create a key commercial destination entry on an inactive corner on Marsden Street and Argyle Street**
- **Create a unique market relevant workplace environment by developing a mix and variation of usages and human scaled environment upon which the tower is based, architecturally sculpted to anchor and extend the presence of the Parramatta CBD**





**“Creating extraordinary places in Parramatta by connecting and enriching communities”**

**“Creating Active, Mixed-Use Precincts”**





## 02 Site & Context



Parramatta

30 minutes

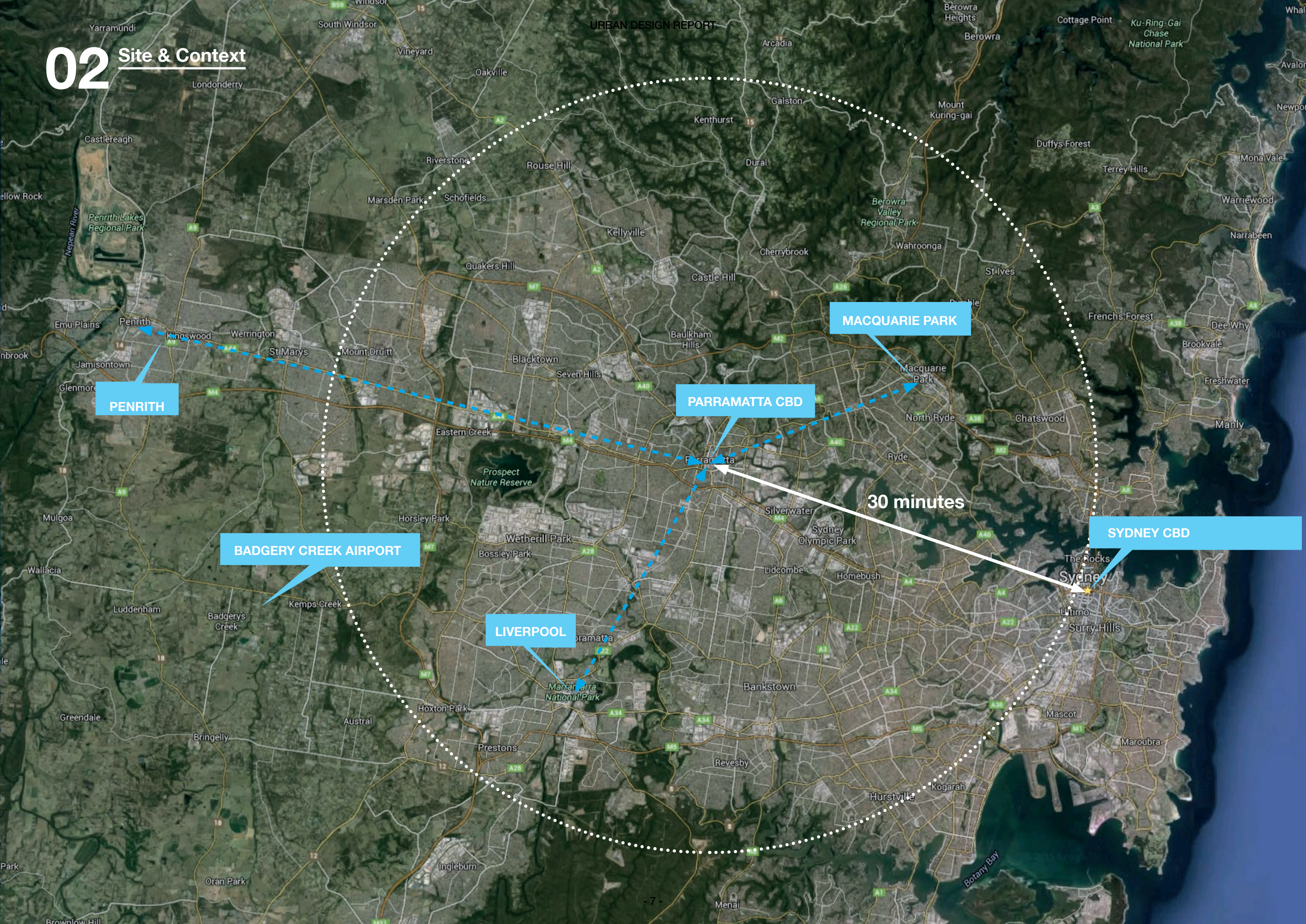
“The Parramatta CBD is soon to be considered as an extension of the Sydney CBD, attracting an additional 100,000 workers by 2030.”



Sydney CBD



# 02 Site & Context





# 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 105,000m<sup>2</sup> (GSA) 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.

Situated 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. The site is highly connected within close proximity to multiple bus stops on Argyle Street and the new proposed Sydney metro station.

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

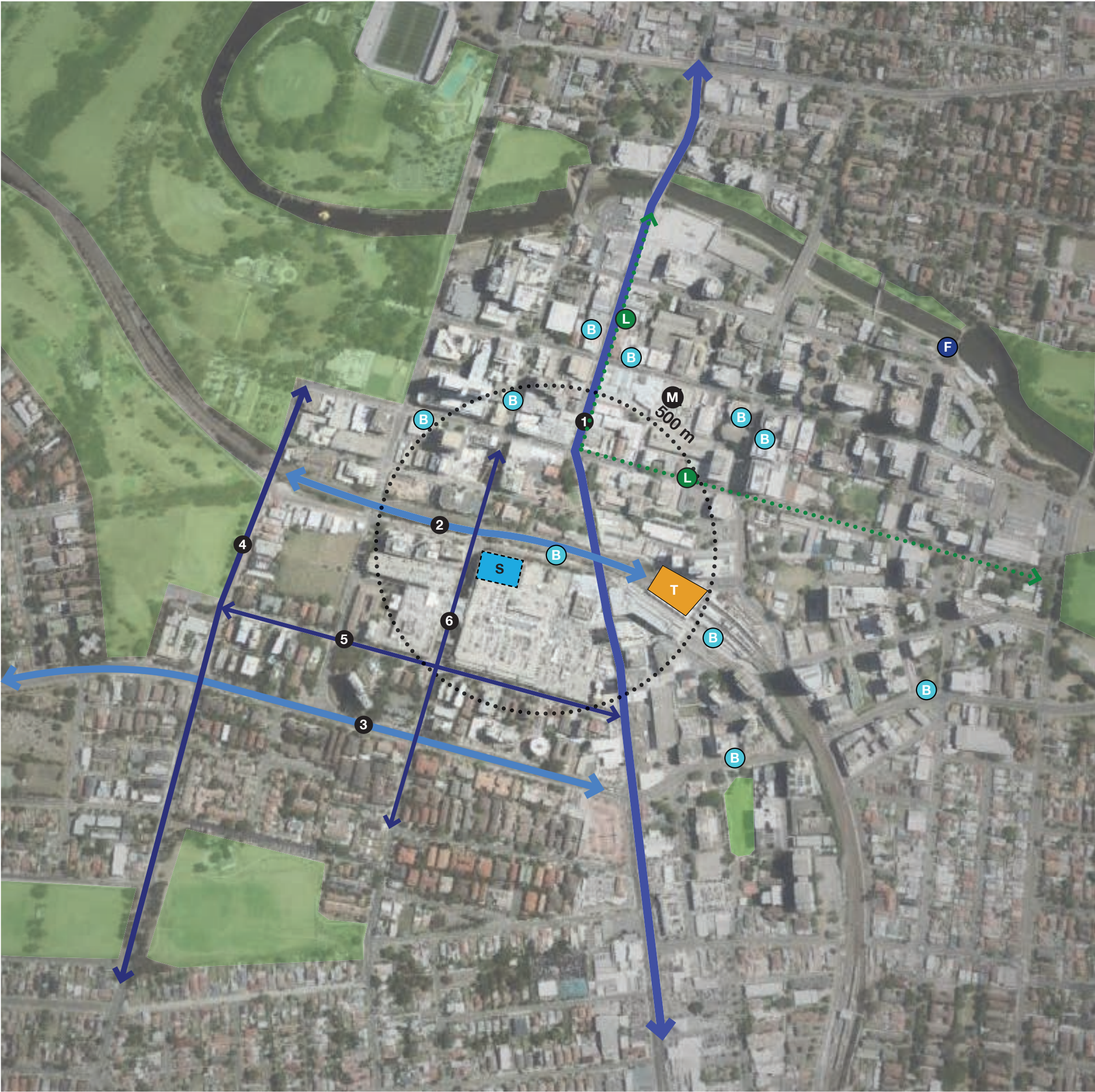




# 02 Site & Context

## Contextual Connectivity

- S. Site
- T. Transport Interchange - Parramatta
- B. Bus Stops
- L. Light Rail Stops and Route
- F. Parramatta Wharf
- M. Future Metro
- 1. Church Street
- 2. Argyle Street
- 3. Great Western Highway
- 4. Pitt Street
- 5. Campbell Street





# 02 Site & Context

## Urban amenities

- S. Site
- 1. Parramatta Aquatic Centre - Proposed
  - 2. Bankwest Stadium
  - 3. St John Anglican Church
  - 4. Riverside Theatres
  - 5. Parramatta Riverfront
  - 6. City of Parramatta Library
- Government Institution
- 7. Parliament Town Hall
  - 8. Centrelink
  - 9. Family Court of Australia
  - 10. Brislington Medical and Nursing Museum
  - 11. Parramatta District Court
  - 12. Parramatta Justice Precinct
  - 13. Parramatta Local Court
  - 14. Sydney Water
  - 15. Lancer Barracks
  - 16. Department of Immigration
  - 17. Old Government House
- Educational Institution
- 18. Western Sydney University
  - 19. Parramatta Public School
  - 20. Arthur Philip High School
  - 21. Parramatta High School





# 02 Site & Context

## Parramatta Density

- S. Site
1. 2 O'Connell Street - 66 Stories

2. 7 Arid Street - 12 Stories

3. 11-13 Arid Street - 35 Stories

4. 55 Arid Street - 41 Stories

5. 140 Church Street - 25 Stories

6. 126 Church Street - 13 Stories

7. 118 Church Street - 28 Stories

8. 6 and 8 Parramatta Square - 56 Stories

9. 4 Parramatta Square - 40 Stories

10. 27/31 Argyle Street - 7 Stories

11. 7/33 Argyle Street - 7 Stories

12. 128 Marsden Street - 7 Stories

13. 29 Hunter Street - 26 Stories
- Potential Future Development
14. 61B George Street

15. 220-222 Church Street

16. 197 Church Street - 255m

17. 328 Church Street

18. 184 George Street - 138m

19. 7 Charles Street - 50m

20. 142 Macquarie Street - 186m

21.11 Hassall Street

- Commercial
22. 105 Philip Street - 65m

23. 89 George Street - 93.5m

24. 60 Station Street - 88m

25. 1 Parramatta Square - 65m

26. 3 Parramatta Square - 78.3m

27. 6 Parramatta Square - 135m

28. Argyle Tower - 210m
- Residential
29. 111 George Street - 27m

30. Aspire - 305m

31. V by Crown - 103m
- Mixed Use
32. 5 & 29 Hunter Street - 92m

33. 22A O'Connell Street

34. Riverside Tower - 152m

35. Meriton - 170m

36. Riverbank Precinct - 74 Stories

37. 189 Macquarie Street - 178m

38. Gateway South - 40 Stories





02 Site & Context  
Urban context Plan

Context Analysis



- Legend**
- Key sites
  - Government Institution
  - Educational Institution
  - Public Parking
  - Bus Stop
  - Light Rail Stop
  - Transport Interchange
  - Proposed Aquatic Centre
  - Metro

- Significant Tower Heights**
- 1 2 O'Connell Street 66 storeys
  - 2 7 Aird Street 12 storeys
  - 3 11-13 Aird Street 35 storeys
  - 4 55 Aird Street 41 storeys
  - 5 140 Church Street 25 storeys
  - 6 126 Church Street 13 storeys
  - 7 118 Church Street 28 storeys
  - 8 6 and 8 Parramatta Square 56 storeys
  - 9 4 Parramatta Square 40 storeys
  - 10 27-31 Argyle Street 10 storeys
  - 11 33 Argyle Street 9 storeys
  - 12 128 Marsden Street 9 storeys
  - 13 29 Hunter Street 26 storeys
  - 14 2 Parramatta Square 15 storeys
  - 15 1 Parramatta Square 15 storeys
  - 16 3 Parramatta Square 19 storeys
  - 17 30 Hunter Street 28 storeys
  - 18 132 Marsden Street 6 storeys





# 02 Site & Context

## Lot Reference Analysis

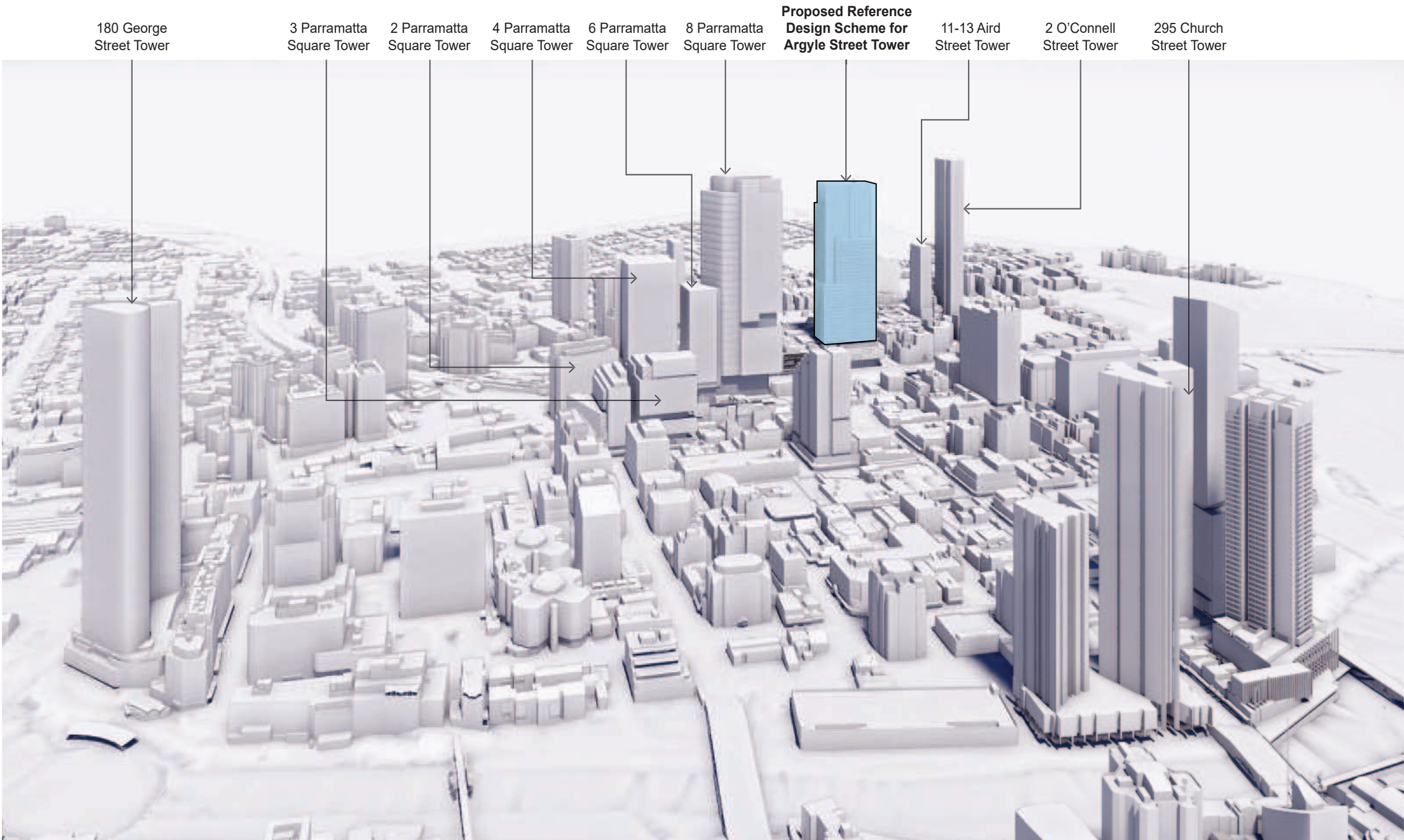




02 Site & Context  
Parramatta developments

**Parramatta Developments**

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 high profile tenants.

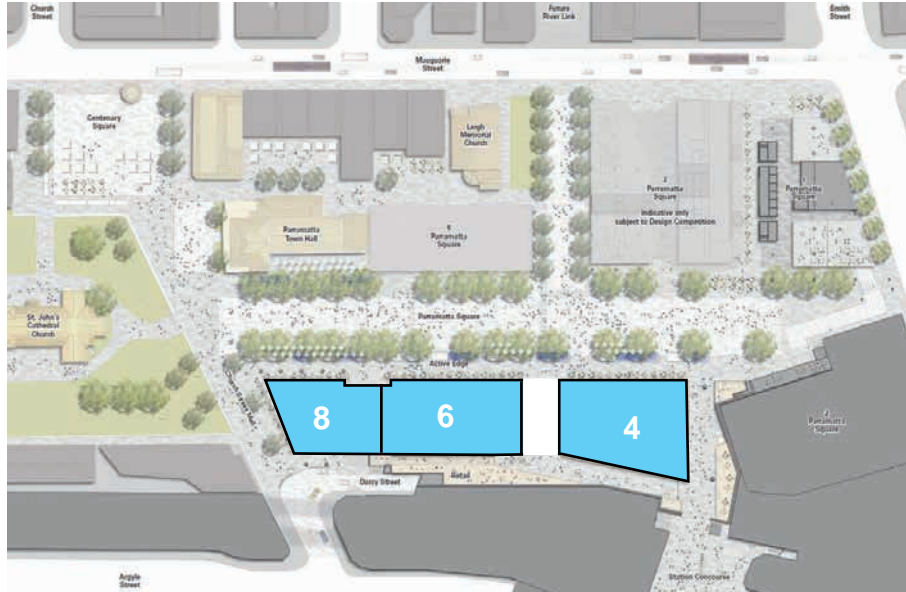




# 02 Site & Context

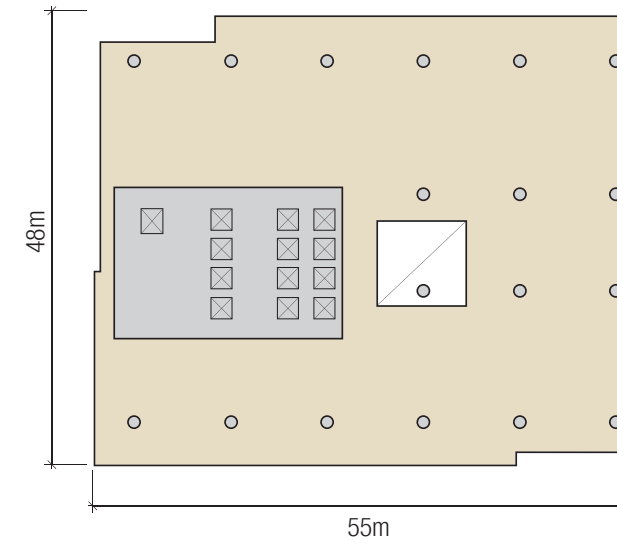
## Parramatta developments

### 4, 6 & 8 Parramatta Square



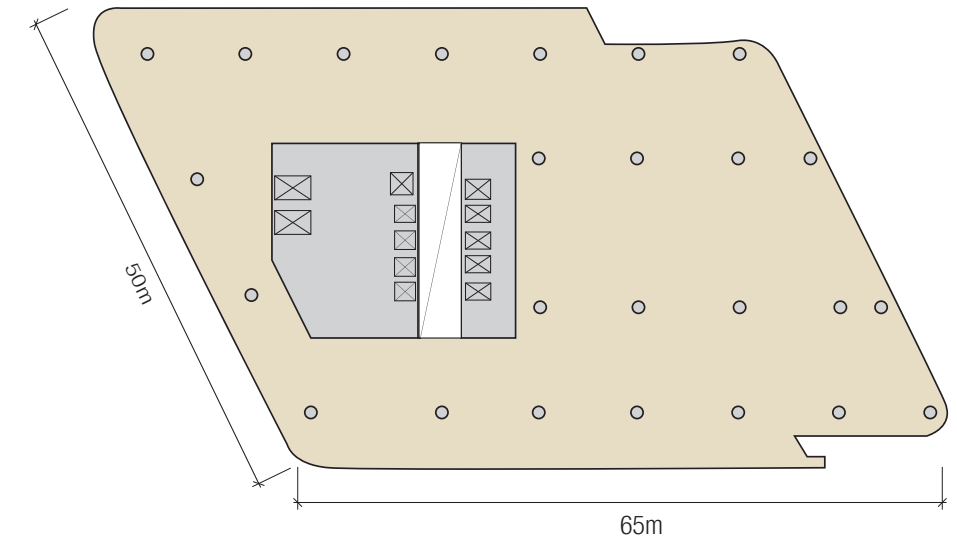
#### 6 Parramatta Square Typical floor plate

/ 45,000sqm NLA  
/ 1,700sqm / floor plate



#### 8 Parramatta Square Typical floor plate

/ 79,000sqm NLA  
/ 2,500sqm / floor plate



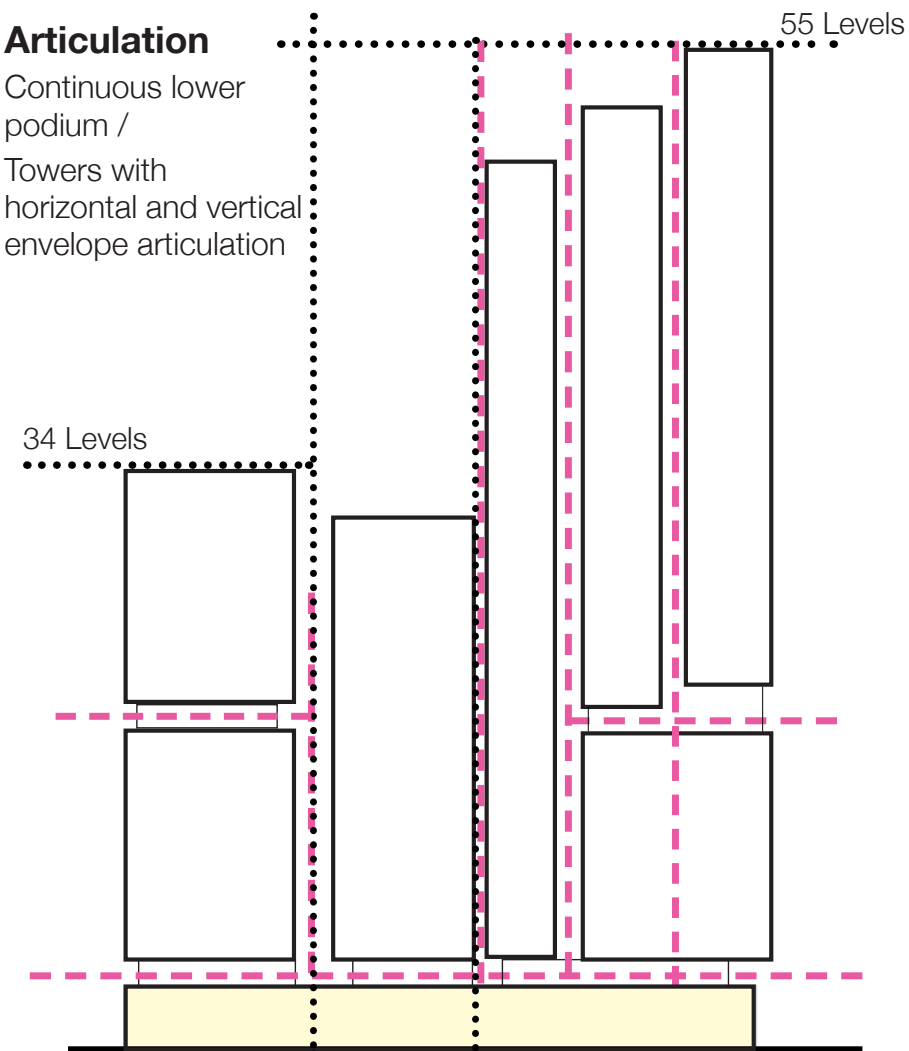
#### Scale & Use

34 Levels / 55 Levels  
Commercial / Residential



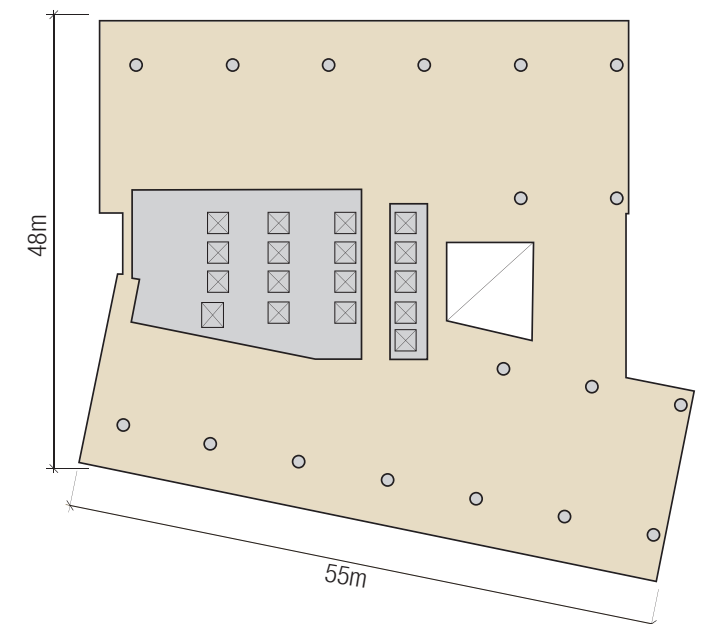
#### Articulation

Continuous lower podium /  
Towers with horizontal and vertical envelope articulation



#### 4 Parramatta Square Typical floor plate

/ 66,000sqm NLA  
/ 3,200sqm / floor plate





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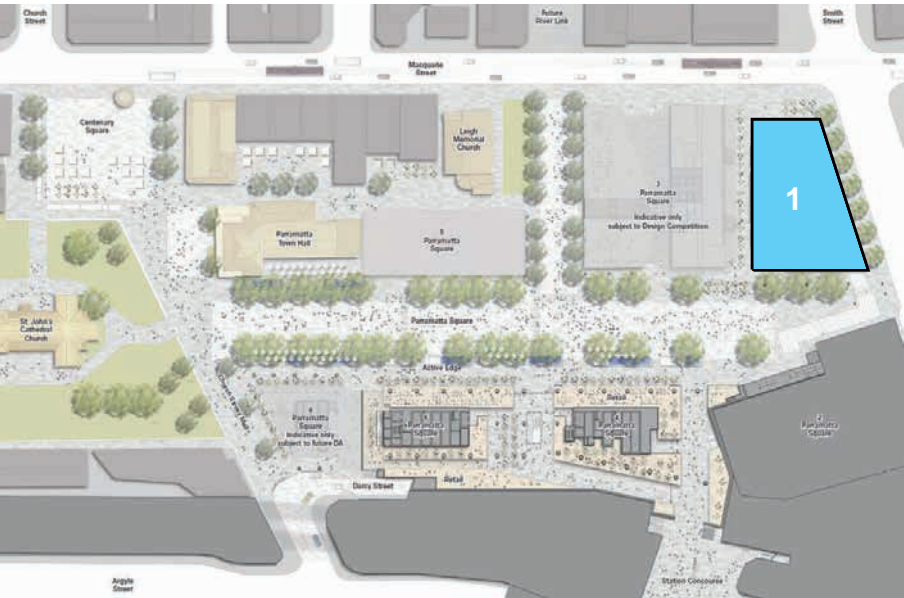


02

Site & Context

Parramatta developments

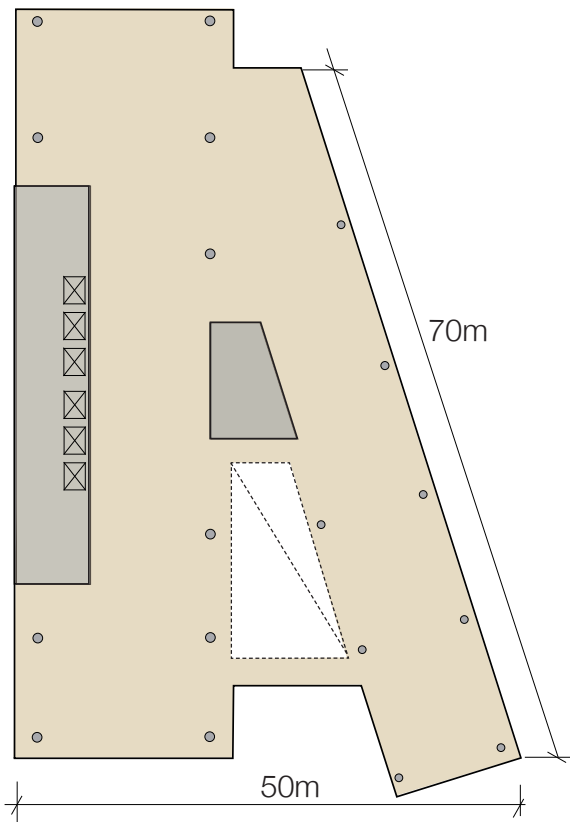
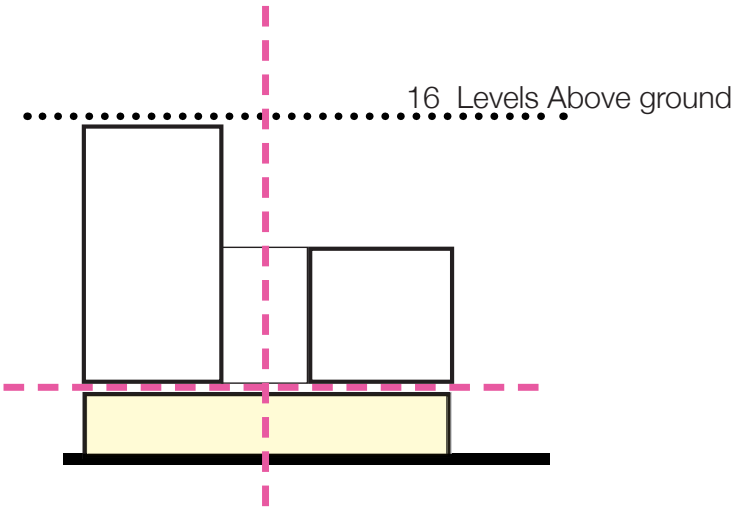
1 Parramatta Square



**Scale & Use**  
16 Levels  
Education / Commercial

**Articulation**  
Continuous lower podium  
Tower: vertical envelope articulation

**1 Parramatta Square Typical floor plate**  
/ 26,500sqm  
/ 2,400sqm / floor plate





# 02 Site & Context

## Parramatta developments

### 2-6 Hassall Street, Parramatta



#### Scale & Use

18 Levels

University / Commercial

#### Articulation

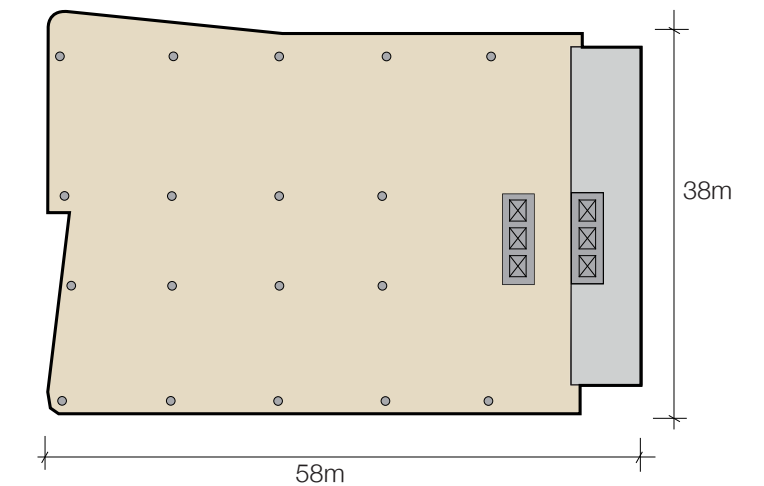
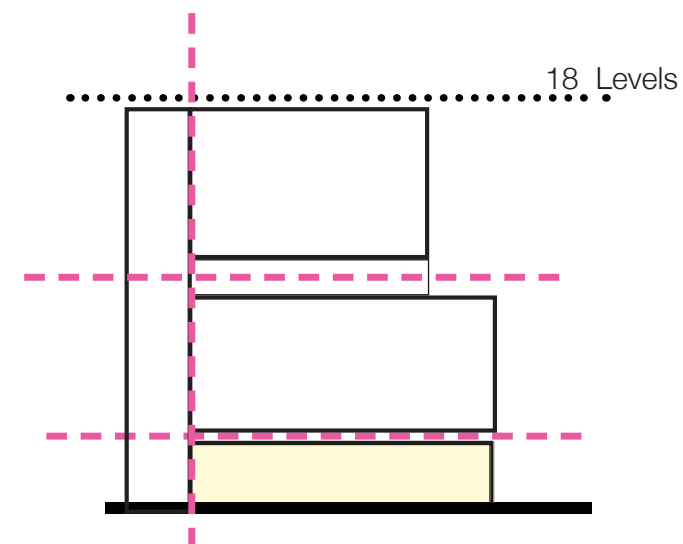
Continuous lower podium

Tower with horizontal and vertical envelope articulation

#### 2-6 Hassall Street

/ 28,880sqm NLA

/ 1.940sqm / floor plate





02

Site & Context

Parramatta developments

32 Smith Street, Parramatta



Scale & Use

29 Levels  
Commercial

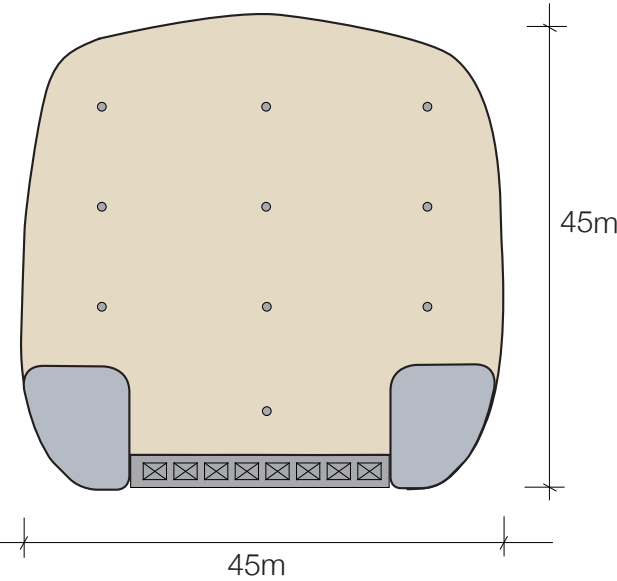
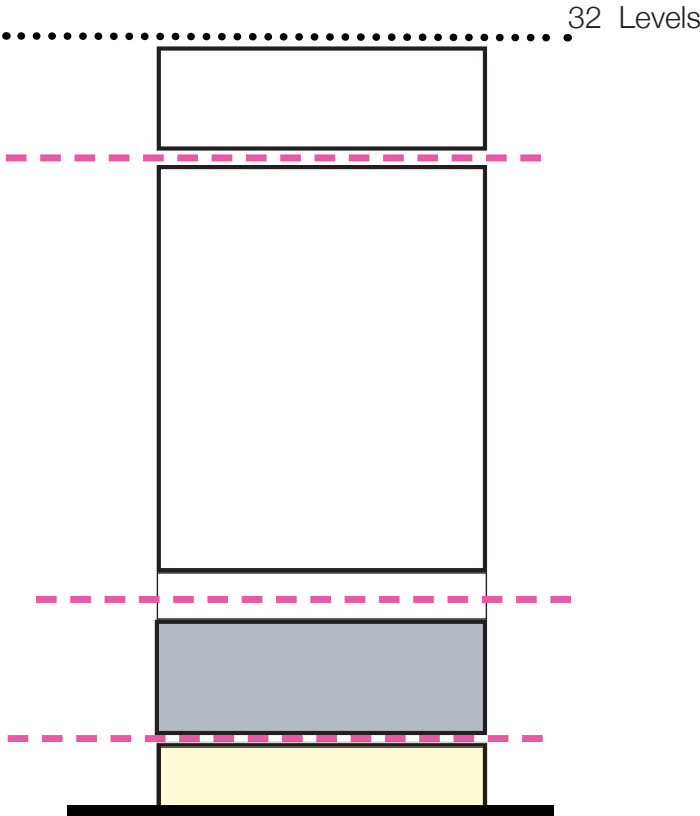


Articulation

Continuous lower podium  
Tower with horizontal envelope articulation

32 Smith Street

/ 26,500sqm NLA  
/ 1,352sqm / floor plate





# 02 Site & Context

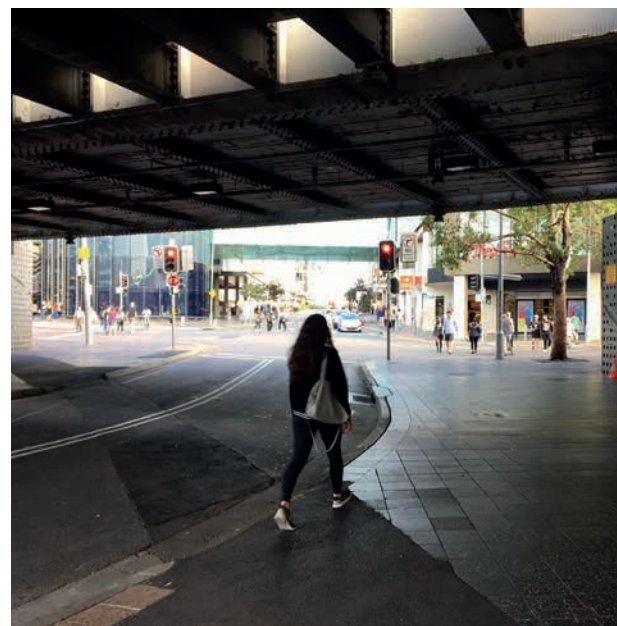
## Existing Site Conditions

The site is located at the corner of Argyle Street and Marsden Street, a prominent and well connected position in the heart of Parramatta CBD and within close proximity to Parramatta Square.

The proposed position is on a prominent and noticeable corner site, with a primary address sited on Argyle Street. The location is well appointed in terms of connectivity to multiple modes of access, including Parramatta rail station, multiple bus stops, as well as access to other planned transport options, all of which encourage increased users' accessibility to the precinct. There are also a number of residential possible connections within walking distance of the proposal enabling living within a walkable distance of employment.

While Argyle Street and Marsden Street do not enjoy a highly activated and framed architectural environment, they are well used and form primary connectivity spines for the precinct. Argyle street is a busy nexus between public transport nodes and acts as a thoroughfare through to other established offices and mixed use destinations.

Church Street and Parramatta Square Precincts have highly pedestrian presence and scale. There are strong connections between the site and Parramatta Square via Church Street under the rail corridor and through the existing Westfield Centre. An opportunity exists to strengthen this connection by reinforcing and improving sight lines to Church and Argyle corner.





# 02 Site & Context





# 03 Analysis and 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**

/ 35,000m<sup>2</sup> GFA

/ 25 storeys (20 office floors)

/ Max. 120m above ground

/ Tower building GFA per floor at 1,400m<sup>2</sup> maximum per floor

Since that time feedback from the marketplace indicates that major prospective tenants require larger floor plates, requiring total floor space well in excess of the 35,000m<sup>2</sup>

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

### **SEARS (Initial MOD 1 to Tower Envelope)**

/ 100,000sqm GFA

/ 40 storeys (37 office floors)

/ Max. 175m above ground

/ Tower building GFA per floor at:

- 3,000m<sup>2</sup> for level 1-6

- 2,350m<sup>2</sup> for level above 6

- 1,450m<sup>2</sup> for roof top level

Concerns were raised by council regarding the tower's impact on public amenity, namely overshadowing and interruption of the southern view corridor from Church Street.

### **Updated Envelope Proposal (MOD 1 Exhibited Envelope Proposal)**

/ 112,000sqm 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 2,030m<sup>2</sup> to 2,535m<sup>2</sup> for typical levels

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

The tower proposal was relocated and the form redesigned to offer a much improved amenity along Argyle and Church Street with a less impactful tower envelope.

### **Updated Envelope Proposal (MOD 1 Revised Envelope Proposal)**

The current proposal seeks to respond to maintaining the view vista looking south down Church Street. The tower has been relocated to the corner of Argyle and Marsden Streets to avoid incursion into the Church Street view corridor, and to allow St John's Cathedral and its Spire to be prominent in the skyline. The proposed corner tower location will create a legible urban corner marker for the precinct.

/ 105,000sqm GFA (approx.)

/ 47 commercial storeys (46 office or lifestyle floors plus plant floors and podium) above parking and retail levels

/ RL 220 (approx.)

/ Tower building GFA per floor at:

- approx. 2,865m<sup>2</sup> for typical level

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 Council's Design Excellence**

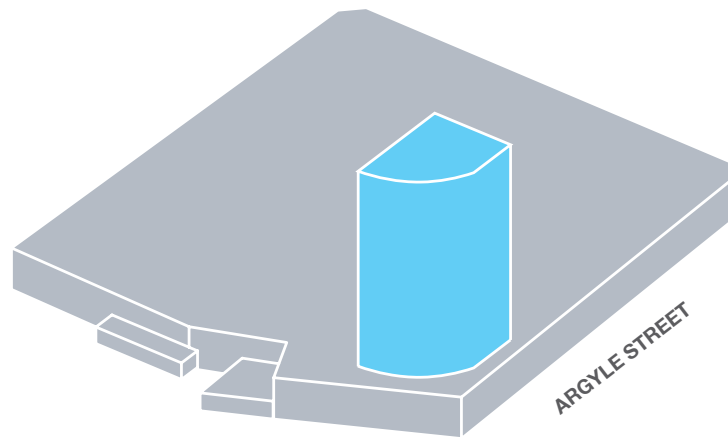
Parramatta Council has indicated that its preference is to adopt the Council's Design Excellence framework currently in place for major developments in Parramatta CBA

This urban design report has been developed with regard to responding to the Council's Design Excellence guidelines and requirements.



# 03 Analysis and Review

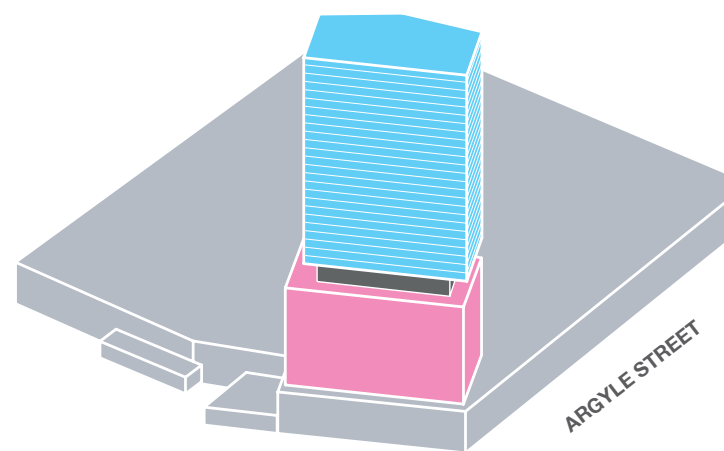
## Site Proposal Evolution



### Concept Plan Approval

(approved 2014) MP10\_0068

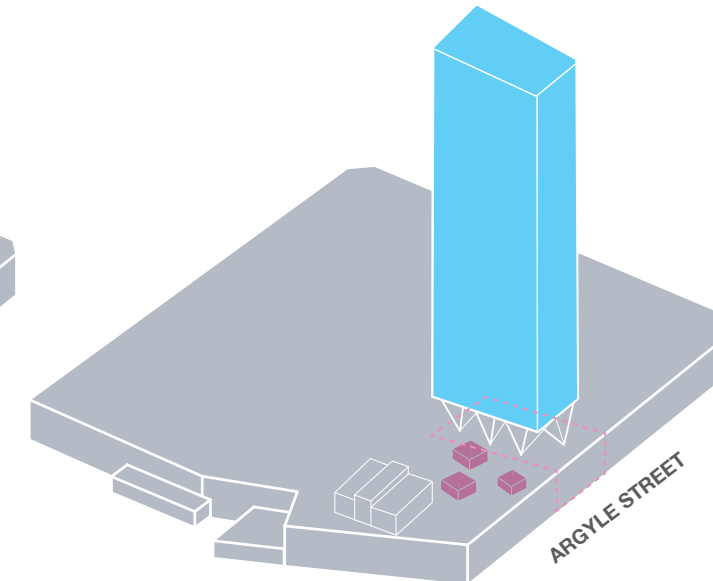
- ✗ • FLOOR PLATE TOO SMALL
- ✗ • LARGE IMPACT ON RETAIL BELOW
- ✗ • ECONOMICAL IMPACT UNVIABLE DUE TO RETAIL
- ✗ • LOADING ACCESS FROM CHURCH ST & INDIRECT GOODS ACCESS TO TOWER



### SEARS Initial Envelope Proposal

(MOD 1 to Tower Envelope)

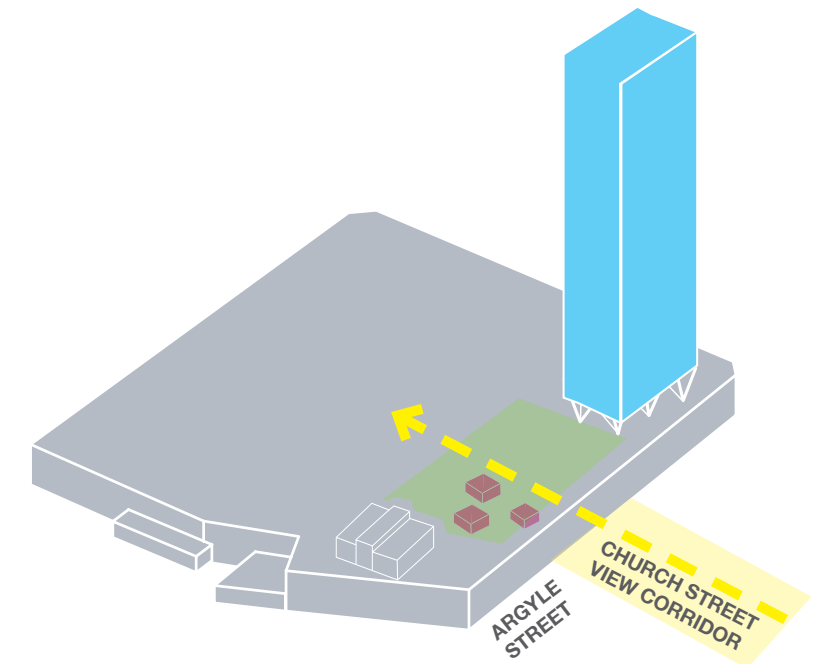
- ✓ • FLOOR PLATE TO ACCOMMODATE LARGE TENANT
- ✗ • IMPACT ON RETAIL BELOW
- ✗ • SIGNIFICANT OVER SHADOWING
- ✗ • NOT ECONOMICALLY VIABLE DUE TO COMMERCIAL IMPACT



### Updated Envelope Proposal

(MOD 1 Exhibited Envelope Proposal)

- ✓ • LARGER FLOOR PLATE TO ACCOMMODATE MAJOR TENANT
- ✓ • FEASIBLE IMPACT ON RETAIL
- ✓ • INCREASED ARGYLE ST. ACTIVATION
- ✓ • INTEGRATED WITHIN THE PRECINCT
- ✓ • LOADING DOCK ACCESS FROM MARSDEN ST
- ✓ • INCORPORATE LANDSCAPE ROOFTOP PODIUM
- ✗ • IMPACTED VIEW CORRIDOR SOUTH FROM CHURCH STREET



### Updated Envelope Proposal

(MOD 1 Revised Envelope Proposal)

- ✓ • LARGER FLOOR PLATE TO ACCOMMODATE MAJOR TENANT
- ✓ • FEASIBLE IMPACT ON RETAIL
- ✓ • FURTHER INCREASED ARGYLE ST. ACTIVATION
- ✓ • INTEGRATED WITHIN THE PRECINCT
- ✓ • LOADING DOCK ACCESS FROM MARSDEN ST
- ✓ • INCREASED LANDSCAPE ROOFTOP PODIUM
- ✓ • IMPROVES OVERSHADOWING IMPACTS - REFER TO DETAILED SHADOW STUDIES IN APPENDIX
- ✓ • CLEAR HERITAGE VIEW CORRIDOR SOUTH FROM CHURCH STREET

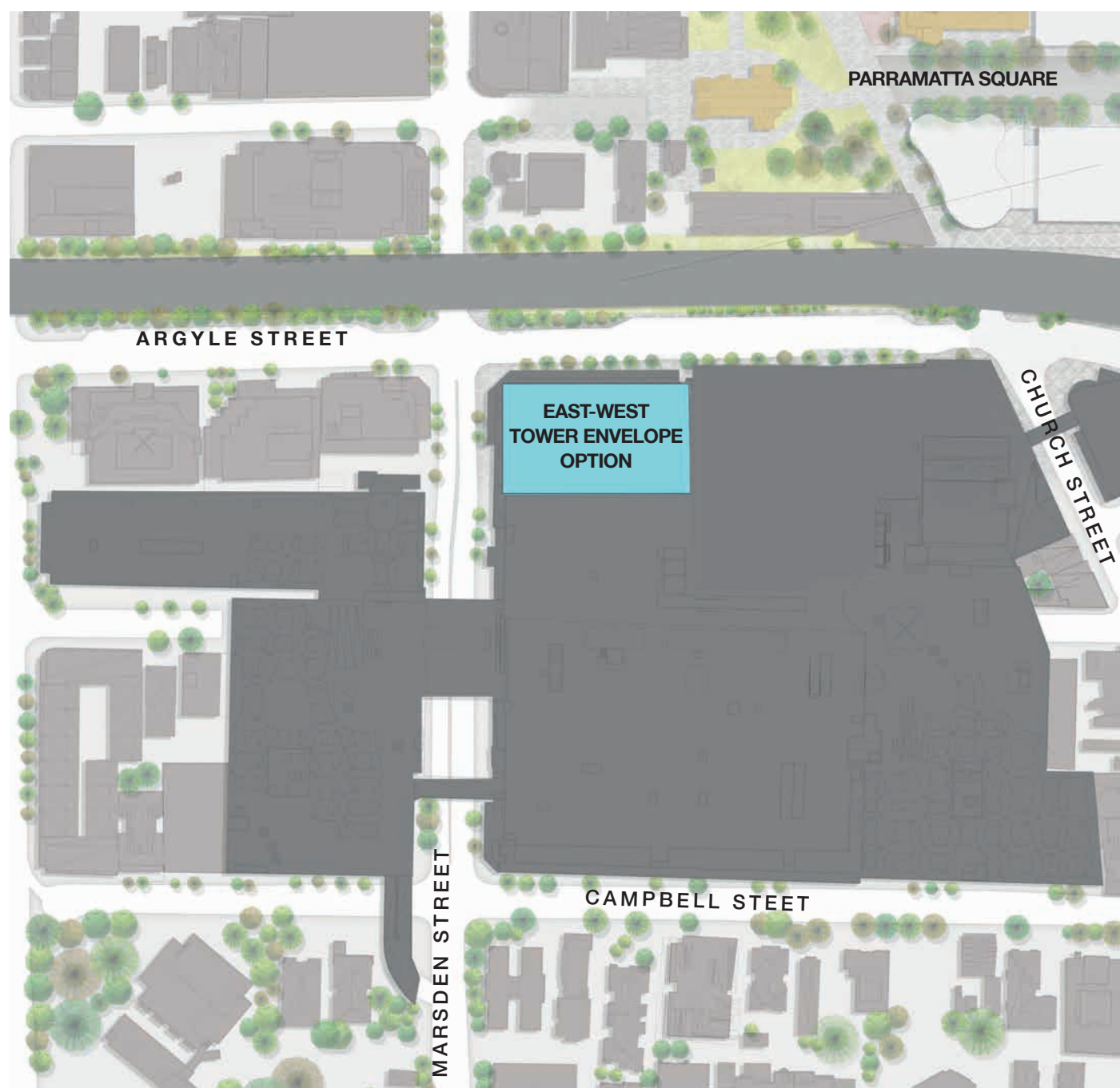


# 03 Analysis and Review

## Comparison of “North south” and “East West” Orientation Tower Analysis

### Tower Orientation

Two options for the orientation for the relocated tower have been considered, an “East- West” orientation and a “North-South” orientation. The comparison table on the following page summarises that the “East-West” orientation has the best outcome to enhance the urban fabric and minimise potential contextual impacts.





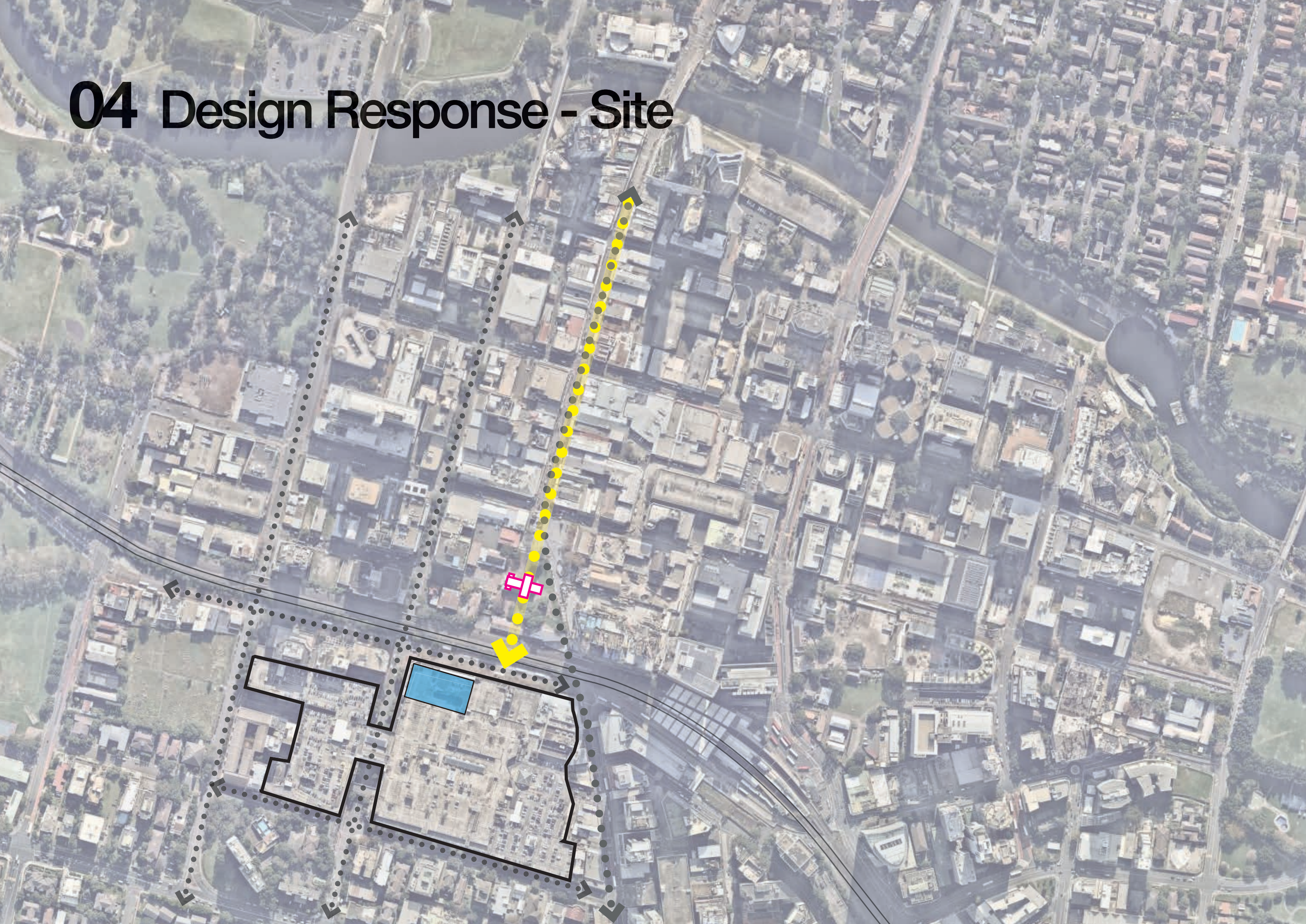
03 Analysis and Review

Comparison of “North south” and “East West” Orientation Tower Analysis

	Tower with long elevation facing East West on Argyle Street Option	Tower with long elevation facing North South on Marsden Street Option
Urban Design	<b>Views down Church Street Heritage Corridor:</b> The tower has been relocated to the corner of Argyle and Marsden Streets to avoid incursion into the Church Street view corridor, and to allow St John’s Cathedral and its Spire to be prominent in the skyline. The position is in alignment with the 12m Upper level Church Street setback which Council proposes North of Macquarie Street.	<b>Views down Church Street Heritage Corridor:</b> The North-south tower incurs into the Church Street view corridor, and impedes onto the St John’s Cathedral and the Spire’s presence in the skyline. The position is not aligned with the 12m Upper level Church Street setback which Council proposes North of Macquarie Street.
	<b>Urban Fabric:</b> Tower location enhances, and is in alignment with the Parramatta City urban grid and creates a legible urban corner marker for the precinct. The tower is located closer to the CBD than the North-South location, thereby integrating better with future development patterns.	<b>Urban Fabric:</b> Tower position is not in alignment with the Parramatta city grid and does not reinforce the adjacent urban precinct alignment, it is located approximately 30m further away from the CBD & Parramatta Square, thereby isolating the tower from the city development patterns.
	<b>Over-shadowing:</b> With its newly proposed location and a slender proportioned tower, the shadows cast from the East-West tower location will move quicker and be further from the adjoining context resulting in reduced impact than that of the North-West tower. Refer to detailed shadow studies.	<b>Over-shadowing:</b> The North-West tower will have more impact on the adjoining context than that of the East-West tower proposal. Refer to detailed shadow studies.
	<b>Relationship to Centenary Square:</b> The relocation of the tower has presented a possible opportunity for the creation of a raised landscaped, activated rooftop precinct which is visually connected on the Church street axis to Centenary Square and the Church Street public domain.	<b>Relationship to Centenary Square:</b> The North-South tower location does not allow for the opportunity for the creation of a raised landscaped, activated rooftop which would be visually connected on the Church street axis to Centenary Square and the Church Street public domain.
	<b>Access:</b> The East -West orientated tower proposal provides primary pedestrian access at ground level off Argyle Street which is a more important urban pedestrian route than Marsden Street. The proposal clearly separates pedestrian access from vehicle access, with the vehicle entry to the proposal located on Marsden Street.	<b>Access:</b> The North-South tower option provides primary pedestrian access at ground level off Marsden Street which is a less important urban pedestrian route than Argyle Street. This option is far less effective at seperating pedestrian access from vehicle access, with both the vehicle entry to the proposal and the primary pedestrain entry located on Marsden Street relatively close to each other.
	<b>Ground floor Lobby Amenity :</b> The location of the tower provides a lobby that is closer to the railway station and transport interchange. The lobby will have a well-lit northerly aspect offering a wholly pedestrianised primary frontage on Argyle Street.	<b>Ground floor Lobby Amenity :</b> The lobby location would be further away from the railway station as well as the transport interchange. The lobby would have a westerly aspect with potentially high heat exposure, and is located on the less pedestrianised frontage on Marsden Street.
Commercial office tower	<b>Orientation:</b> A majority North/South facing façades results in generous Day Light access for commercial floor plates.	<b>Orientation:</b> A majority East/West facing façades results in narrow facades at North and South limiting Day Light access to floor plates.
	<b>Public Spaces:</b> Greater activation of public spaces along Argyle Street is provided as the tower will have a longer frontage (over 70m) to Argyle Street.	<b>Public Spaces:</b> Limited activation of Argyle Street is provided as the tower will have less frontage to Argyle Street.
	<b>Street Facade activation:</b> A greater portion of the Argyle Street façade can be activated as the rebuilding of retail and the commercial tower provides activation opportunities along Argyle Street.	<b>Street Facade activation:</b> A limited portion of the Argyle Street façade can be activated as only the narrow elevation of the commercial tower and associated retail area is to be rebuilt.
	<b>Tower Proportion:</b> The tower would have a slimmer Western elevation exposed to afternoon summer sun and so should enable a more efficient ESD design.	<b>Tower Proportion:</b> The tower would have a longer Western elevation exposed to afternoon summer sun which may raise ESD issues.
Structure	<b>Structure</b> As the new develoment footprint will be bounded by an existing expansion joint, the demolition and construction of the new tower can run independantly from th remainder of the centre. No structural strengthening required to adjacent existing structure. Access arrangemenmts preserved , utalizing existing Marsden Street loading dock access. No impact on Argyle Street bus and traffic operations.	As a consequence of the North /South arrangement, muliple structural blocks are affected with major impacts on existing structures, significantly affecting more tenancies and the operational capacity of the centre. The main access would need to be from Argyle Street having major impacts on Bus Services and traffic flows.
Construction	<b>Construction:</b> Ability to modify loading dock to provide temporary facilities during construction and maintaining access from Marsden street:  Modification of Loading Dock to service David Jones (2 levels) David Jones remains operational during construction Modification of Loading Dock to service Myer (4 levels) Myer remains operational during construction	Entire Loading Dock on the corner of Marsden and Argyle street would have to be demolished affecting a significant portion of the retail centres operational ability including:  No loading dock facilities to David Jones (2 levels) during construction (David Jones has to cease operation during construction) No loading dock facilities to Myer (4 levels) during construction (Myer has to cease operation during construction)
	Partial impact to David Jones store on L3 & L4 which can be isolated.	Significant impact to David Jones on L3 & L4 by demolition as remaining area is not suitable for DJ layout and operations
	Ability to use the retail loading dock for material handling and a construction site.	Loss of Loading Dock does not allow use of loading dock for material handling and a construction site.
	The site can be more easily accessed through the remaining section of the loading dock from Marsden Street (Argyle Street cannot be used due to bus servicing).	Problematic site access as both Marsden and Argyle street will not have a direct access during excavation/construction due to no remaining loading dock.



# 04 Design Response - Site

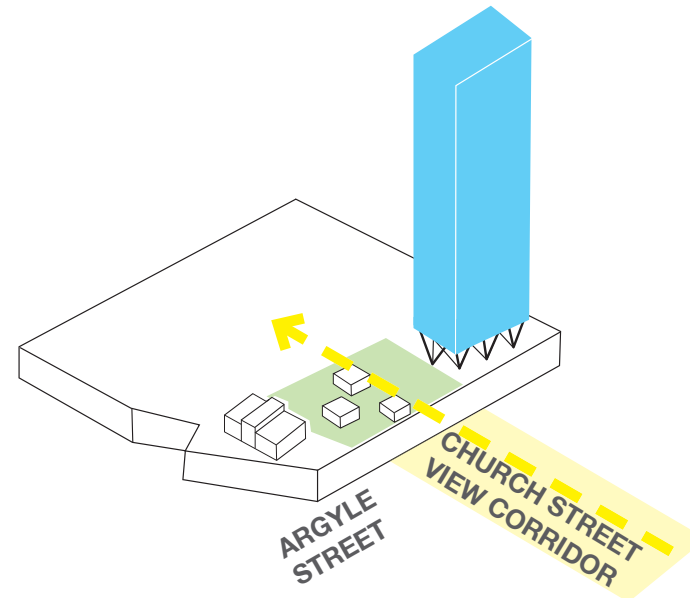




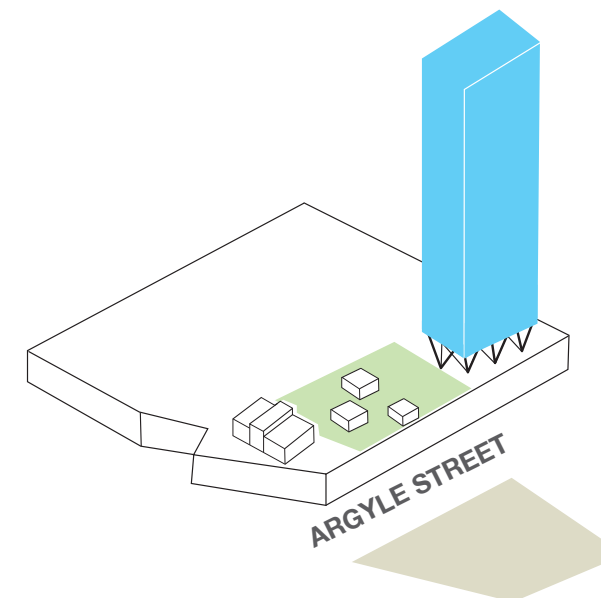
# 04 Design Response: Site

## Key Concepts - Tower form

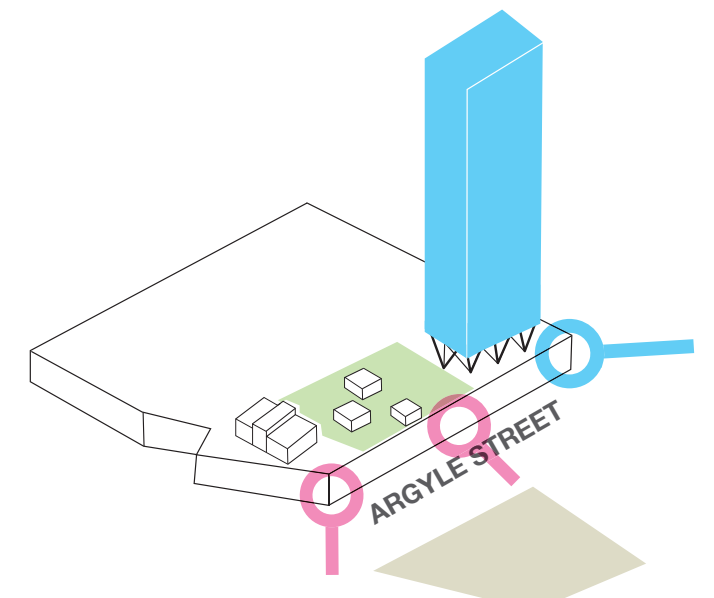
The key strategies driving the outcome and location of the tower design. Scale, activation and address points are all factors when designing to the existing urban fabric of Parramatta.



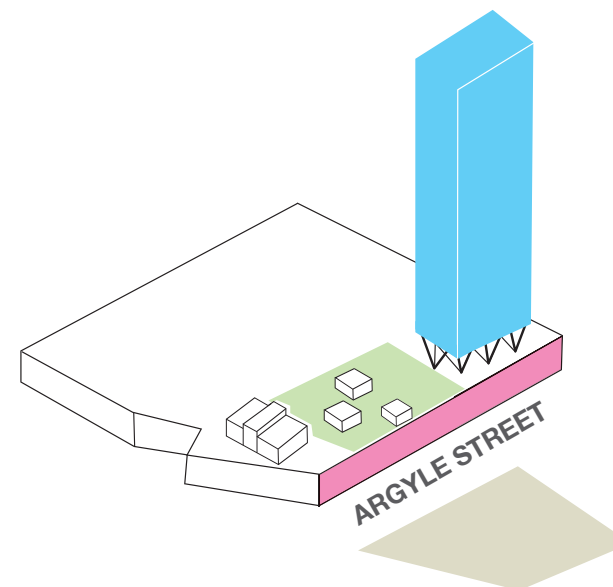
1. Church Street view corridor maintained with new tower location



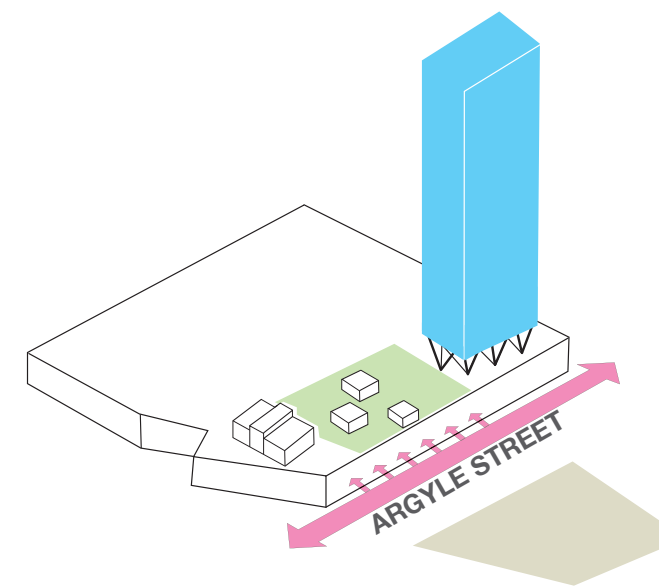
2. Locate tower west to improve contextual separation and create an urban marker at corner



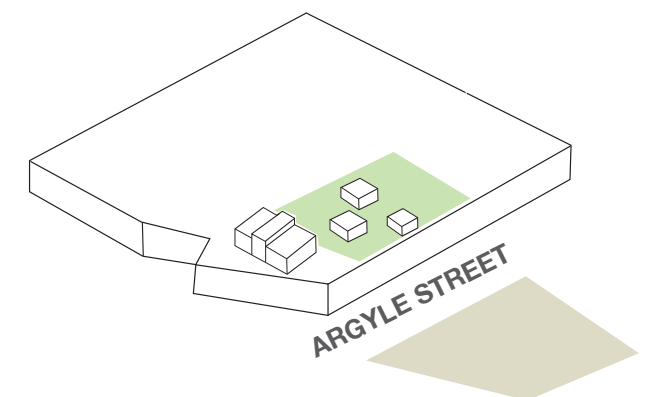
3. Locate new commercial address to corner and increase retail connectivity to Argyle street



3. Potentially activate Argyle street with visually active street facing retail facade



4. Opportunity to potentially activate Argyle street with increased porosity, potential streetscape and awning improvements



5. Opportunity create potential landscaped and activated roovescape overlooking PSQ



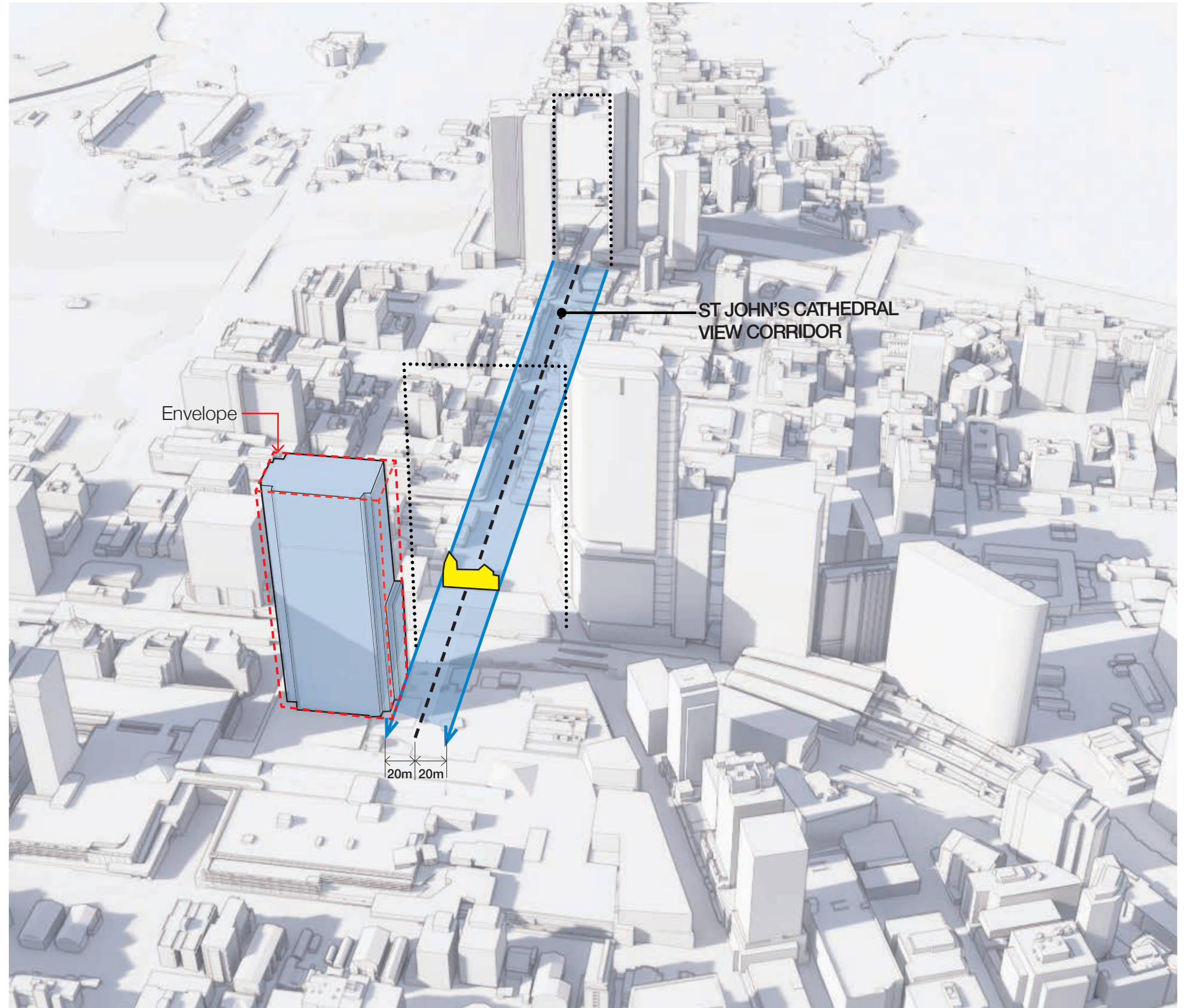
# 04 Design Response: Site

## Key Concepts - Church St View Corridor

The current proposal seeks to respond to maintaining the view vistas down Church Street. The tower has been relocated to the corner of Argyle and Marsden Streets to avoid incursion into the Church Street view corridor, and to allow St John's Cathedral and its Spire to be prominent in the skyline.

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.

The relocation of the tower to the corner of Argyle Street and Marsden Street aim to further strengthen and frame the Church Street axis by defining the next Gateway corridor. Further defined with the already approved 'Aspire' tower development, the two 'bookmarks' are thus created in defining the next Gateway in Parramatta's CBD.



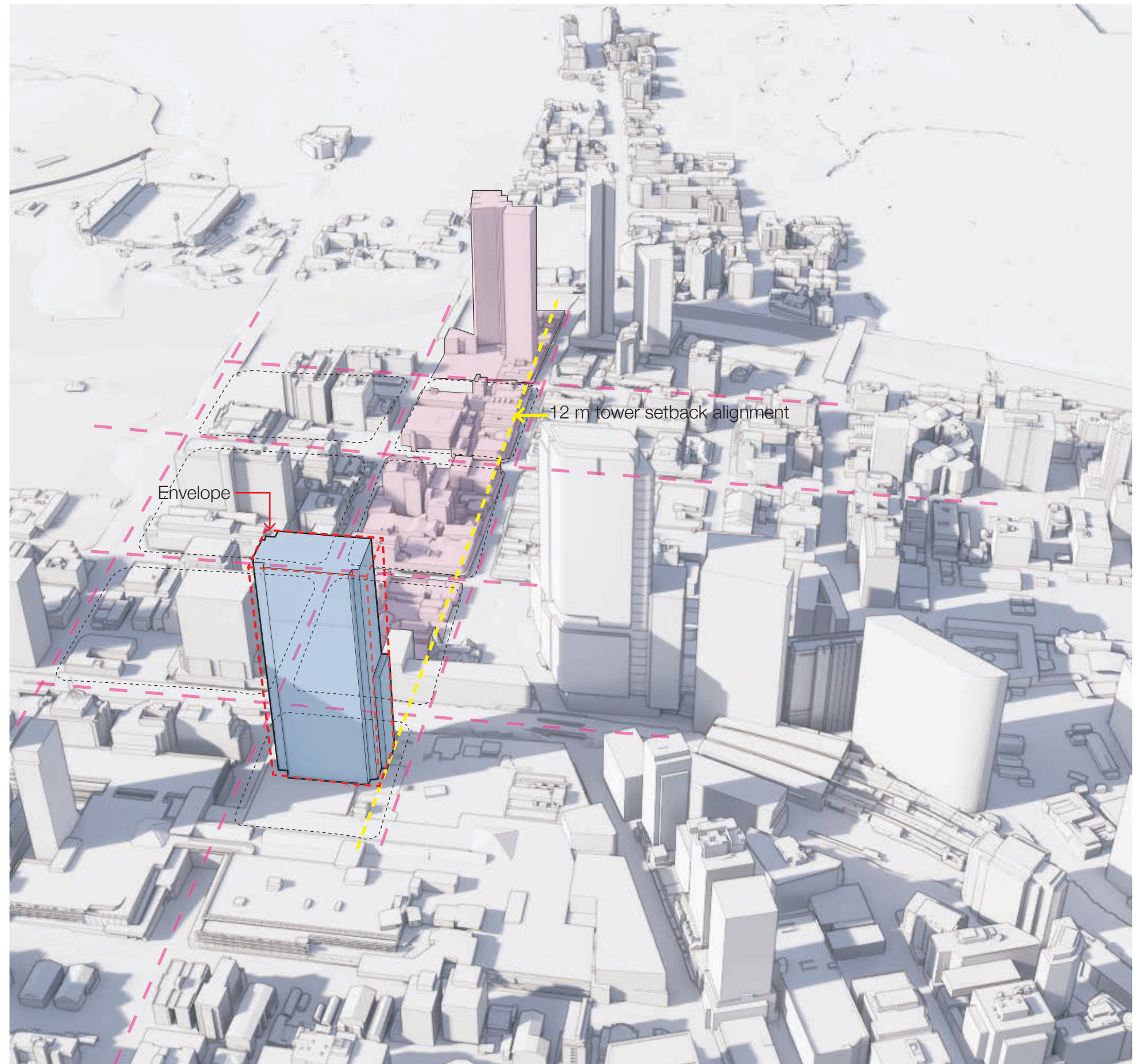


# 04 Design Response Site

## Key Concepts - Parramatta City Grid

The relocation of the proposed tower to align between the eastern city grids creates continuity in the urban massing build-up adjacent to Church Street.

Locating the built tower form in alignment with the north-south context buildings visually reinforces the city grid pattern, and creates clear visual vistas down Church Street.





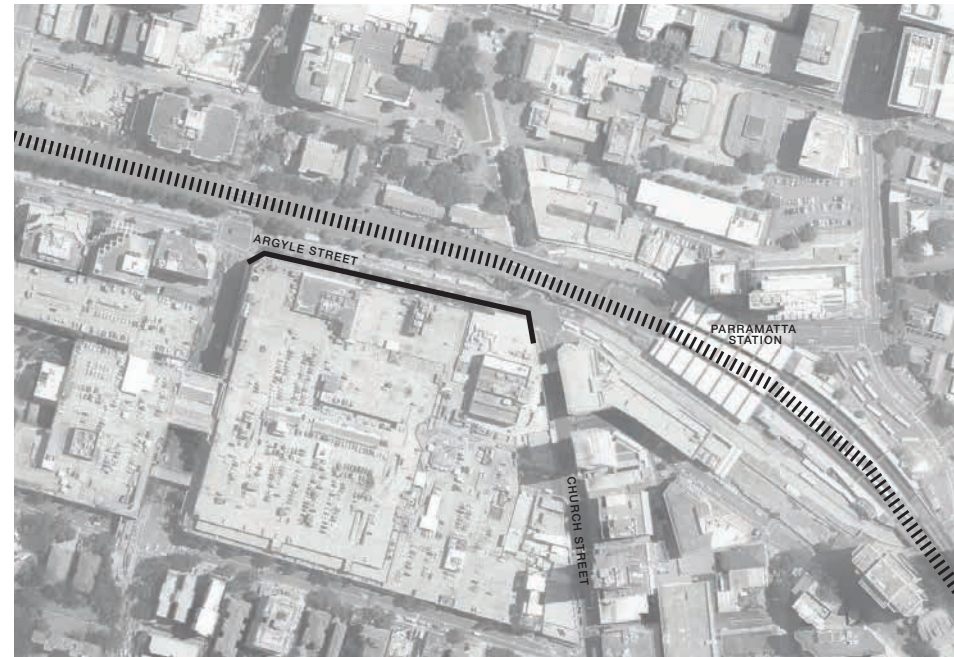
# 04 Design Response: Site

## Key Concepts - Public Domain

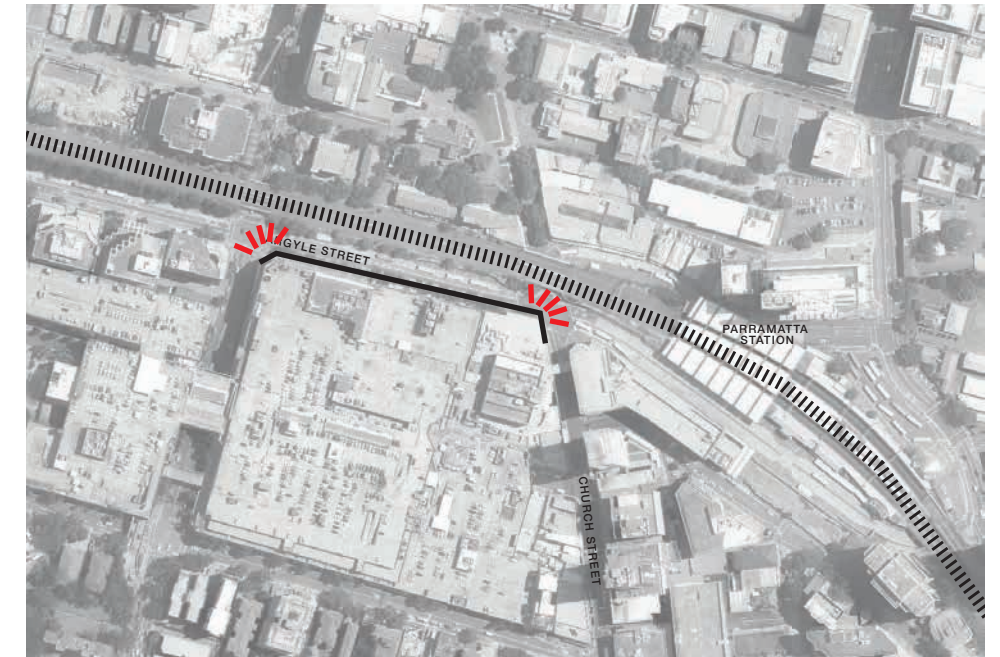
The pedestrian crossing acts as a natural urban linkage from Parramatta Square to the southern end of Church Square as a natural connection. Argyle street is a busy nexus between public transport nodes and acts as a thoroughfare through to other established offices and mixed use destinations. Our proposal seeks to leverage the increased commercial activity to further augment Argyle street's importance as an expansive link, west to new and future development including the aquatic centre.

Key concepts:

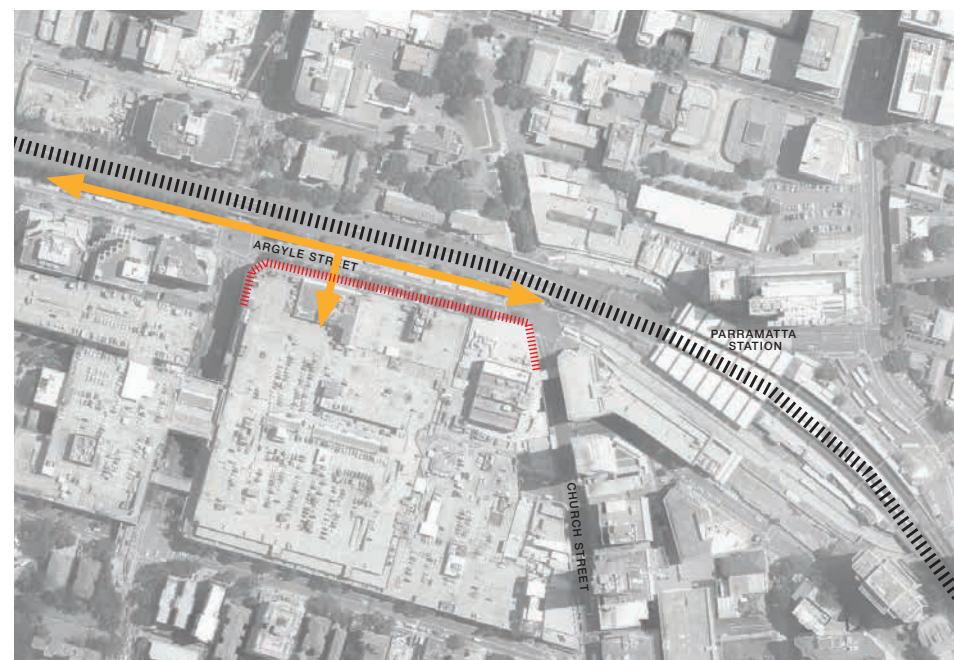
- Create defined entry points for both the retail and commercial precincts
- Increase use and potential permeability to Argyle street from retail
- Create visual connectivity and activity from retail levels to Argyle street public domain
- Create visual link from Parramatta Square to southern side of the rail line encouraging public connectivity



1. Existing condition



2. Activate the corners of Church and Marsden streets



3. Increase permeability and visual activation to Argyle street edge



4. Potential opportunity to create landscaped, activated rooftop precinct visually connected to Square



# 04 Design Response: Site

## Context - Connectivity

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

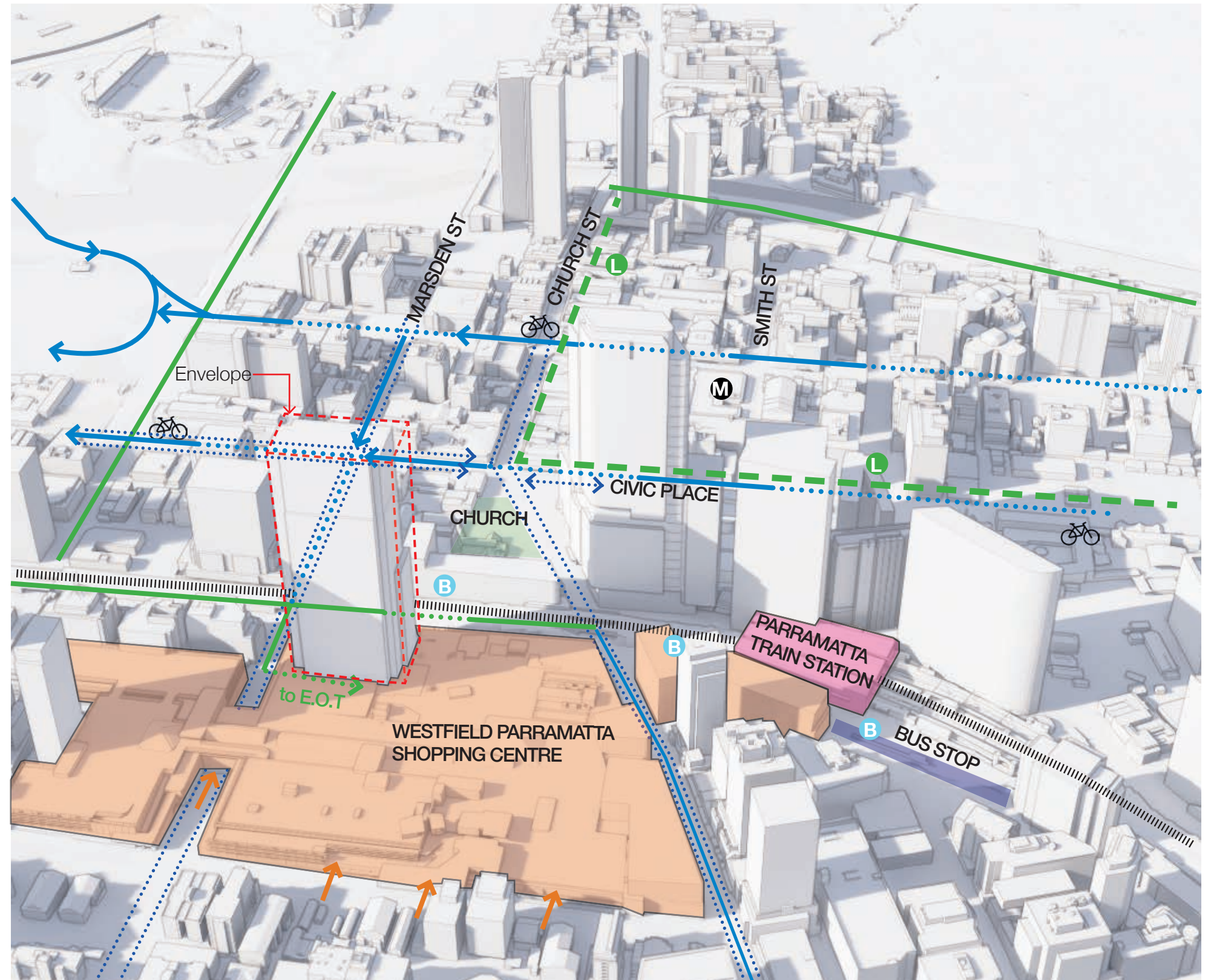
/ Cycling - a considerable feature of all city planning and commercial offerings is the ability to cycle to work and comfortably transition from transport to workplace modes. The city has a number of existing and proposed cycle ways that will encourage this mode of transport

/ 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 a major bus interchange and will be able to access to other planned transport options, all of which encourage increased users' usage.

/ 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.

- B BUS STOP
- L LIGHT RAIL STOP
- LIGHT RAIL
- ||||| RAIL
- VEHICULAR ACCESS
- ..... PEDESTRIAN
- ON ROAD BIKE ROUTE
- OFF ROAD BIKE ROUTE
- 🚲 BIKE PARKING
- M APPROXIMATE FUTURE METRO



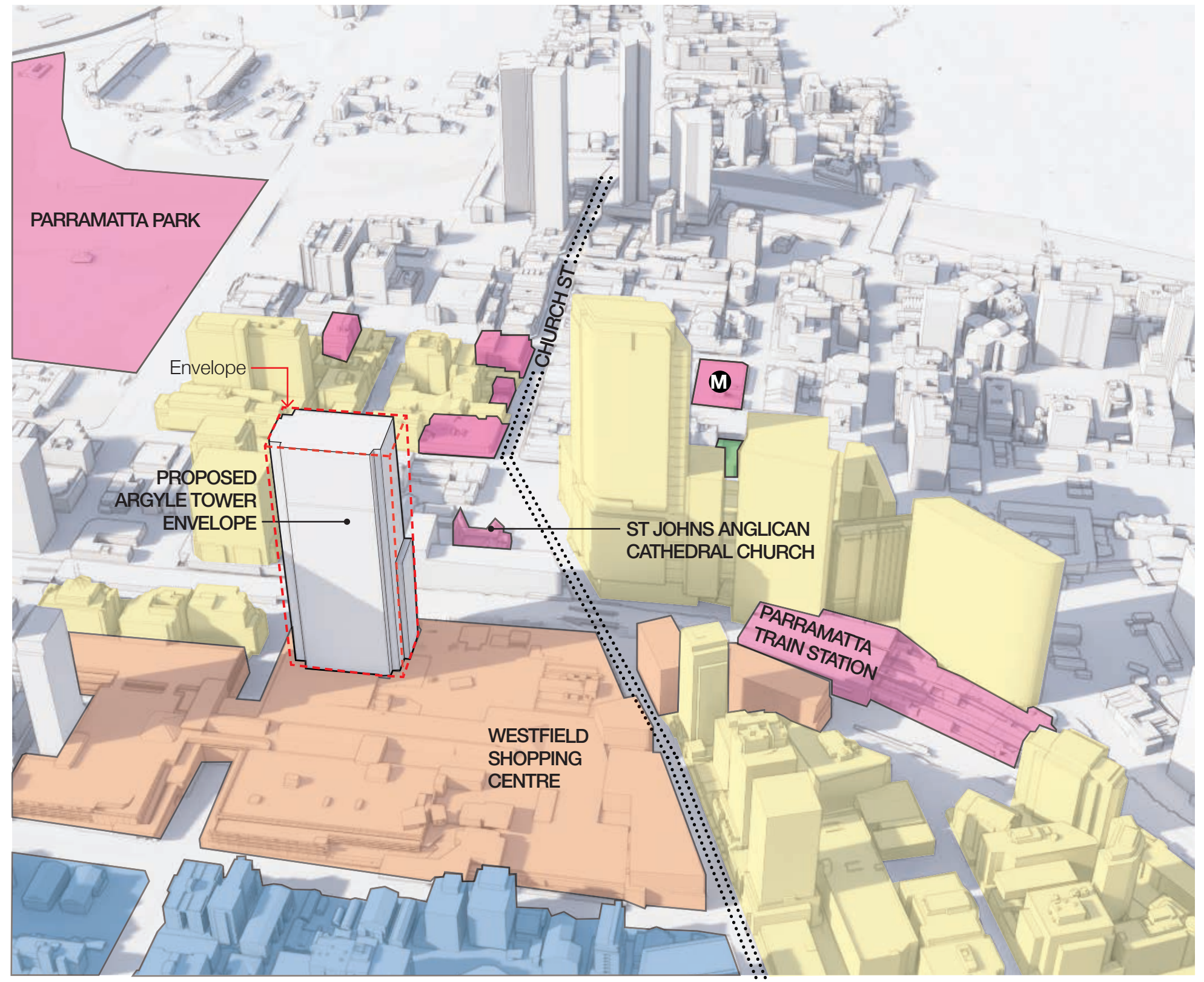


# 04 Design Response: Site

## Context - Land Use

The Argyle Tower site sits at the heart of Parramatta, adjacent to the emerging Parramatta Square. The land 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 unique and very high levels of amenity for future users, comparable to Sydney Tower and Westfield Sydney in the Sydney CBD.



- HERITAGE
- WESTFIELD SHOPPING CENTRE
- HIGH DENSITY COMMERCIAL/ MIXED US
- HIGH DENSITY RESIDENTIAL
- CARPARK



# 04 Design Response: Site

## Access to and from Site

### PEDESTRIAN ACCESS TO AND FROM SITE

The commercial lobby has been strategically located on 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.

The proposed East-West orientation of the tower clearly separates pedestrian access from vehicle access by locating the primary lobby on Argyle Street, as opposed to the previously North-South tower proposed lobby on Marsden Street, which was located adjacent to the nearby vehicle entry.

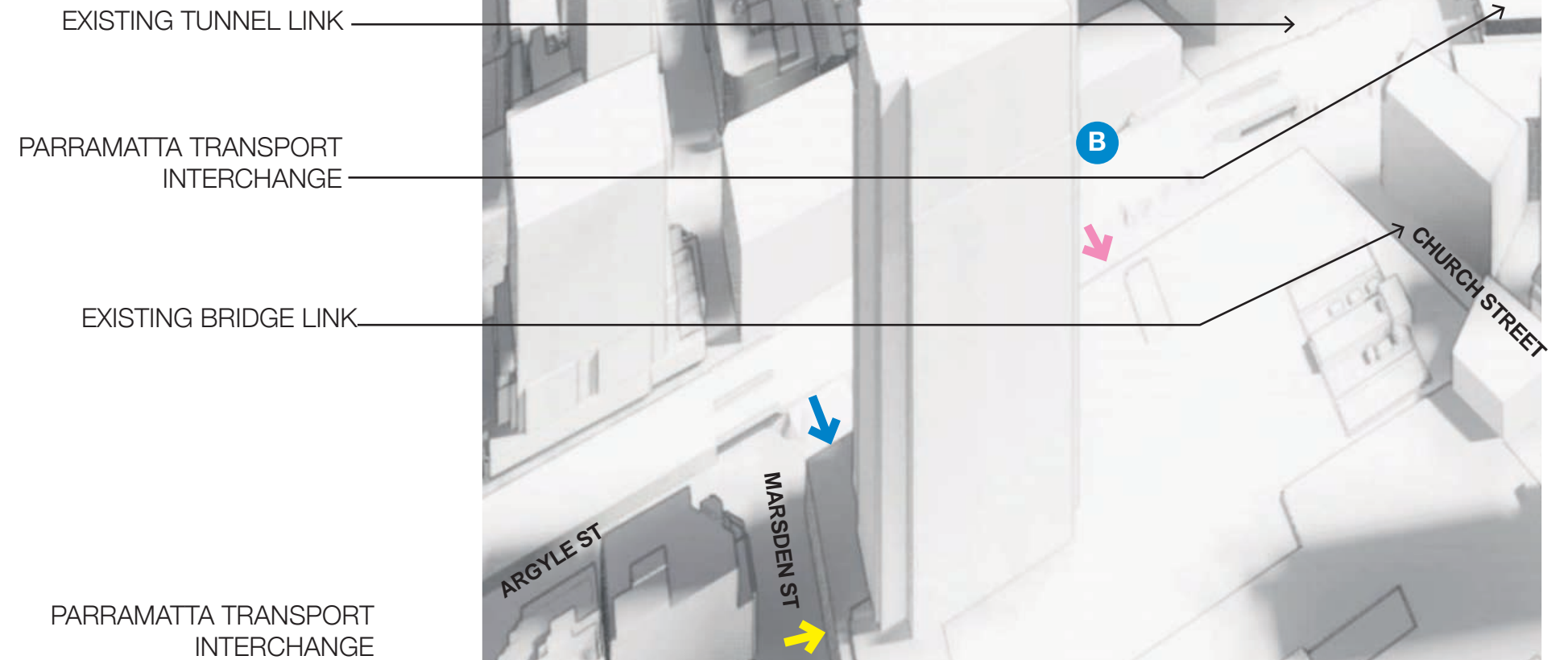
### VEHICULAR ACCESS TO AND FROM SITE

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.

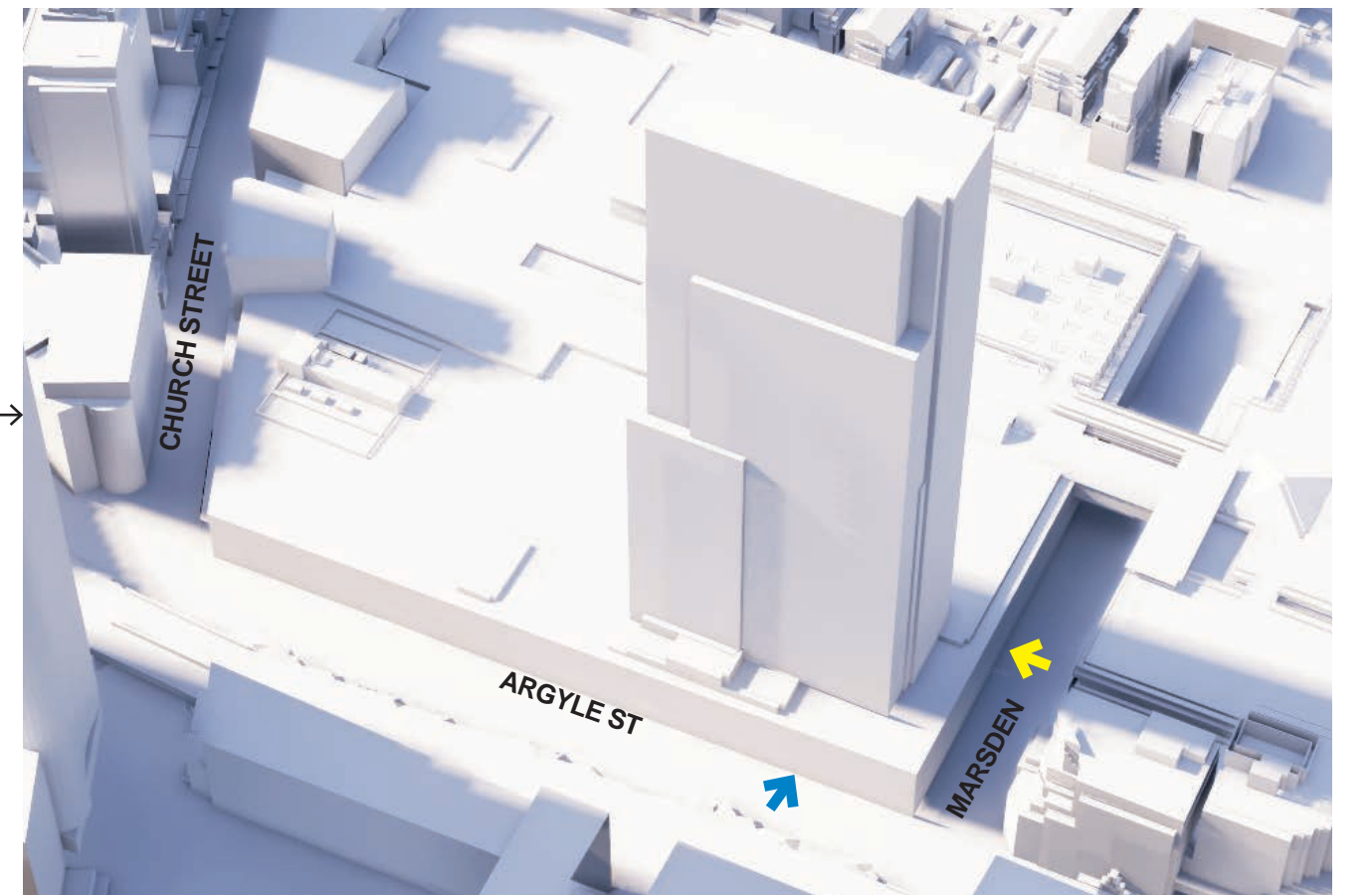
### PUBLIC TRANSPORT

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



- B BUS STOP
- ➔ COMMERCIAL ENTRANCE
- ➔ RETAIL ENTRANCE
- ➔ LOADING DOCK ENTRANCE



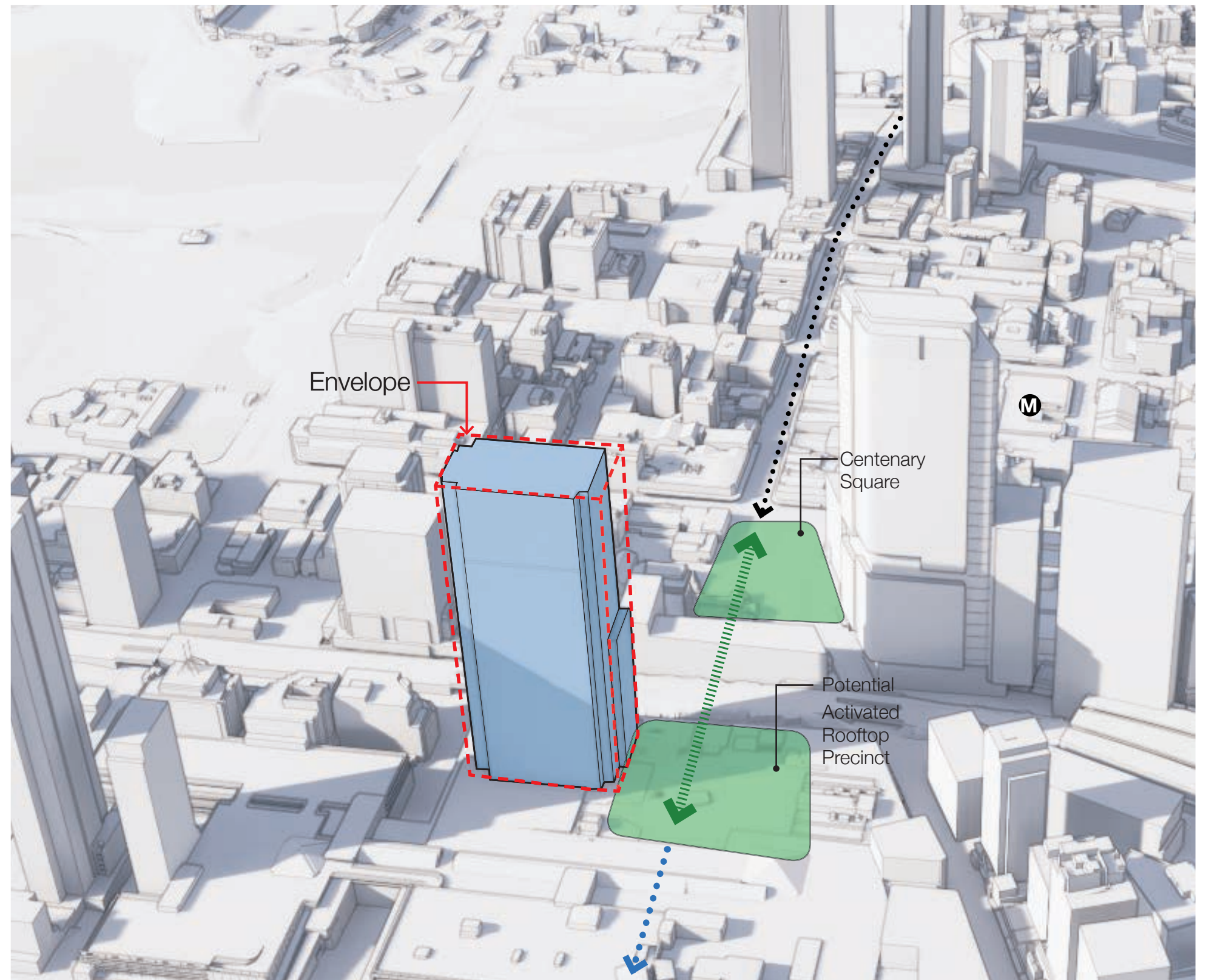


# 04 Design Response: Site

## Relationship to Centenary Square and Church Street

The relocation of the tower has presented a possible opportunity for the creation of a raised landscaped, activated rooftop precinct which is visually connected on the Church street axis to Centenary Square and the Church Street public domain.

This could potentially allow for the continuity of the urban public domain connectivity spine into the site with a potential activated rooftop domain.

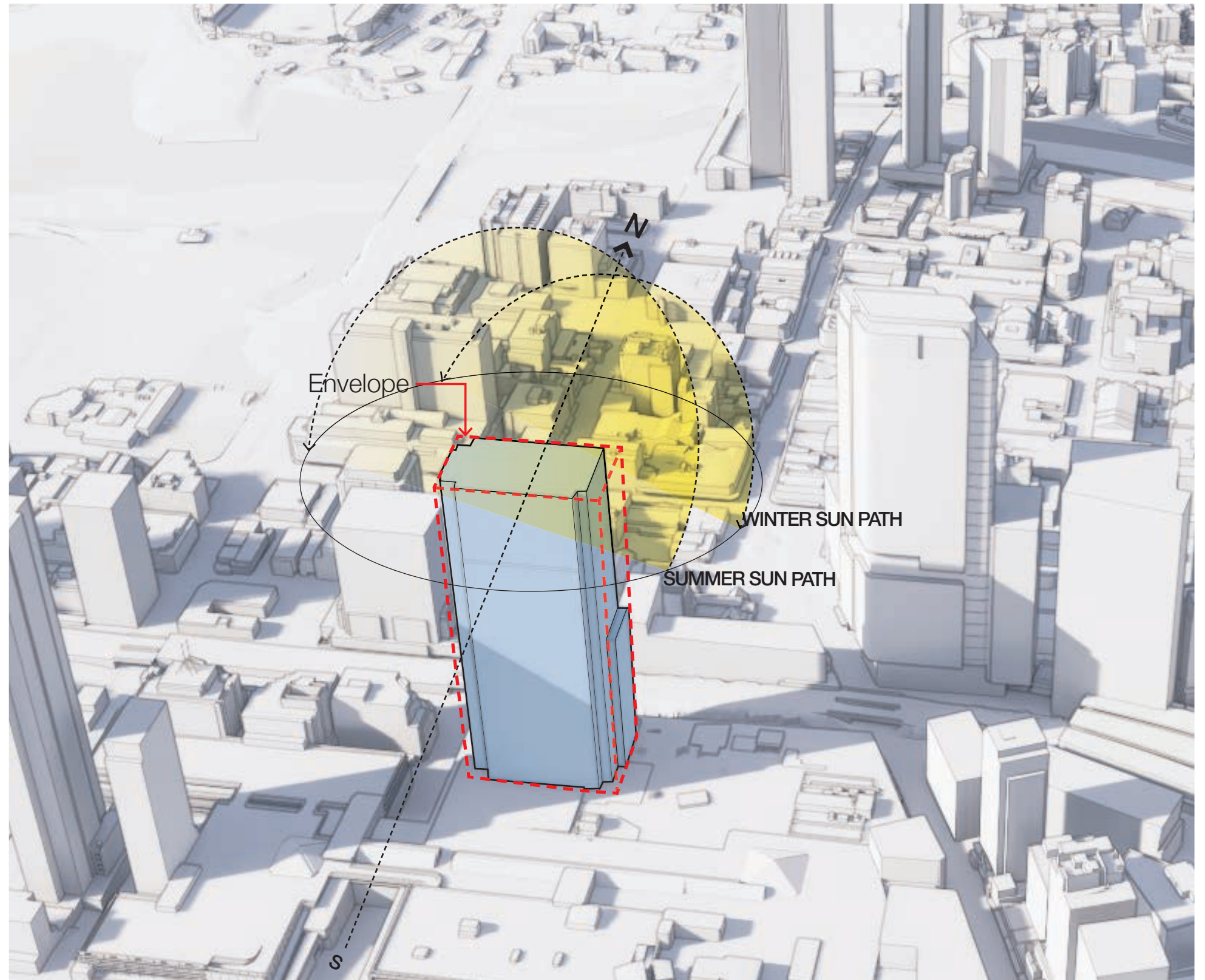




# 04 Design Response: Site

## Solar

The tower is orientated towards the Argyle Street axis with the short faces of the building facing east and west, and long faces facing north and south. This allows for a prime northern solar aspect to the workplace floors. Solar loading on the northern and western faces will require facade solar protection, however the western face is predominantly core which will limit excessive solar gain.





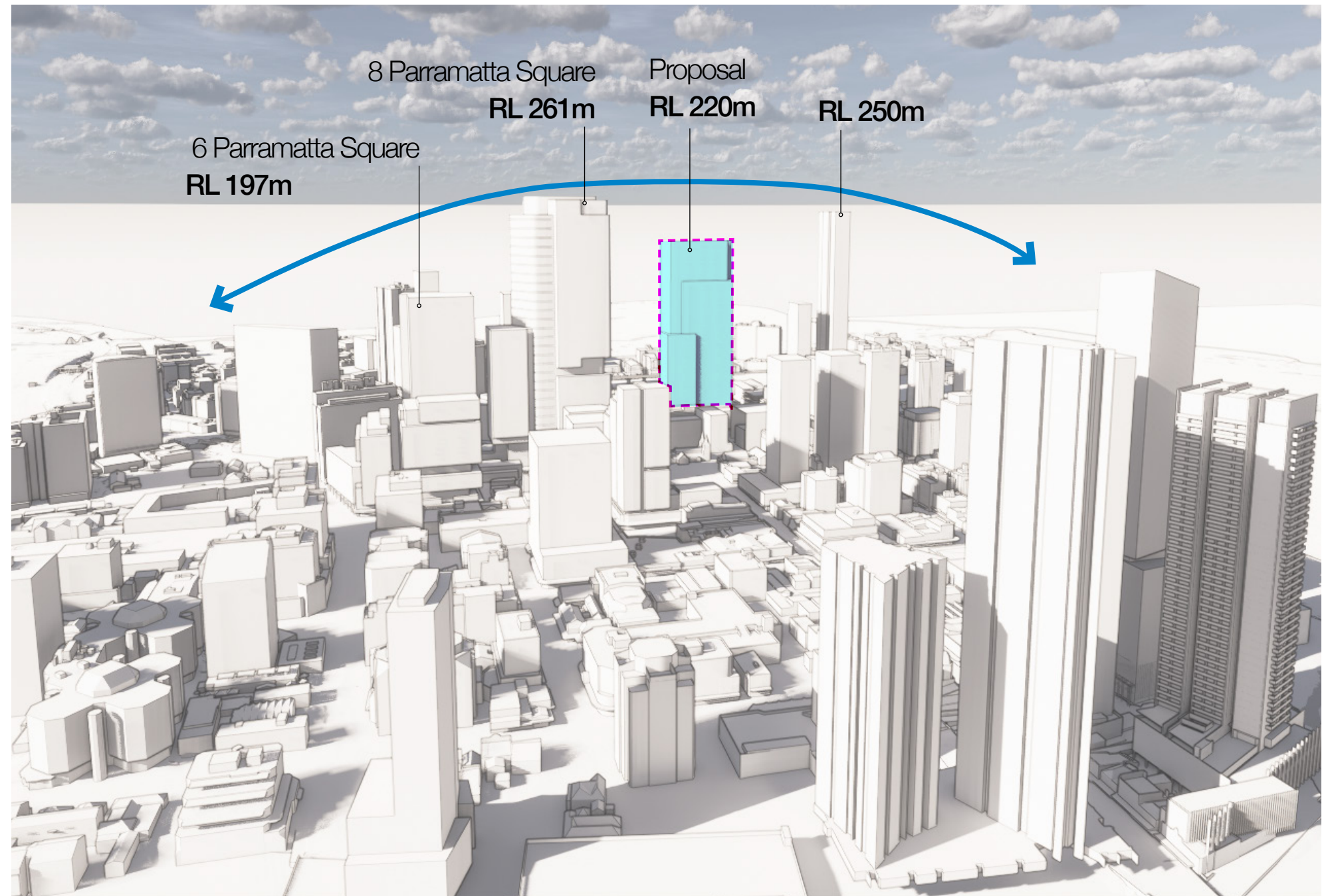
# 04 Design Response: Site

## Proposed Height in Urban Context

The exhibited draft LEP proposes a building height of RL 221, (subject to final approval). The current proposal is designed to contextually contribute to the urban skyline build-up towards Parramatta Square, which forms the epicentre, and comprises the tallest proposed building envelopes in the Precinct.

The height of buildings in the urban framework of Parramatta gradually lowers towards the outer parts of the city, moving away from Parramatta Square.

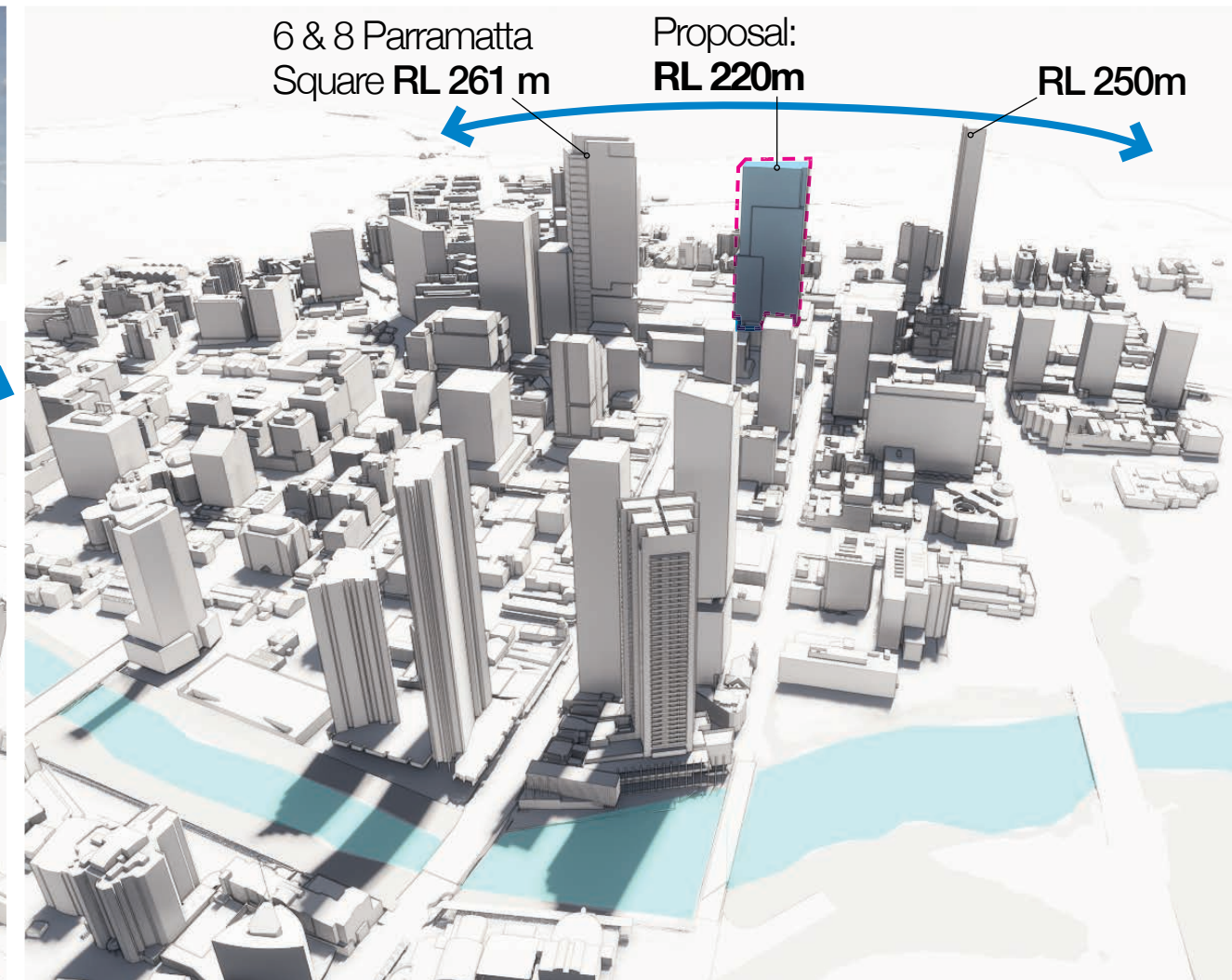
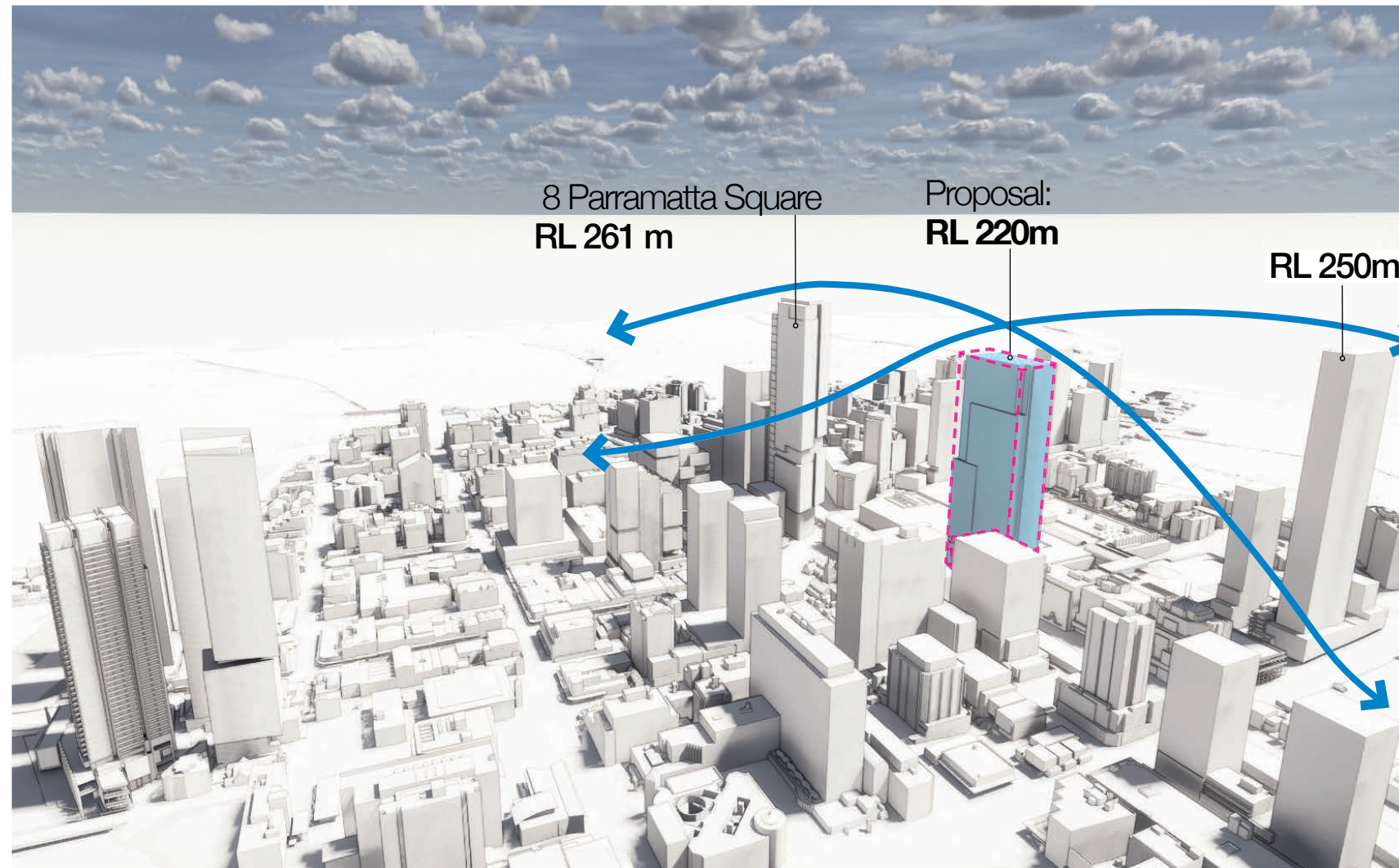
The existing site presents itself as a “gap” in the future urban skyline build-up of Parramatta. The scheme aims to positively contribute towards a legible future urban context, while simultaneously respecting heritage, the existing public domain and neighbouring buildings.





# 04 Design Response: Site



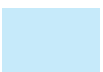

## Proposed Height in Urban Context

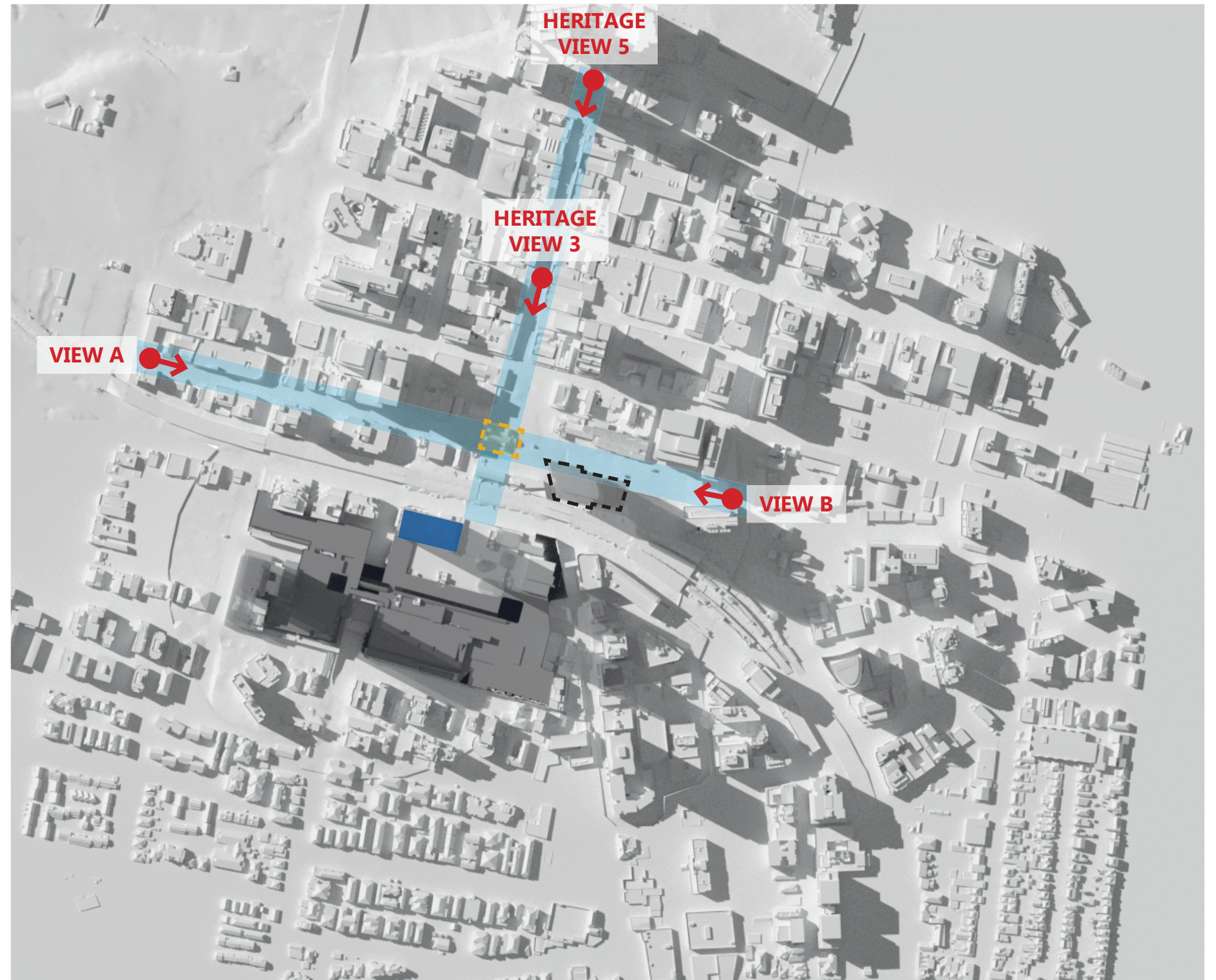




# 04 Design Response: Site

## St. John's Anglican Church View Corridor Study

-  St. John's Anglican Church
-  6-8 Parramatta Square
-  40m view Corridor
-  New Proposal addressing council and DOP requirements: MOD 1 Revised Envelope Proposal





# 04 Design Response: Site



Existing Heritage View Corridor: View 5



Previous Proposal Heritage View Corridor: View 5

- New Proposal addressing council and DOP requirements: MOD 1 Revised Envelope Proposal
- 6-8 Parramatta Square



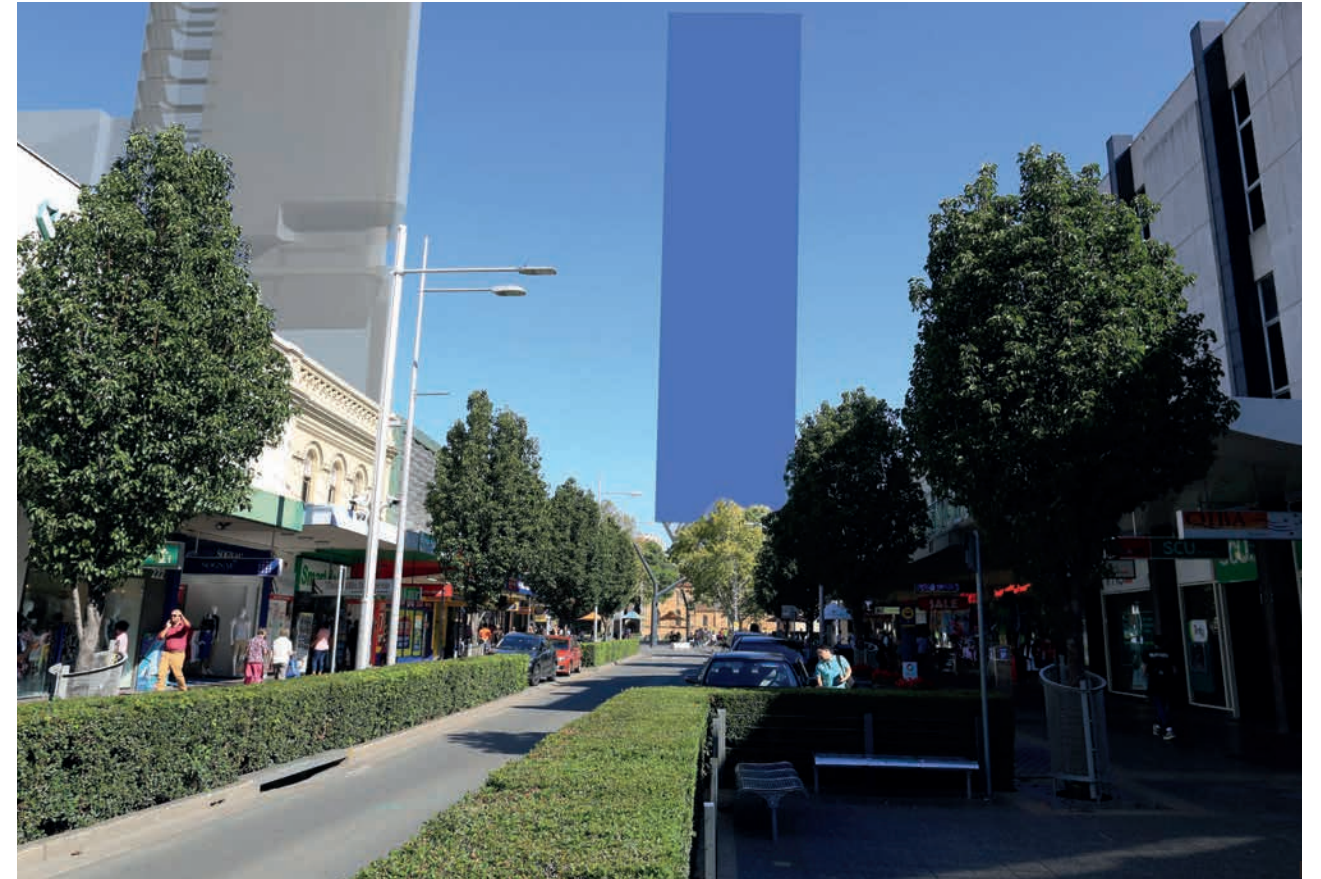
New Proposal Heritage View Corridor: View 5



# 04 Design Response: Site



Existing Heritage View Corridor: View 3



Previous Proposal Heritage View Corridor: View 3

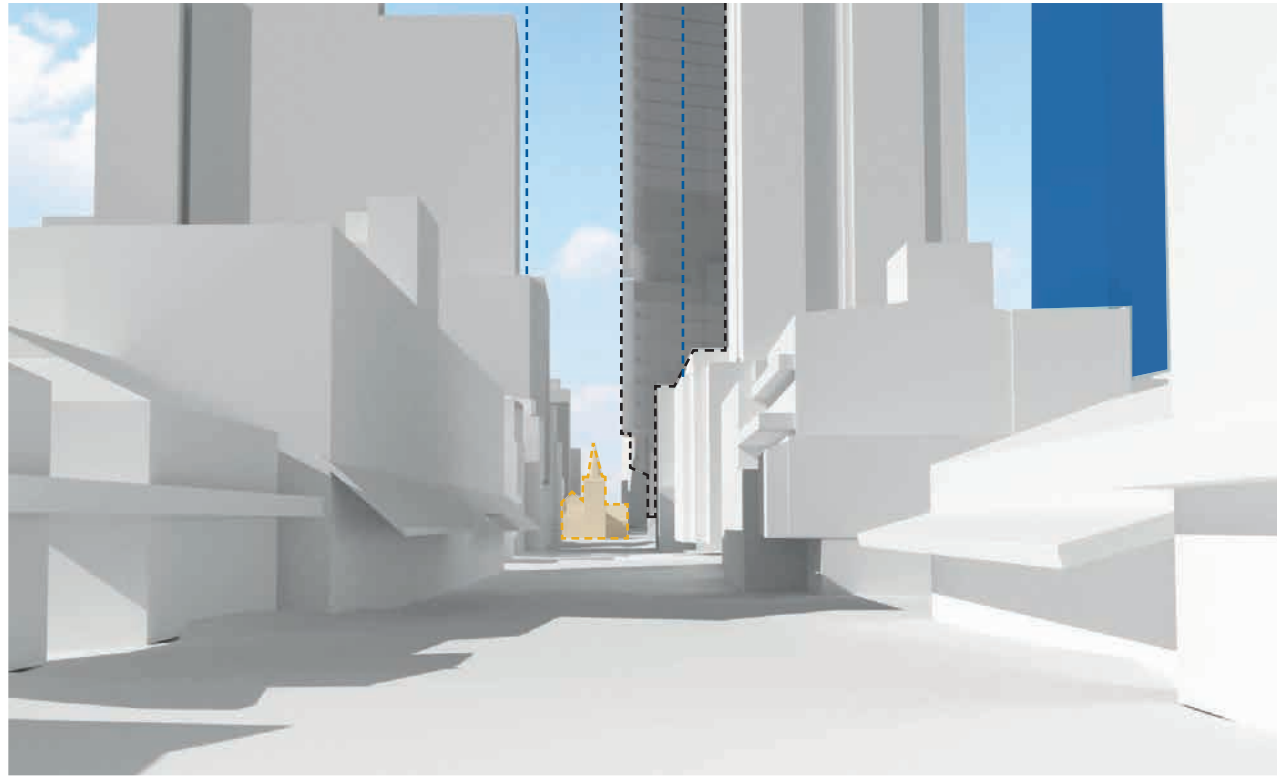
- New Proposal addressing council and DOP requirements: MOD 1 Revised Envelope Proposal
- 6-8 Parramatta Square



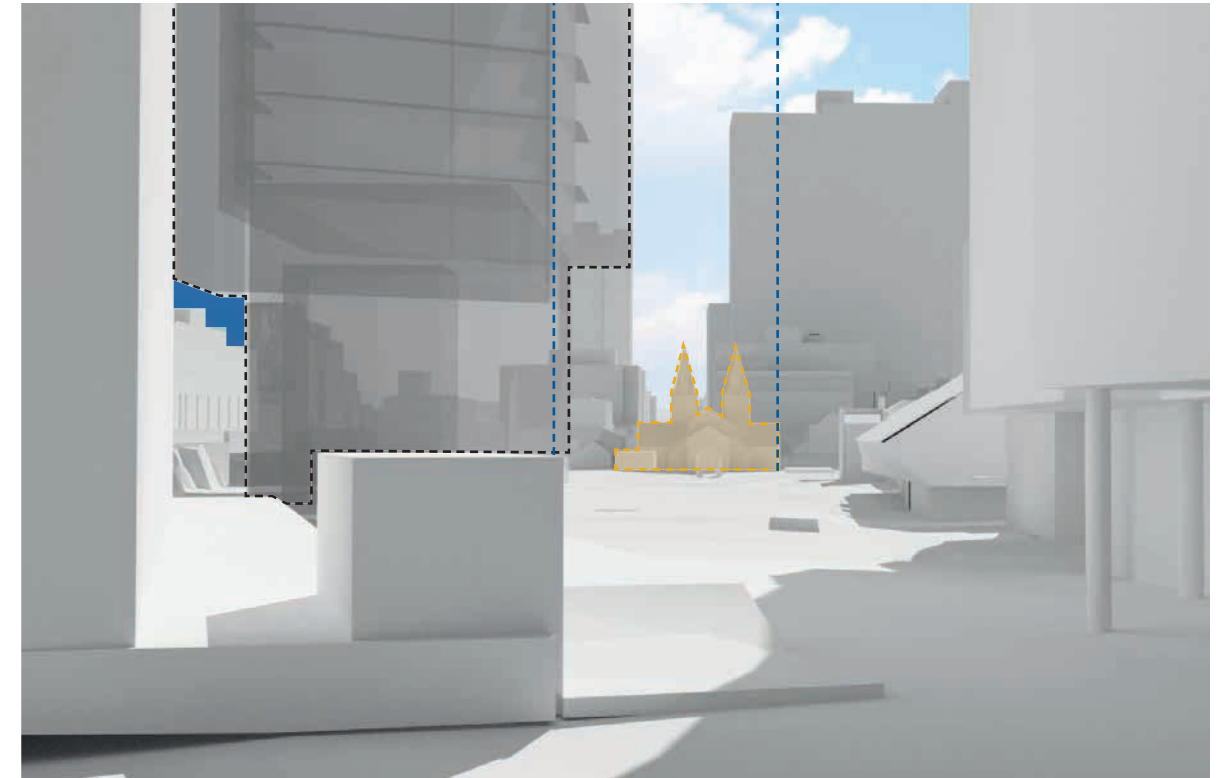
New Proposal Heritage View Corridor: View 3





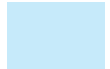

# 04 Design Response: Site

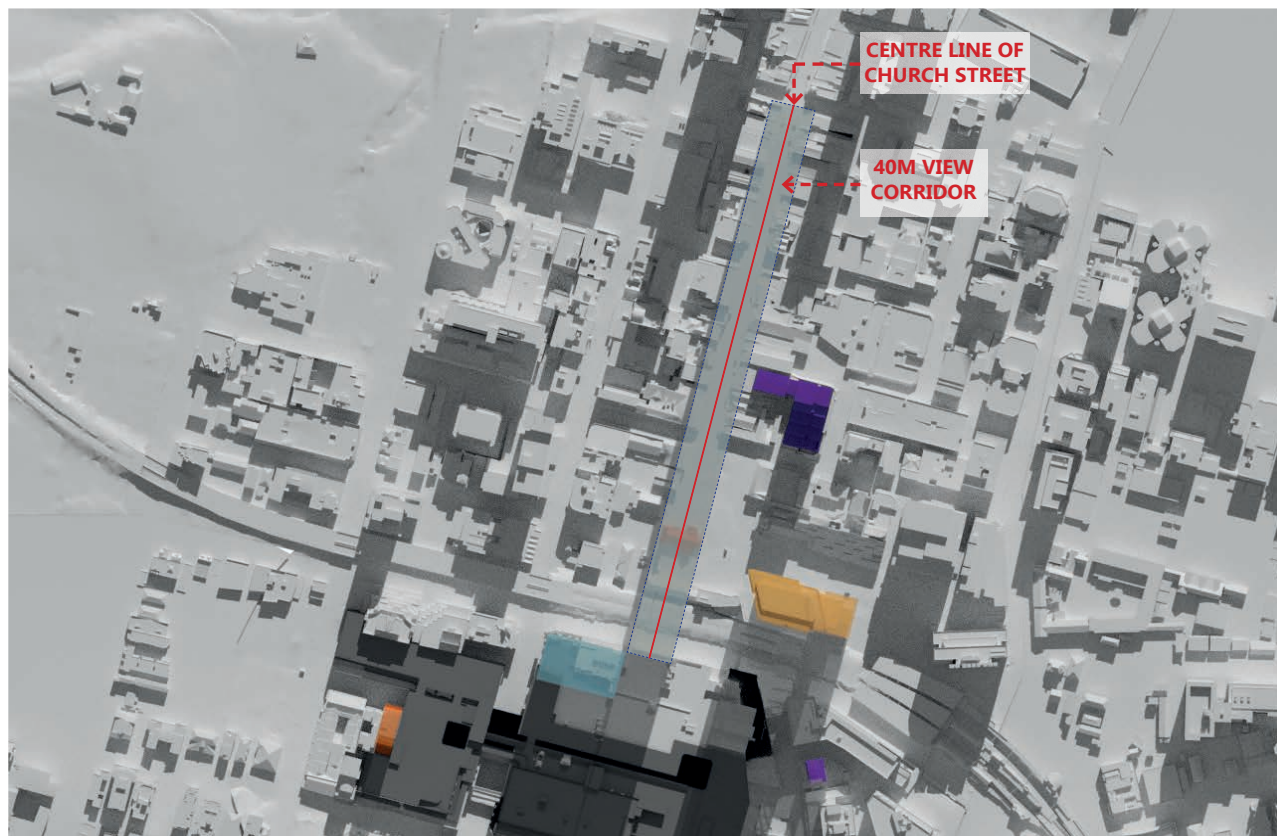


View A - East down Hunter St to Church

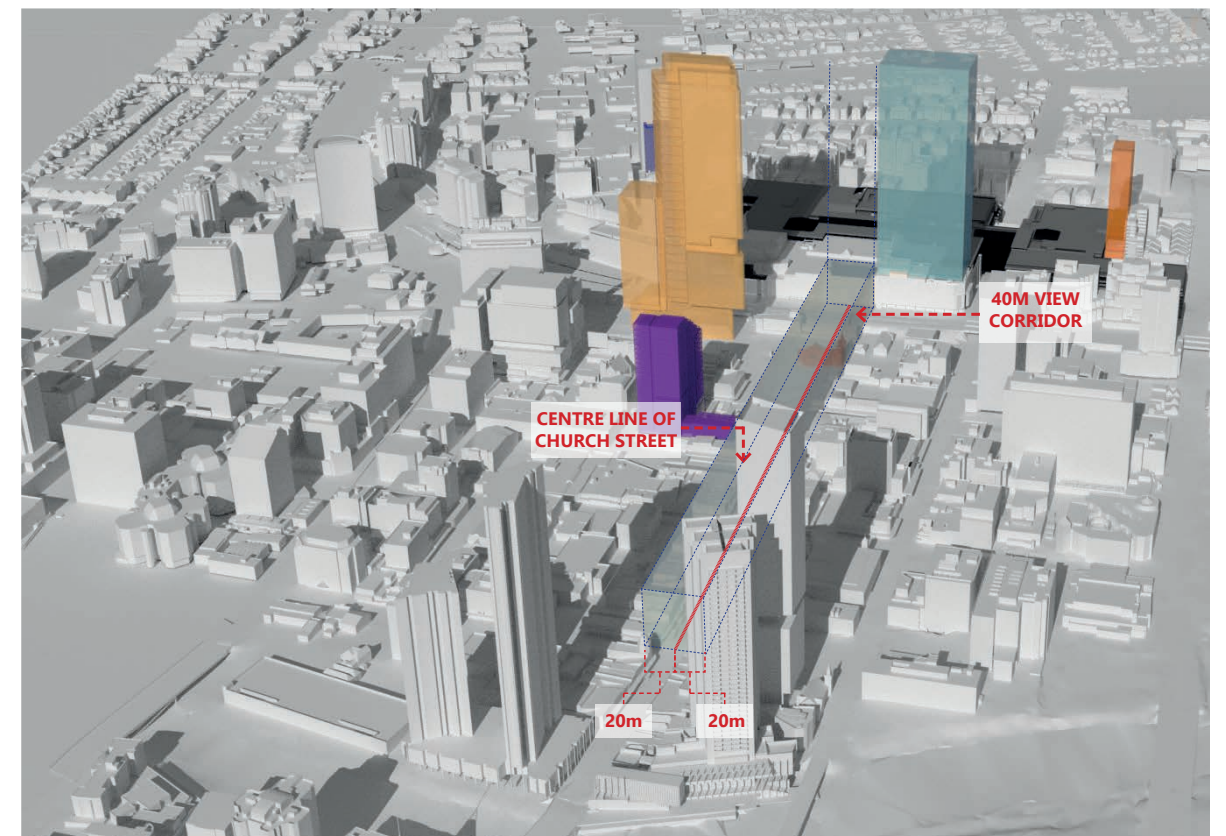


View B - West down Hunter St to Church

-  St. John's Anglican Church
-  6-8 Parramatta Square
-  40m view Corridor
-  New Proposal addressing Council and DOP requirements: MOD 1 Revised Envelope Proposal



View Corridor Plan



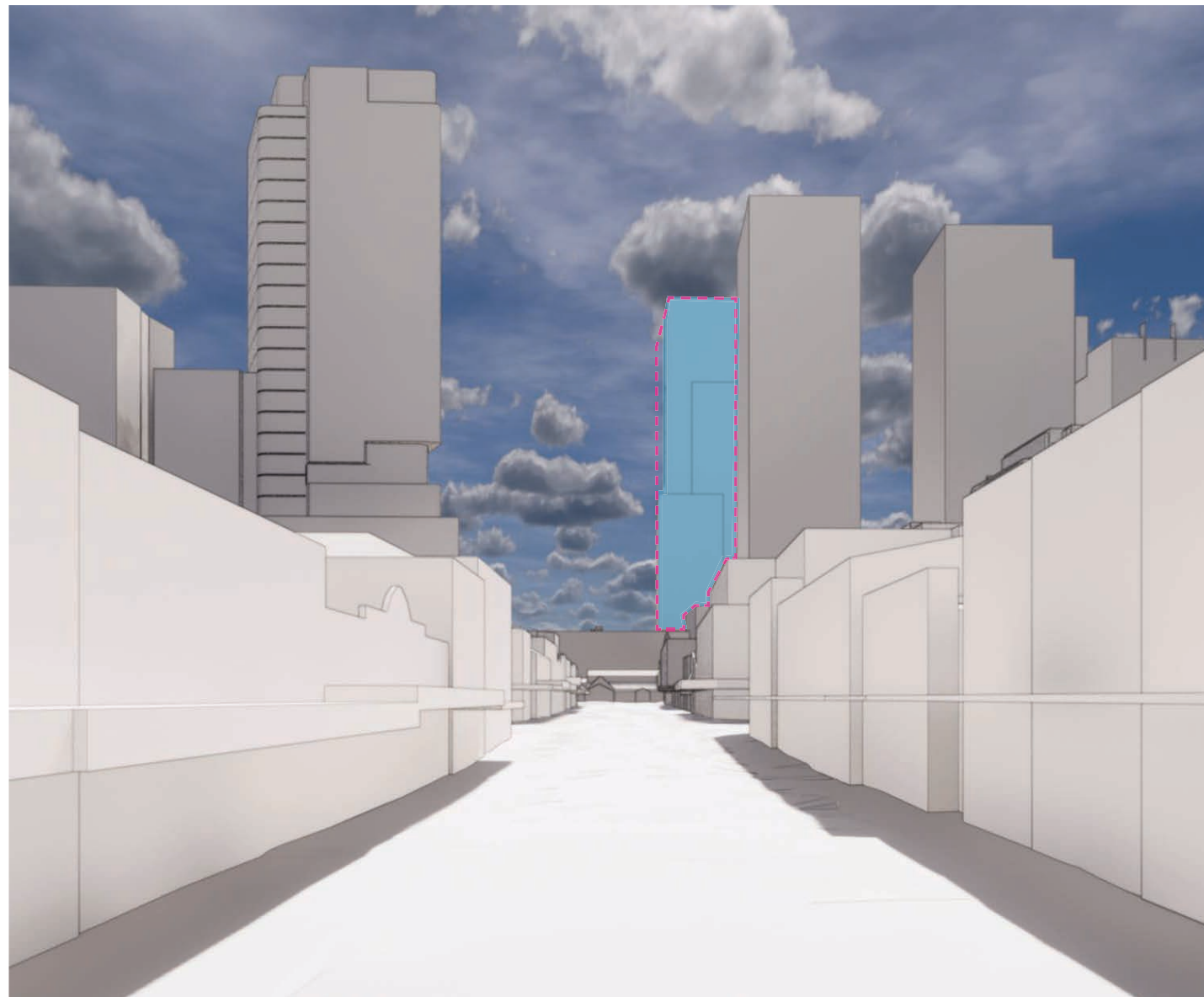
View Corridor Axonometric



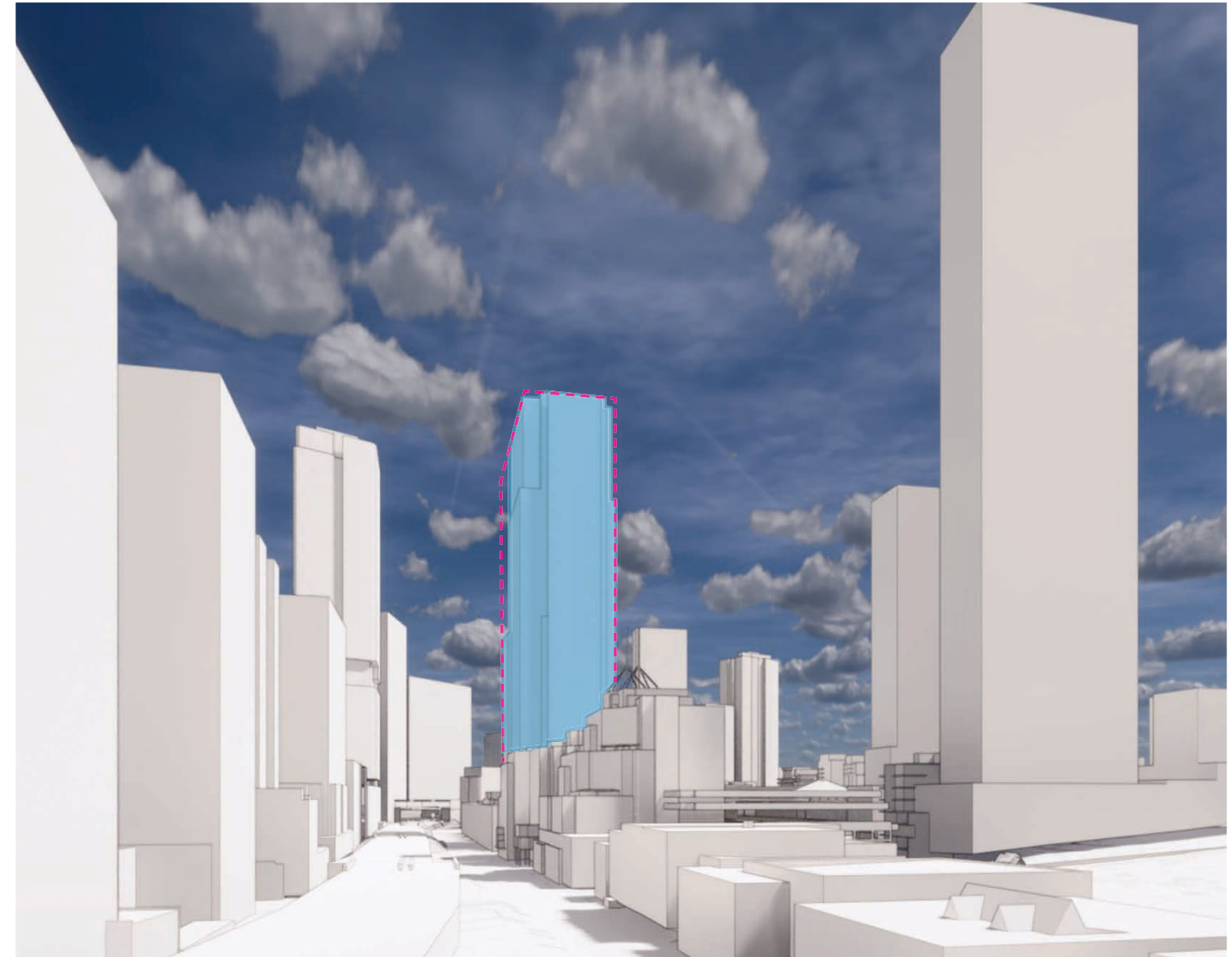


# 04 Design Response: Site

## Public Domain views to proposal



View south down Church Street  
with Proposed Envelope



View east down Argyle Street  
with Proposed Envelope

----- Proposed Envelope [MOD 1 - Revised Envelope Proposal]



# 04 Design Response: Site

## Shadow Analysis

The proposed new tower location on the corner of Marsden Street and Argyle Street has relocated the building envelope to the west. This decreases the times in which overshadowing on the western facades of the existing apartment buildings on Church Street occurs to that of previous proposed tower locations, as well as in comparison to the Approved Concept Plan (2014) for a 25 storey tower.

There is no shadow impact to Jubilee Park between the hours of 12pm to 2pm on 21st of June (winter solstice). There is no shadow impact to Ollie Webb Reserve between the hours of 10am to 3pm on 21st of June (winter solstice).


Heritage items noted below receive a minimum of two hours of sunlight. Detailed solar studies have been included in Reference Design section in this report.

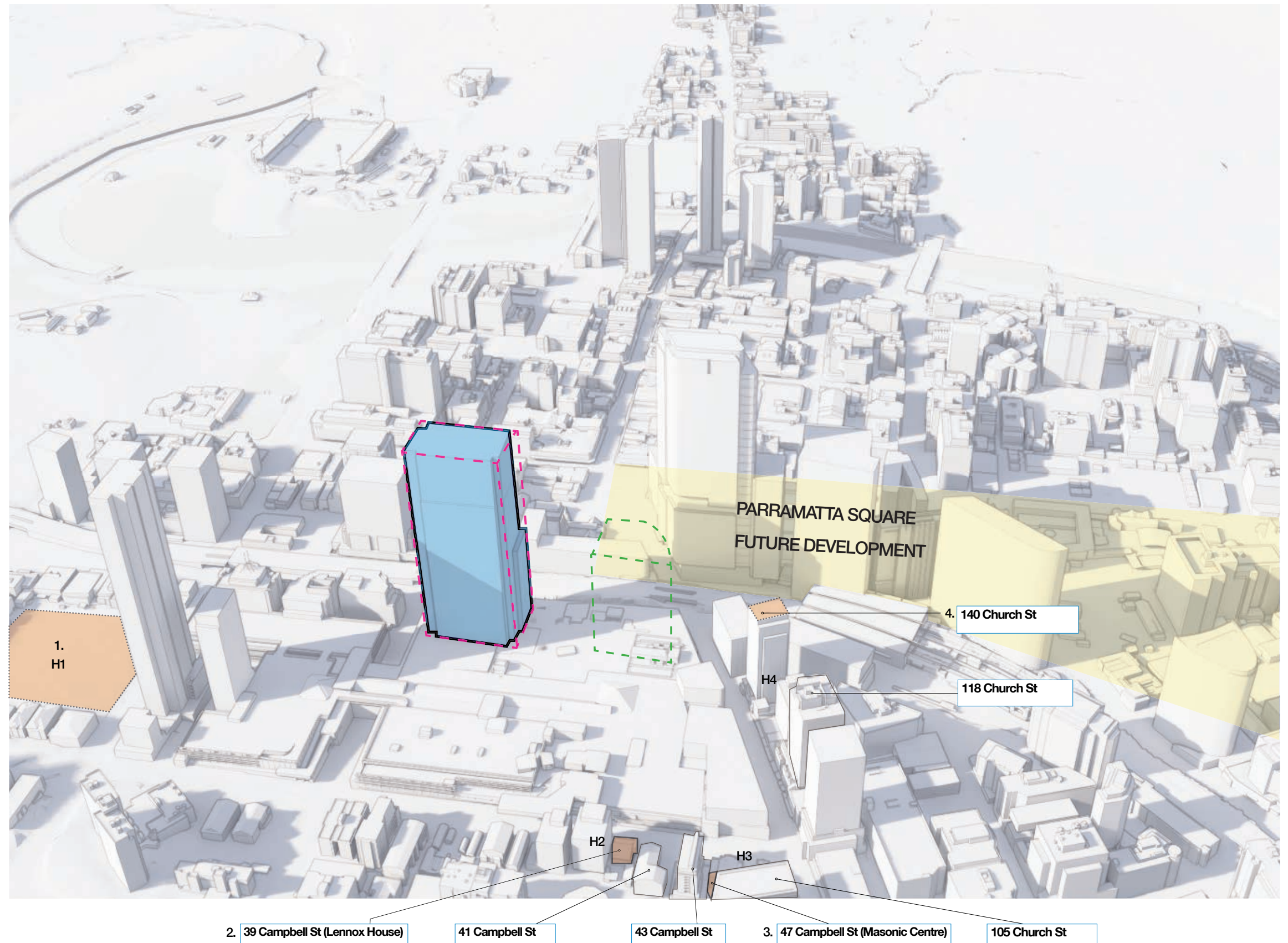
Refer to heritage report for detailed heritage appraisal.

### HERITAGE ITEMS

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

 APPROVED CONCEPT PLAN (2014)

 UPDATED ENVELOPE PROPOSAL:  
MOD 1 REVISED ENVELOPE  
PROPOSAL





# 04 Design Response: Site

## Shadow Diagram (21st June) MOD 1 Revised Envelope Proposal

### SHADOW IMPACT

Note: The shadow diagrams indicate no shadow impact to Jubilee Park between the hours of 12pm to 2pm at 21st of June (winter solstice). There is no shadow impact to Ollie Webb Reserve between the hours of 10am to 3pm on 21st of June (winter solstice).



9AM



04

Design Response: Site

Shadow Diagram (21st June) MOD 1 Revised Envelope Proposal

MARCH EQUINOX - SHADOW IMPACT SUMMARY:  
MARCH 21 2PM TO 2PM

TYPE	RESIDENTIAL BUILDINGS	
NAME	140 Church Street	118 Church Street
	(Study of sunlight access period from 9am - 3pm)	(Study of sunlight access period from 9am - 3pm)
CONCLUSION	The tower envelope allows more than 2 hours of sun access to residential buildings	



10AM



11AM



12PM



1 PM



2PM



3PM

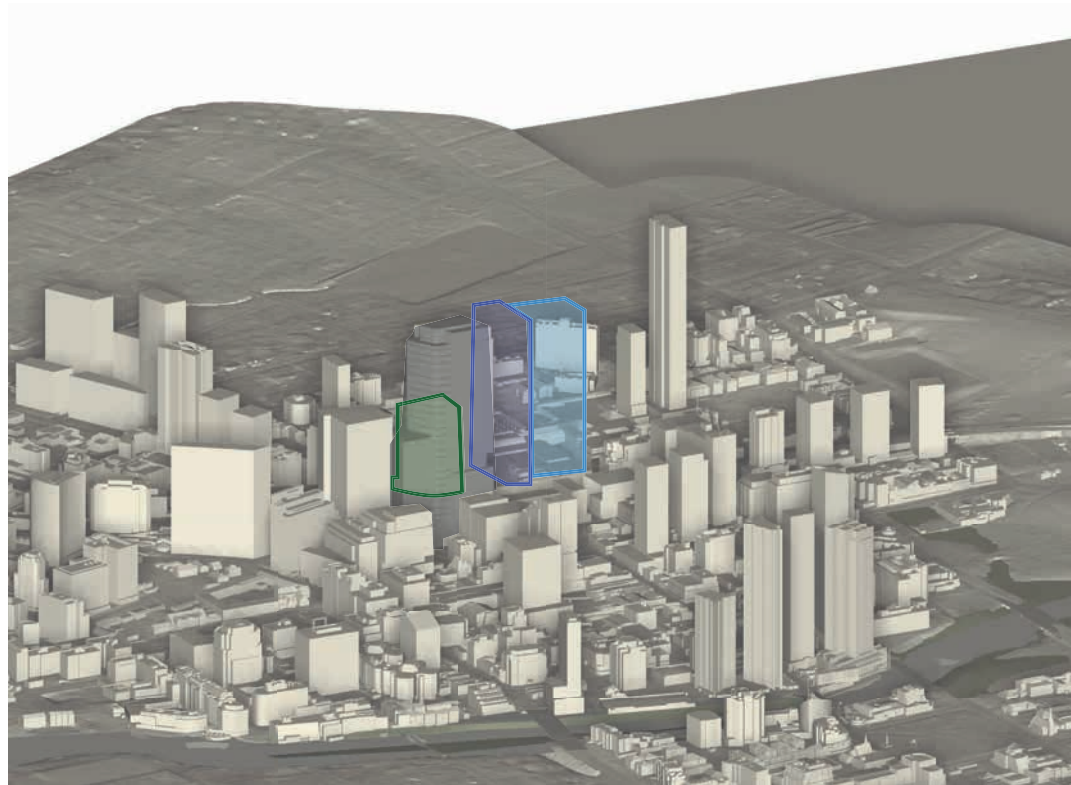
- Heritage conservation Area
- Residential Area



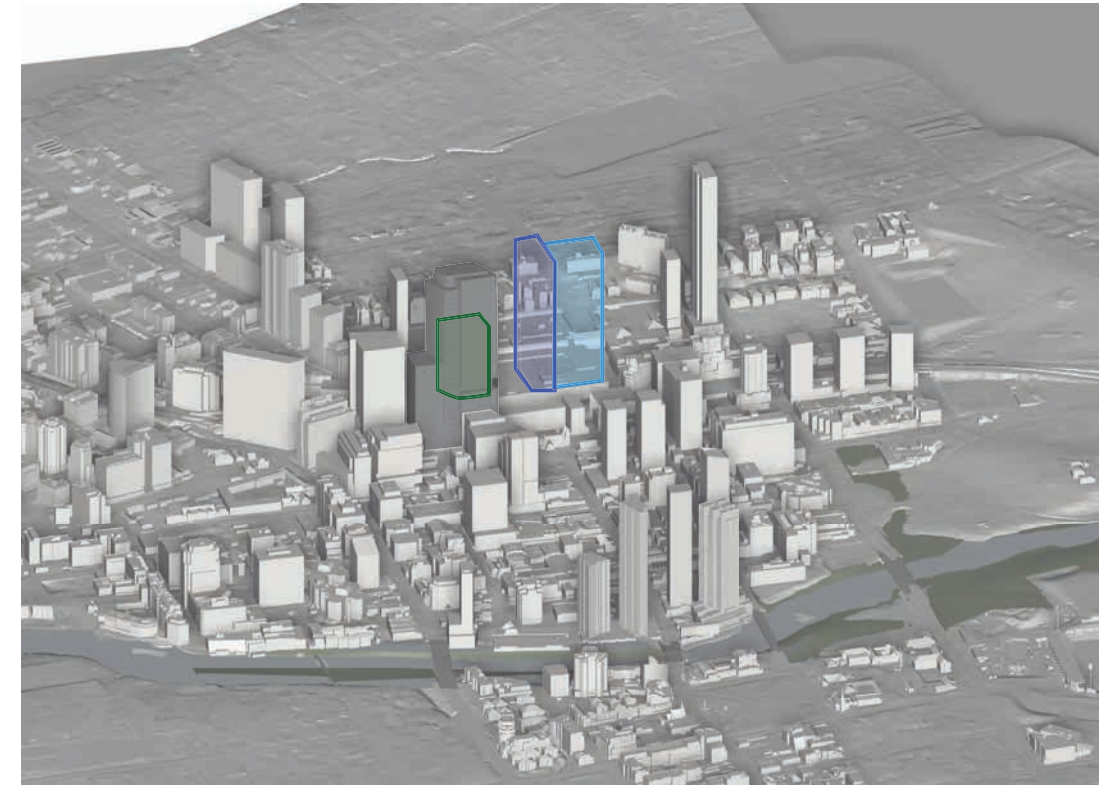


# 04 Design Response: Site

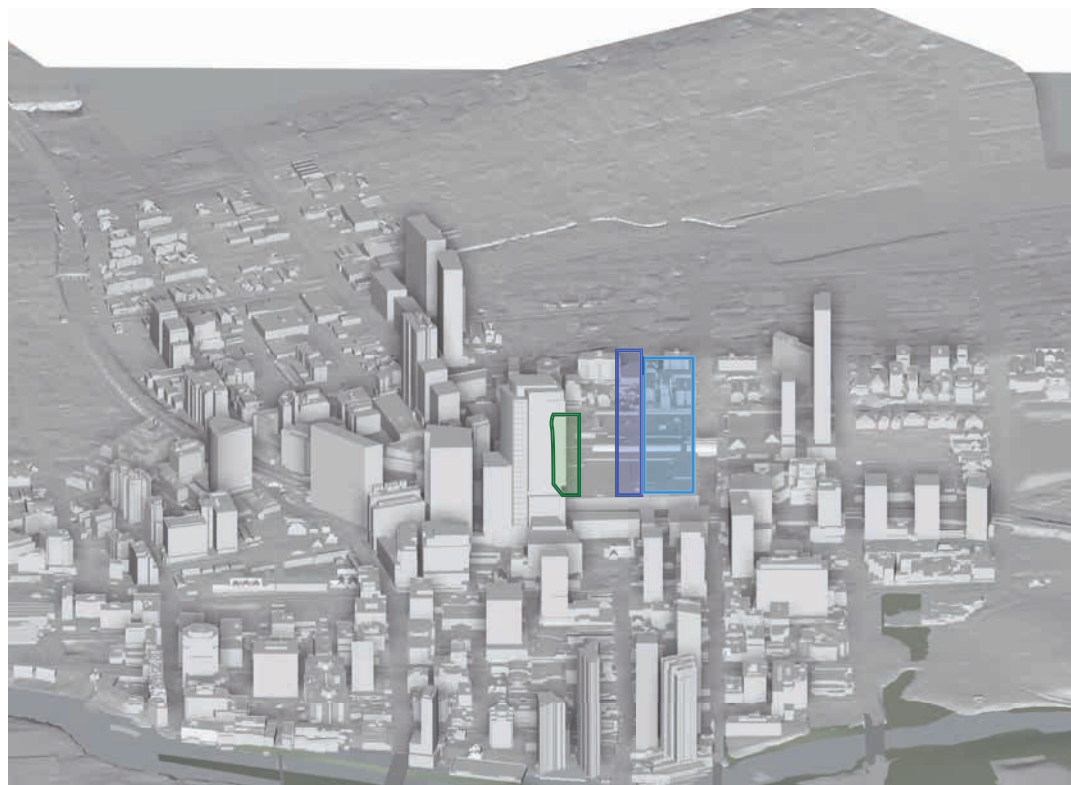
## Suns Eye Diagrams - Tower location comparison



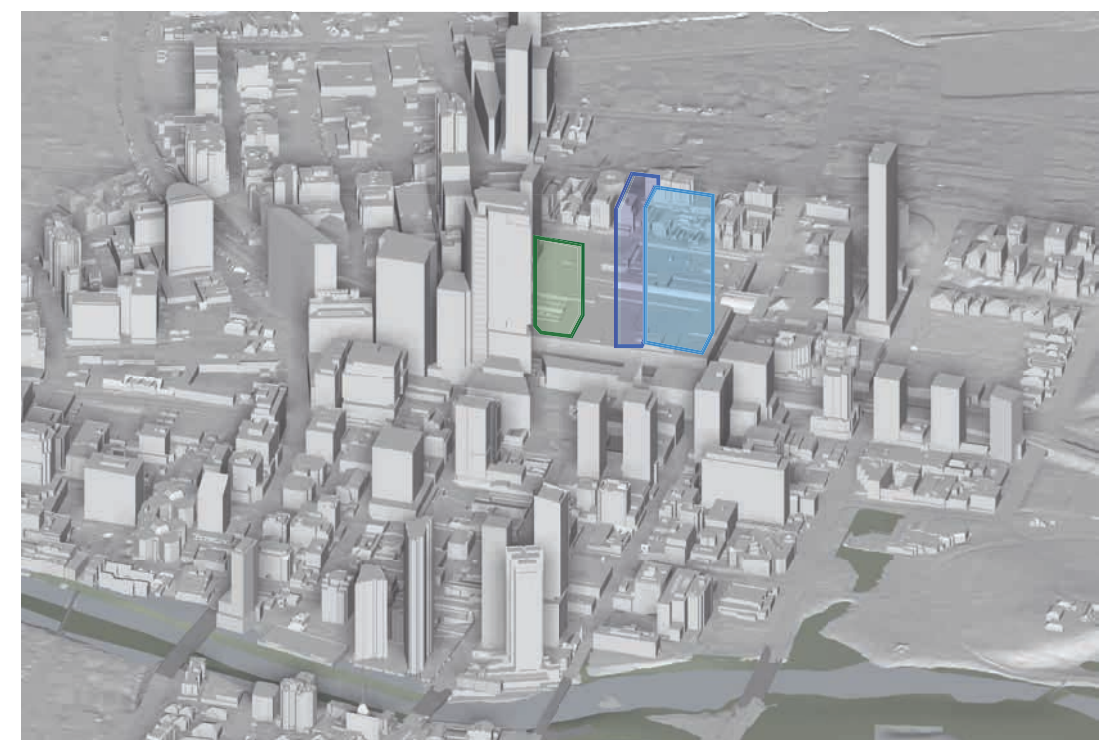
Winter Solstice - 9:00 am



Winter Solstice - 10:00 am



Winter Solstice - 11:00 am



Winter Solstice - 12:00 pm

MOD 1  
REVISED  
ENVELOPE  
PROPOSAL

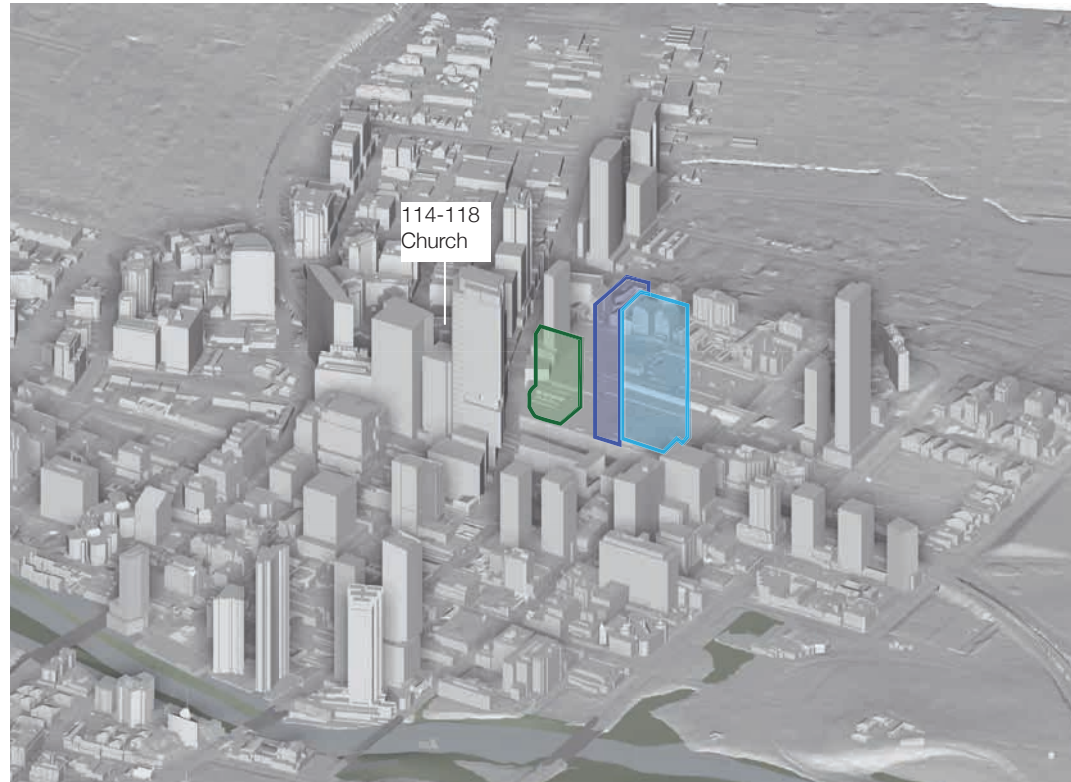
MOD 1  
EXHIBITED  
ENVELOPE  
PROPOSAL

DA APPROVAL  
TOWER LOCATION

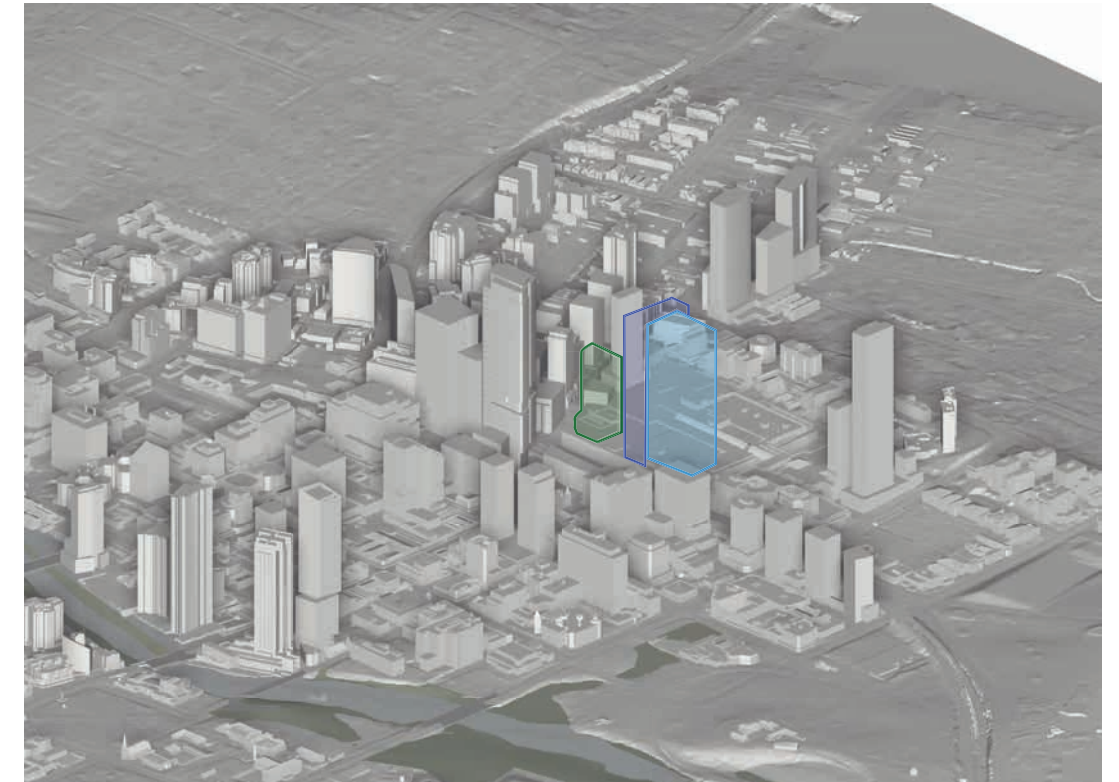


# 04 Design Response: Site

## Suns Eye Diagrams - Tower location comparison



Winter Solstice - 1:00 pm

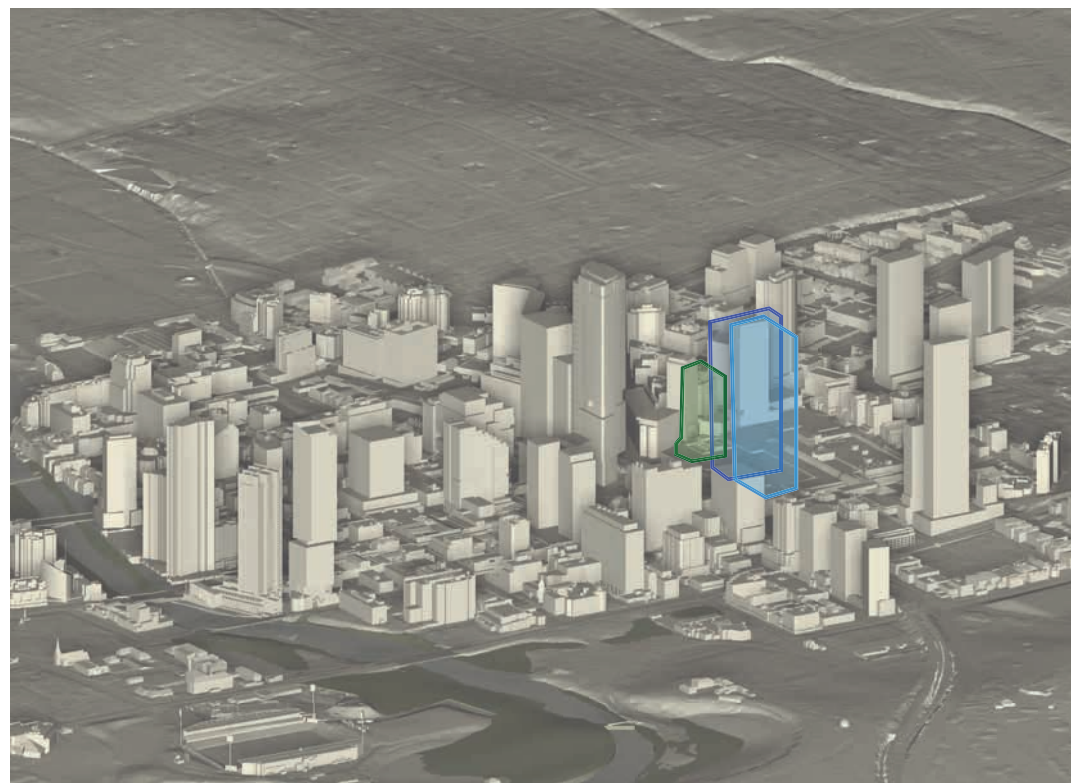


Winter Solstice - 2:00 pm

MOD 1  
REVISED  
ENVELOPE  
PROPOSAL

MOD 1  
EXHIBITED  
ENVELOPE  
PROPOSAL

DA APPROVAL  
TOWER LOCATION



Winter Solstice - 3:00 pm

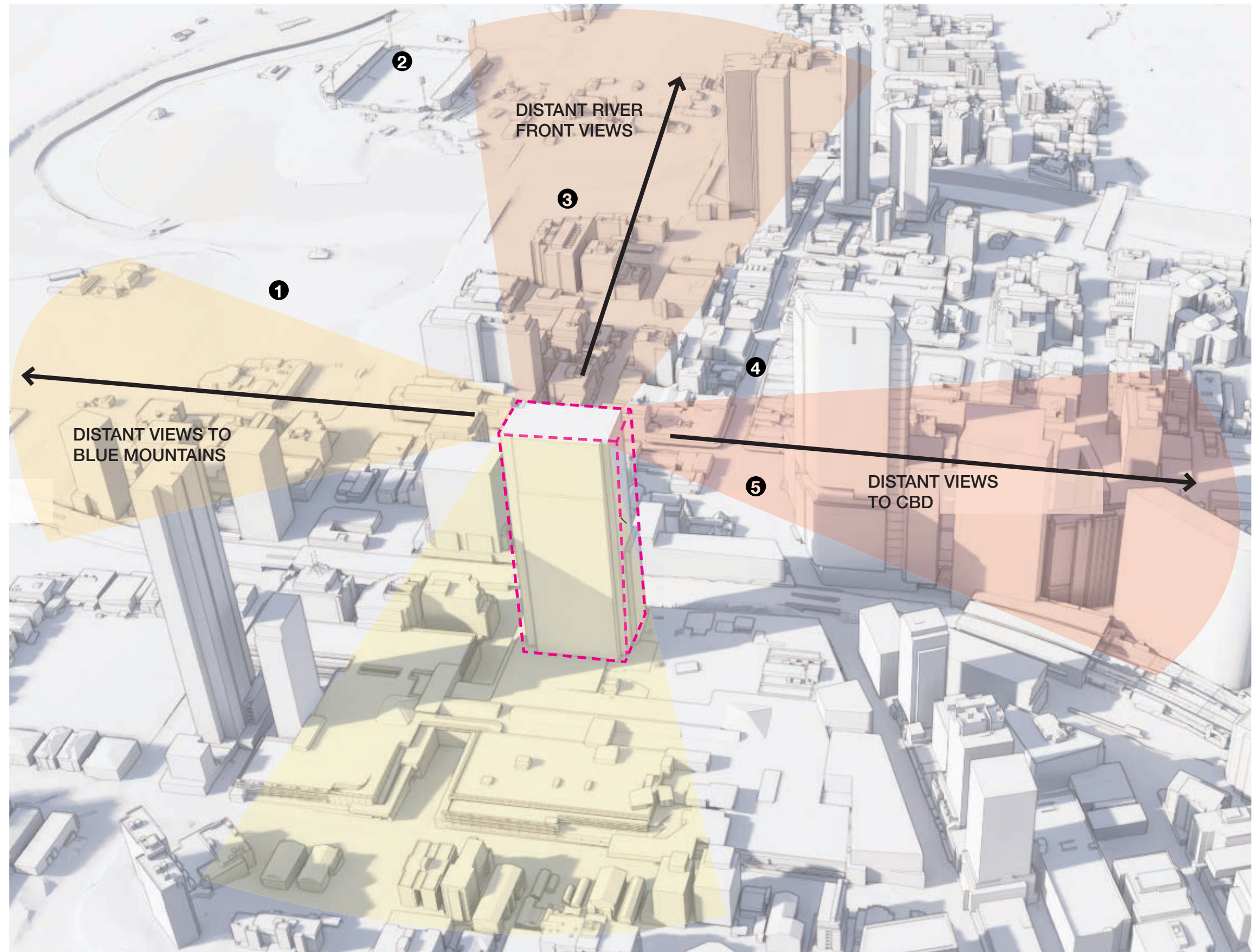


# 04 Design Response: Site

## 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 from site



01. Parramatta Park



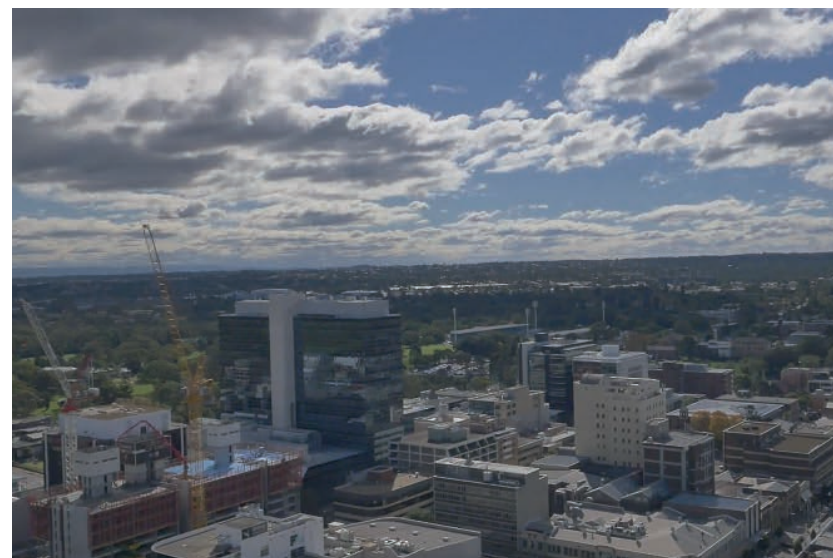
02. Bankwest Stadium



03. Parramatta River



04. Church street



View West, towards Blue Mountains



View East, towards CBD



05. Parramatta Square



# 05 Design Response : Streetscape





# 05 Design Response: Streetscape

## Ground Plan and Public Domain Activation

Integrated with Westfield Shopping Centre, the new development has the potential to further uplift Argyle Street and strengthen the urban fabric.

### / Commercial Arrival

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

The commercial lobby provides a destination on Argyle Street aligned with the bus drop off areas and current activation of Argyle Street. Further possible street activation may be possible linking to future proposed development along Argyle Street and the proposed Aquatic Centre.

### / Retail Arrival

Improvements to retail activation on Argyle Street may be possible with improved linkage to the shopping centre at ground floor level. The commercial lobby provides a destination on Argyle Street aligned with the bus drop off areas and current activation of Argyle Street. The commercial tower lobby will provide a bookend destination at the corner of Argyle Street and Marsden Street.

### / Loading

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

### / Commercial Core

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

### / Podium

There is a potential to refurbish the facade and podium rooftop. This presents an opportunity to significantly improve the Argyle Street human dimension and initiate a high quality, design focused, place making improvement.



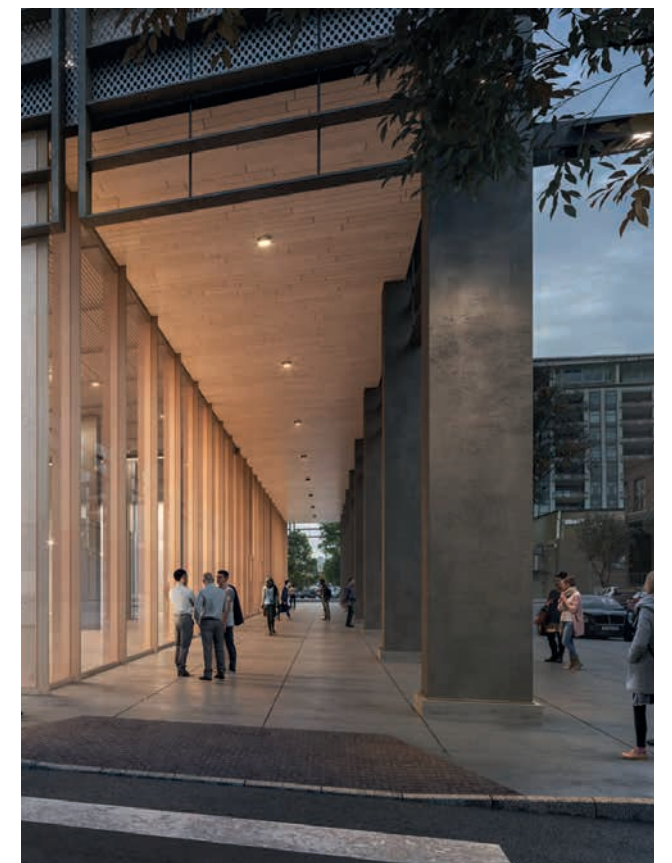
Potential Podium rooftop amenities



Commercial Lobby



Potential Street activation





# 06 Design Response : Tower





# 06 Design Response: Tower

## Tower Plan

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 1800m<sup>2</sup> - 2300m<sup>2</sup> 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

### **/ Low Rise**

Potentially offering approximately 2,300m<sup>2</sup> of NLA on 2,865m<sup>2</sup> GBA floor plate.

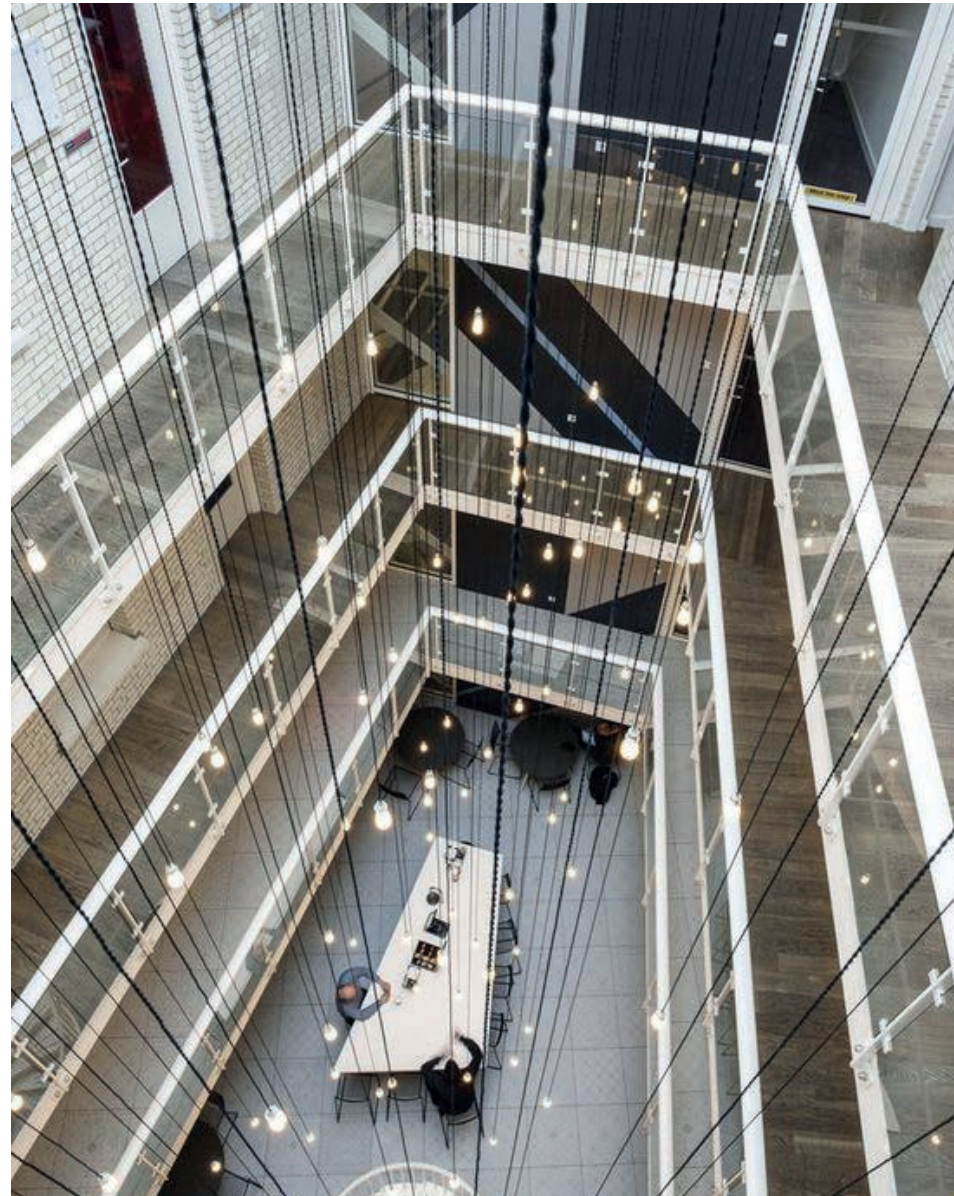
### **/ Mid Rise**

Potentially offering approximately 2,155m<sup>2</sup> of NLA on a 2,400m<sup>2</sup> 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 1,820m<sup>2</sup> of NLA on a 2,300m<sup>2</sup> GBA floor plate.





# 07 Design Response : Rooftop





# 07 Design Response: Rooftop

## Podium Rooftop

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

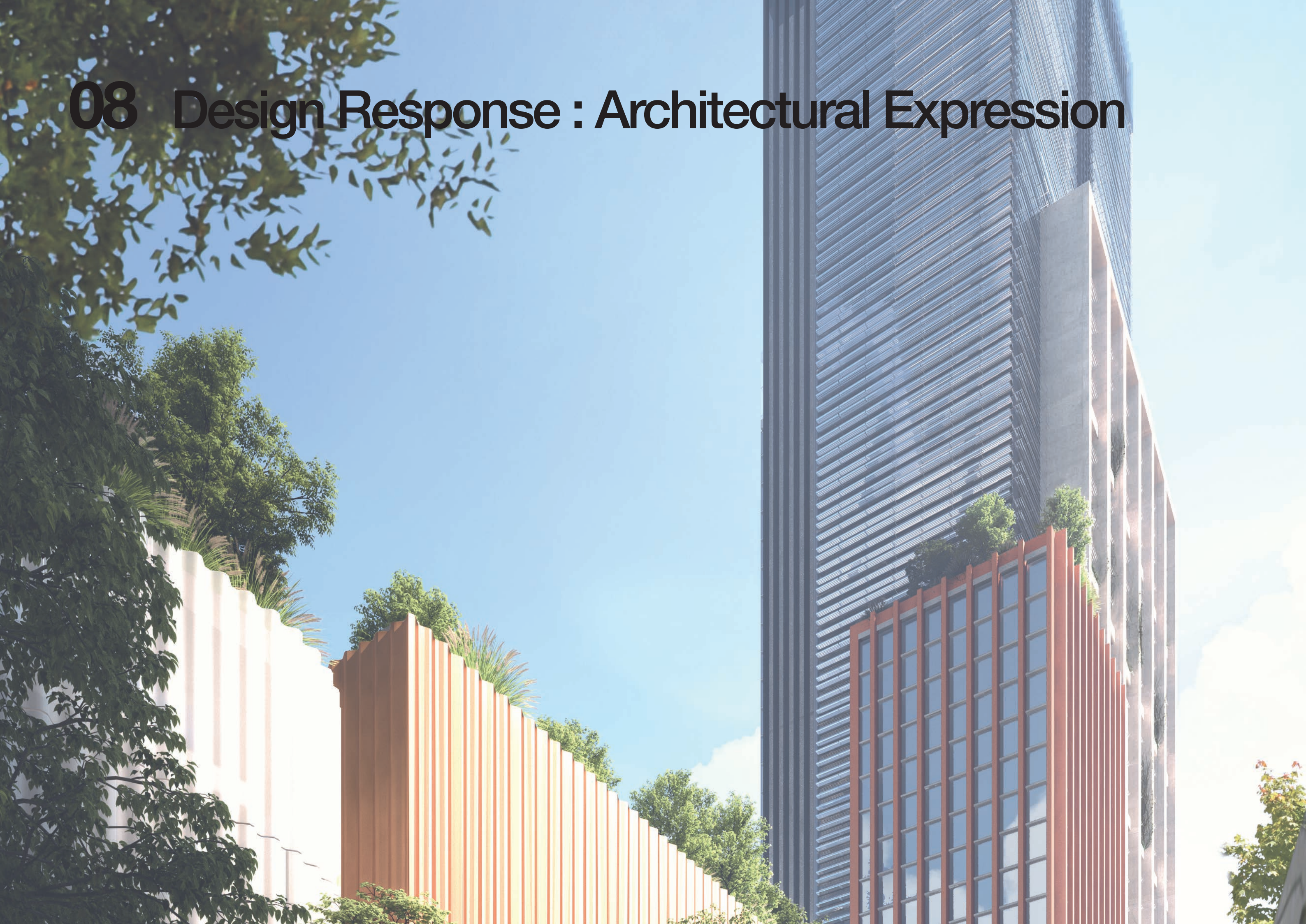
These spaces are likely to contain a mix of supporting third space style uses such as leisure facilities, bars, cafes, meeting areas, flexible work zones and the like that will contribute to commercial tower amenity.

The existing retail levels can potentially be connected from level 2 Argyle Street retail level to level 6. This will connect the existing retail with lifestyle levels at podium roof.





# 08 Design Response : Architectural Expression





**Example Architectural Response - Reference design scheme****Architectural expression**

The proposed form identified in this reference design scheme of 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

**Podium**

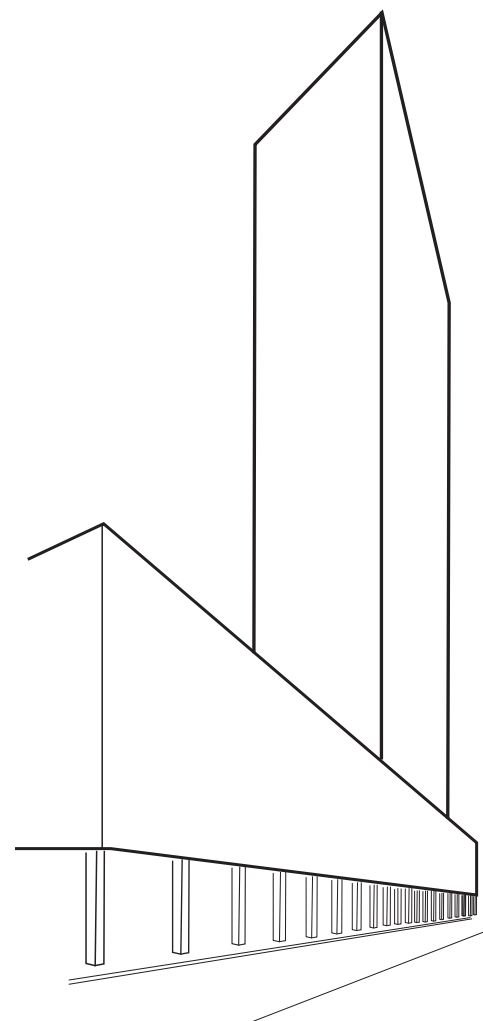
The podium responds to the human-scale ground floor domain, providing a continuous Street colonnade and a continuous podium at the lower levels.

**Tower**

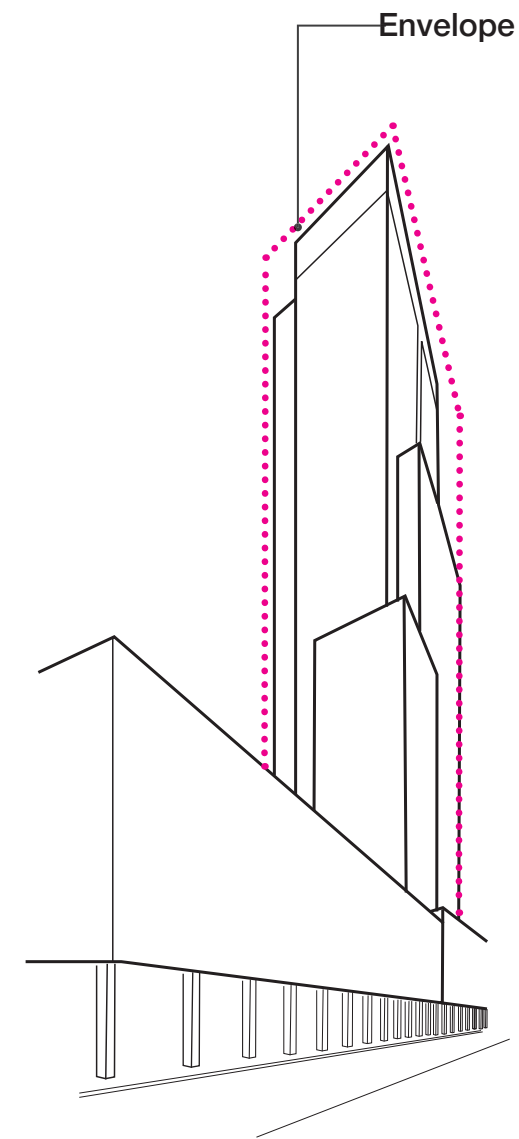
The Tower has been located off the Church street visual axis, creating an urban marker on the corner of Argyle Street and Marsden Street, and allowing uninterrupted vistas down Church Street.

To articulate the upper tower form, the mass has been sculpted to be lighter towards the sky reducing the ground level perception of one, large singular tower mass.

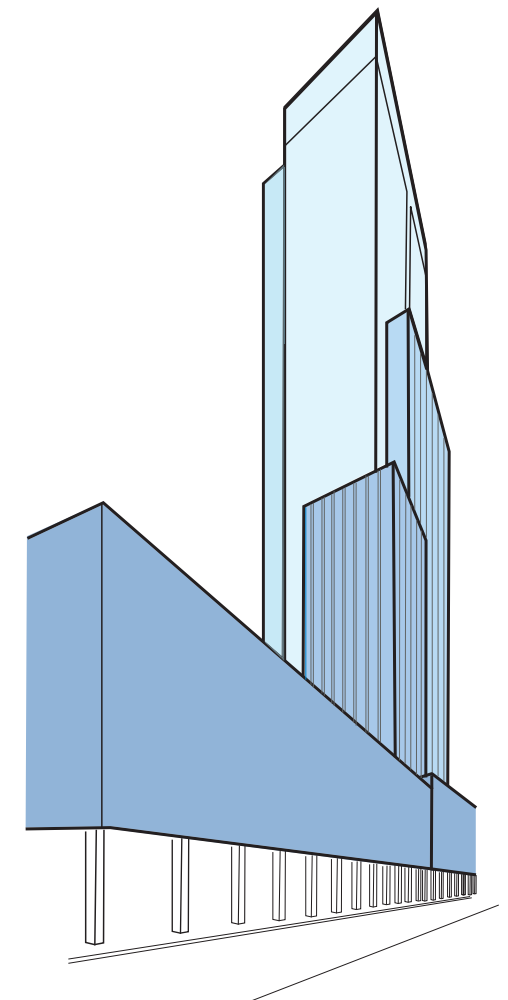
A light, slender upper tower has been created, with more articulated, solid lower forms at the base and podium levels.

**Podium + Tower**

- Continuous Street Colonnade and podium at lower levels
- Tower located off Church street visual axis; an urban marker on the corner of Argyle Street and Marsden Street

**Articulated Tower**

- Articulated upper tower form reduce ground level perception of one singular tower mass

**Facade Articulation:****Lighter towards sky**

- Light & slender upper tower / solid, articulated lower forms

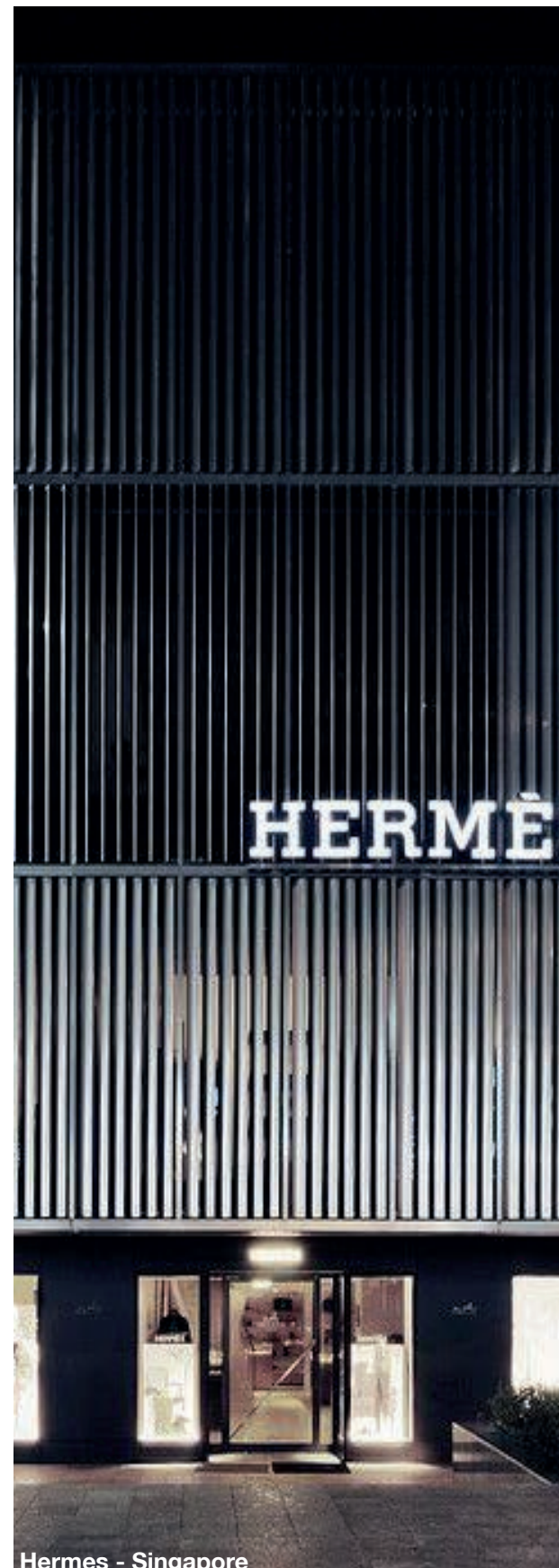


# 08 Design Response: Architectural Expression

## Architectural Response - Facade

Simple architectural facades can be wrap 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.

The facade response is intended to align with the envelope articulation response, a lighter slender tower form is proposed at the upper levels with a more articulated, solid lower level response.



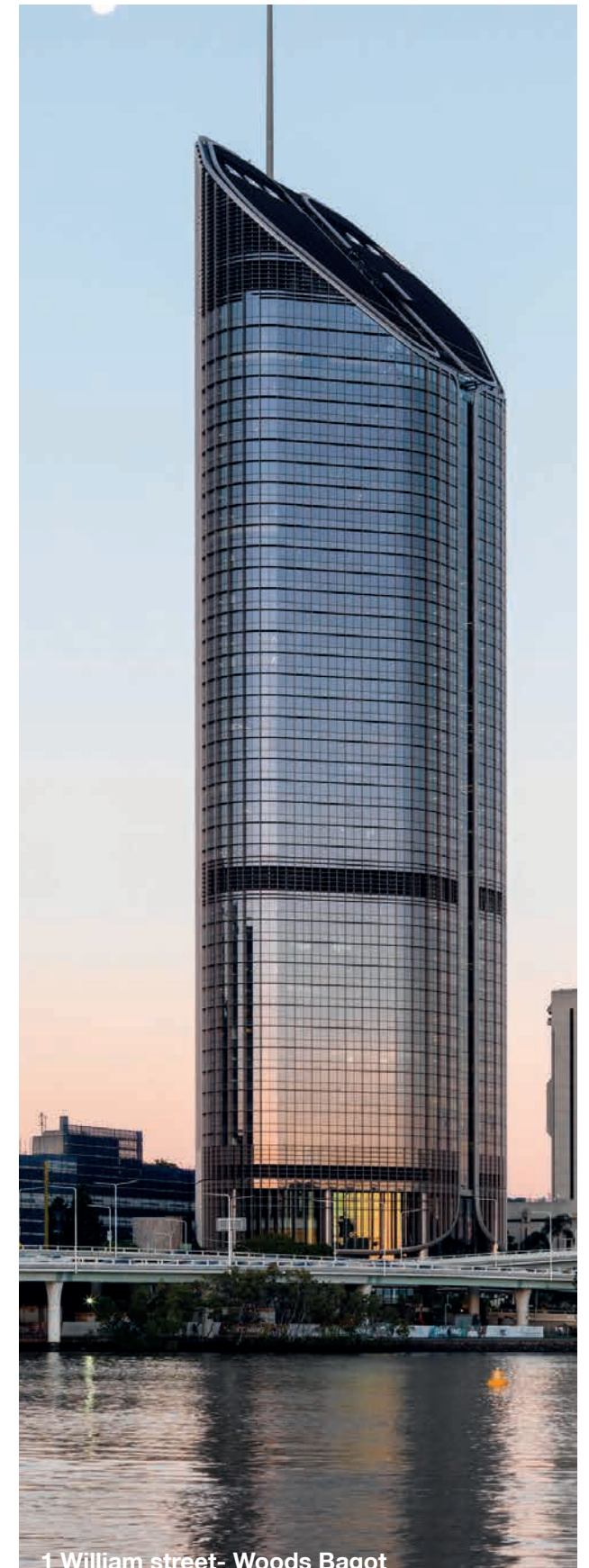
Hermes - Singapore

Podium



80 Queen Street - Arney Fender Katsalidis

Mid-Rise



1 William street- Woods Bagot

High-Rise



# 08 Design Response: Architectural Expression



Hermes - Singapore



80 Queen Street - Arney Fender Katsalidis



Samsung Tower - KPF



# 09 Envelope Design





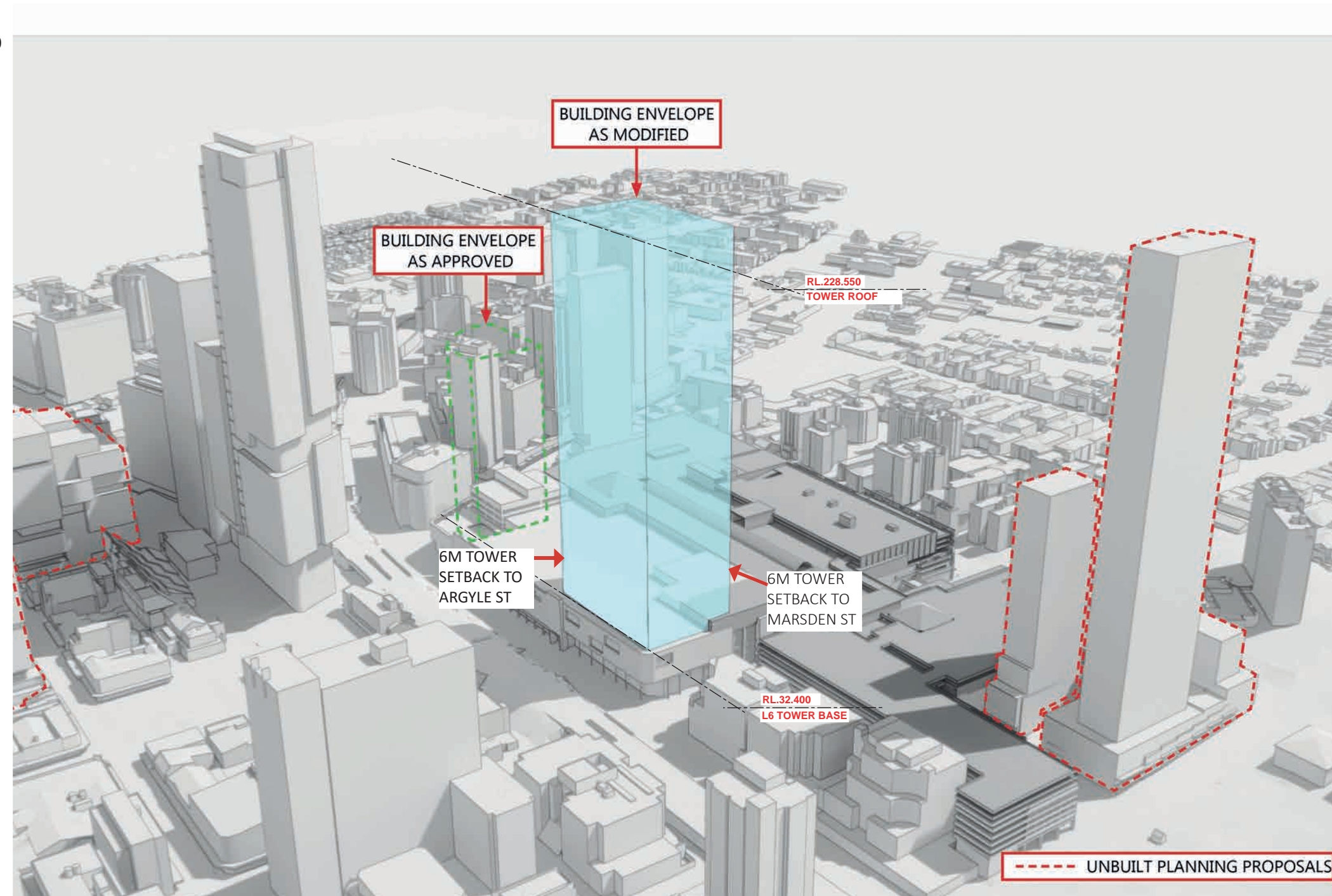
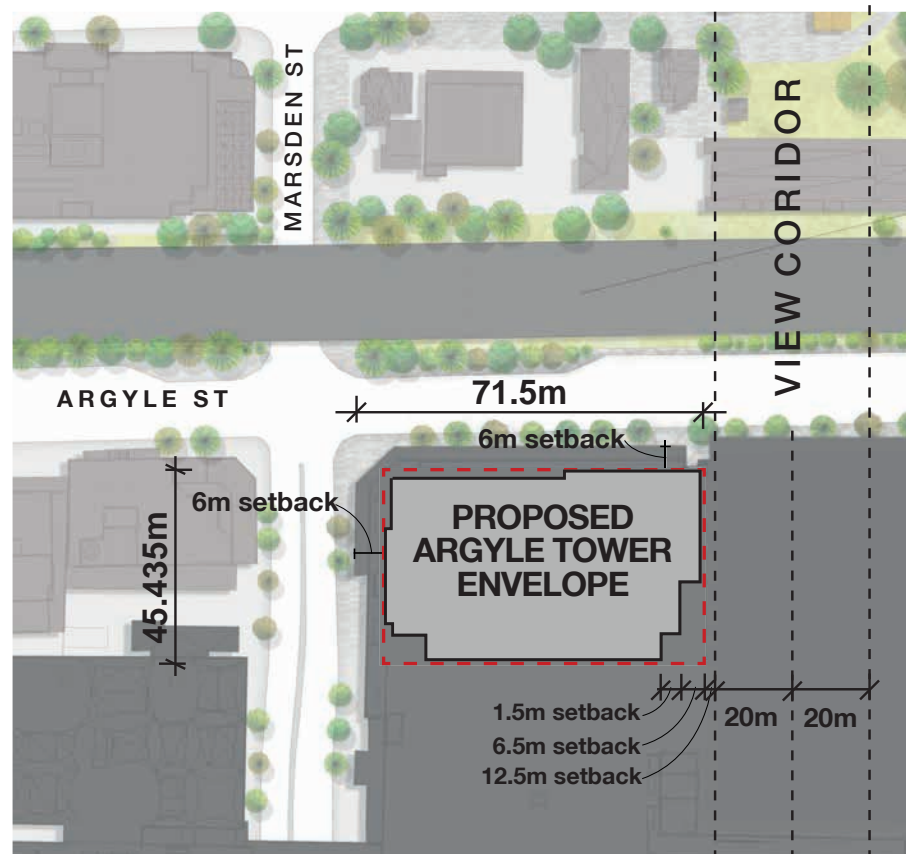
# 09 Modified Concept Plan Tower Envelope Design

## Setbacks

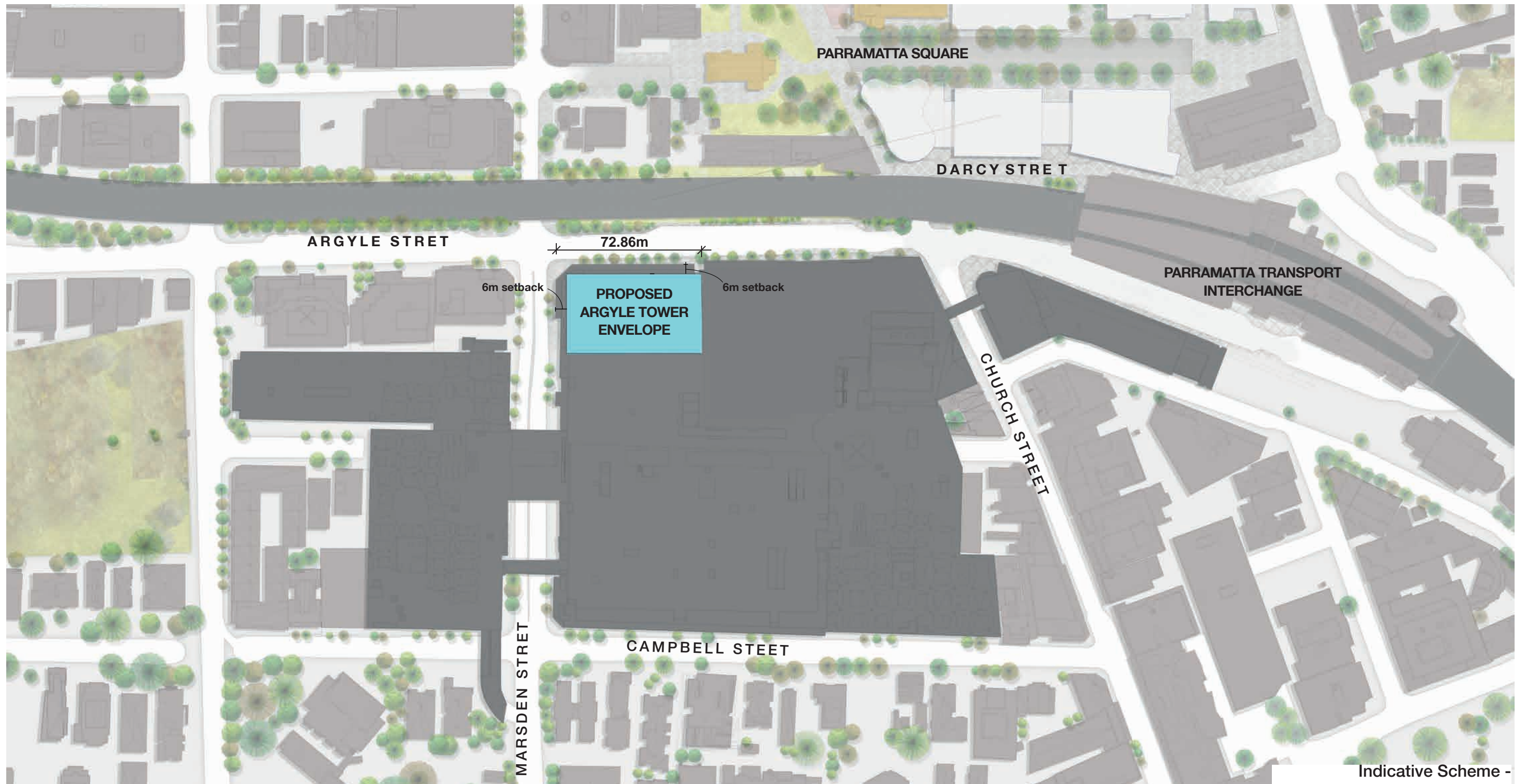
### Setbacks

As a response to the Approved Concept (2014), the proposal (MOD 1 Revised Envelope Proposal) shifts the tower to the corner of Argyle Street and Marsden Street. This allows an improved building separation to the already approved Aspire development. This also relocates the proposed Tower lobby further west on Argyle Street, freeing up the previously approved lobby location on the Argyle Street / Church Street corner for better retail and public activation.

To strengthen the Argyle Street and Marsden Street corner address and Tower form, a 6m setback to Argyle Street and Marsden Street boundaries is proposed, adhering to setback controls.







Indicative Scheme -  
Site Plan : NTS

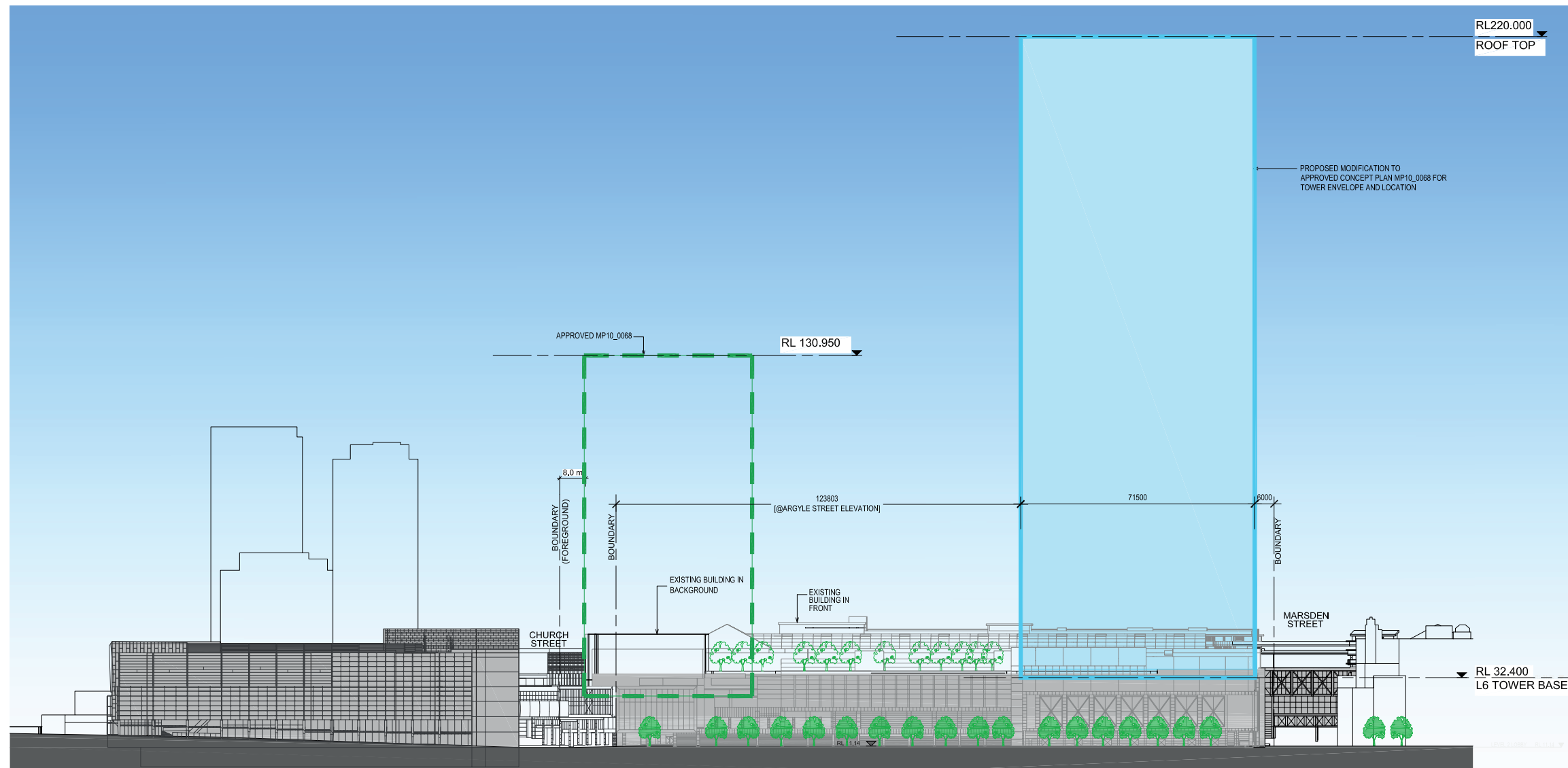
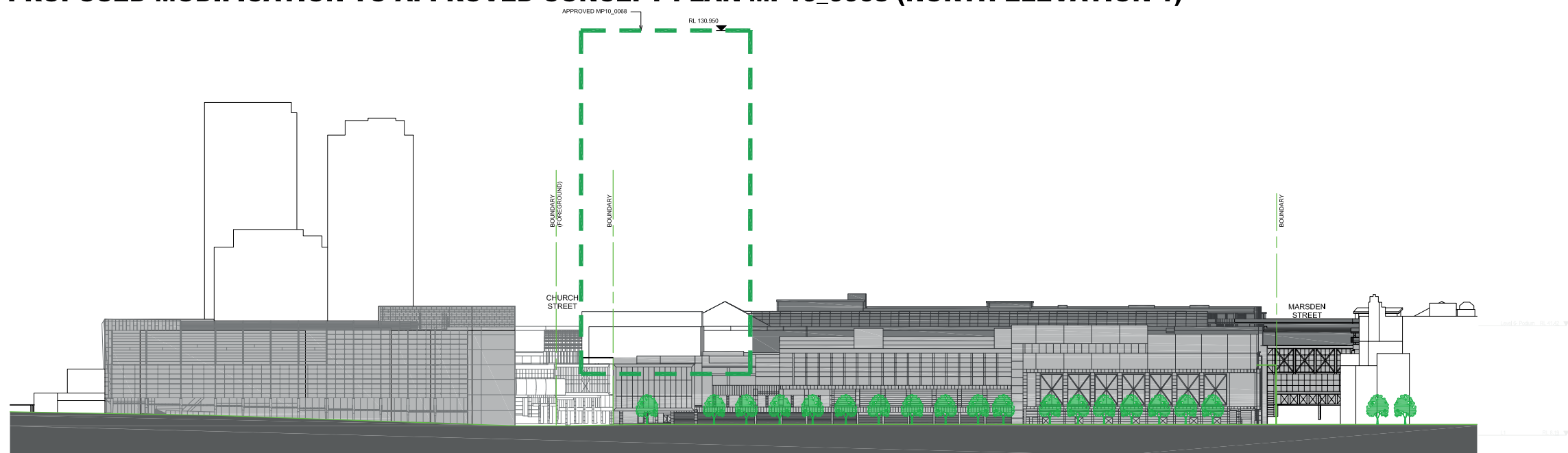
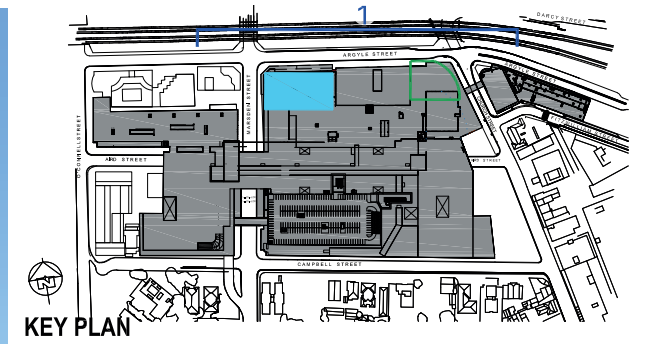




09

## Modified Concept Plan Tower Envelope Design

## Envelope Elevations

**PROPOSED MODIFICATION TO APPROVED CONCEPT PLAN MP10\_0068 (NORTH ELEVATION 1)****APPROVED ENVELOPE MP10\_0068 & MP10\_0068(PA) (NORTH ELEVATION 1)****LEGEND**

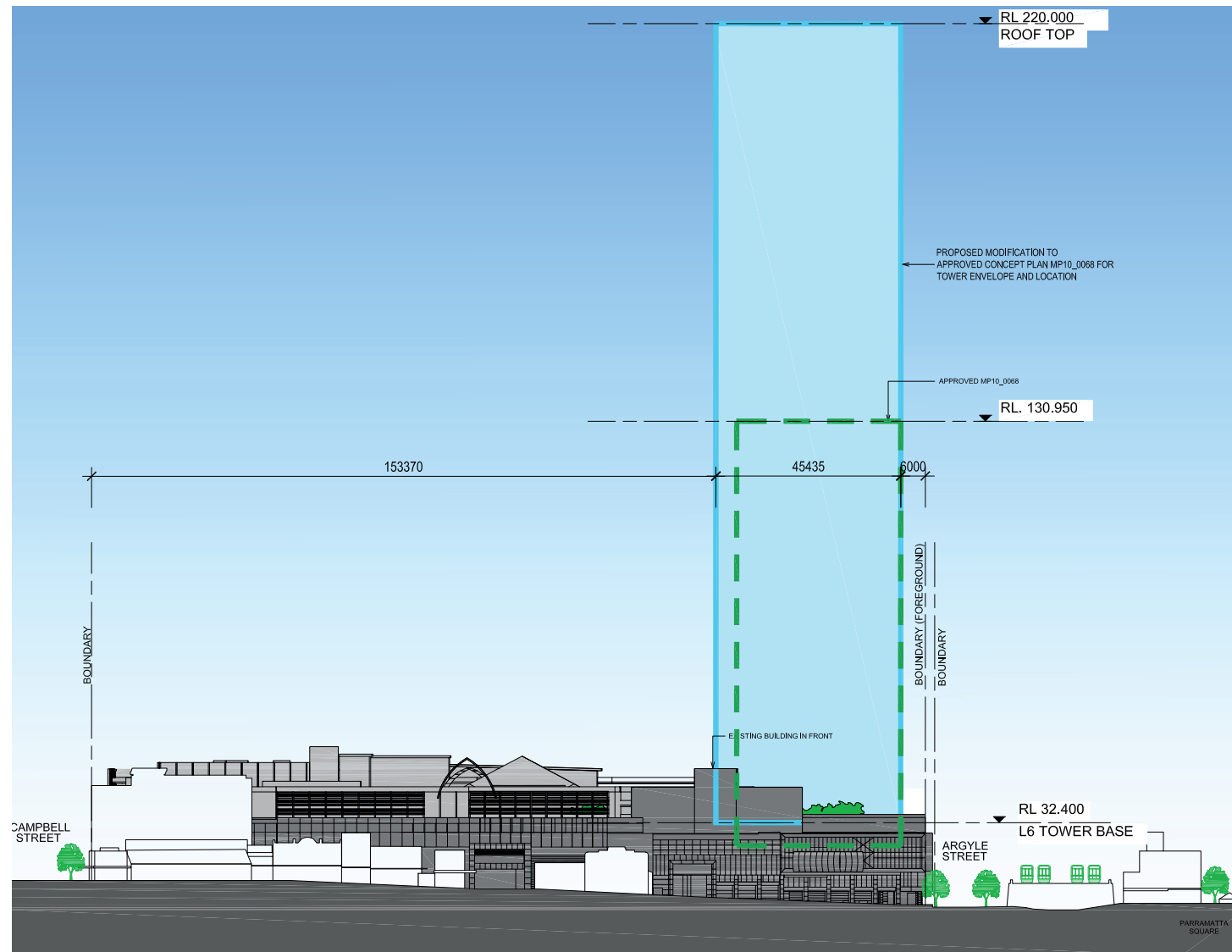
- PROPOSED MODIFICATION TO APPROVED CONCEPT PLAN MP10\_0068
- APPROVED MP10\_0068
- APPROVED RETAIL & PARKING



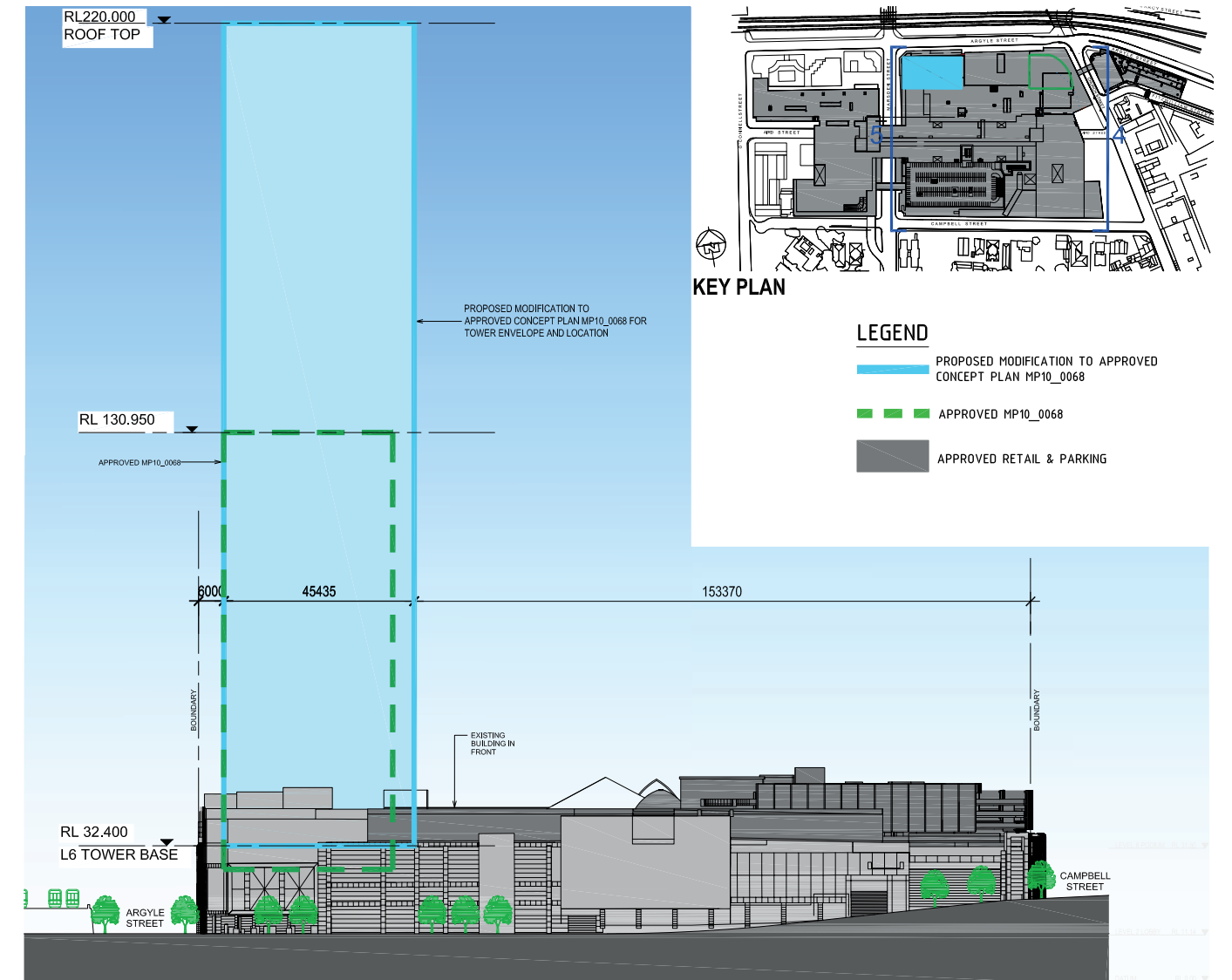
09

# Modified Concept Plan Tower Envelope Design

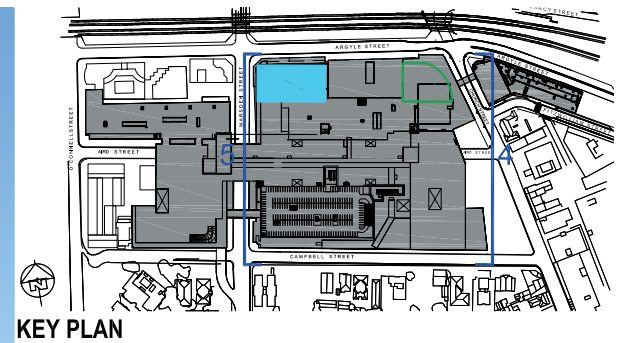
## Envelope Elevations



PROPOSED MODIFICATION TO APPROVED CONCEPT PLAN MP10\_0068 [EAST ELEVATION-4]



PROPOSED MODIFICATION TO APPROVED CONCEPT PLAN MP10\_0068 [WEST ELEVATION-5]



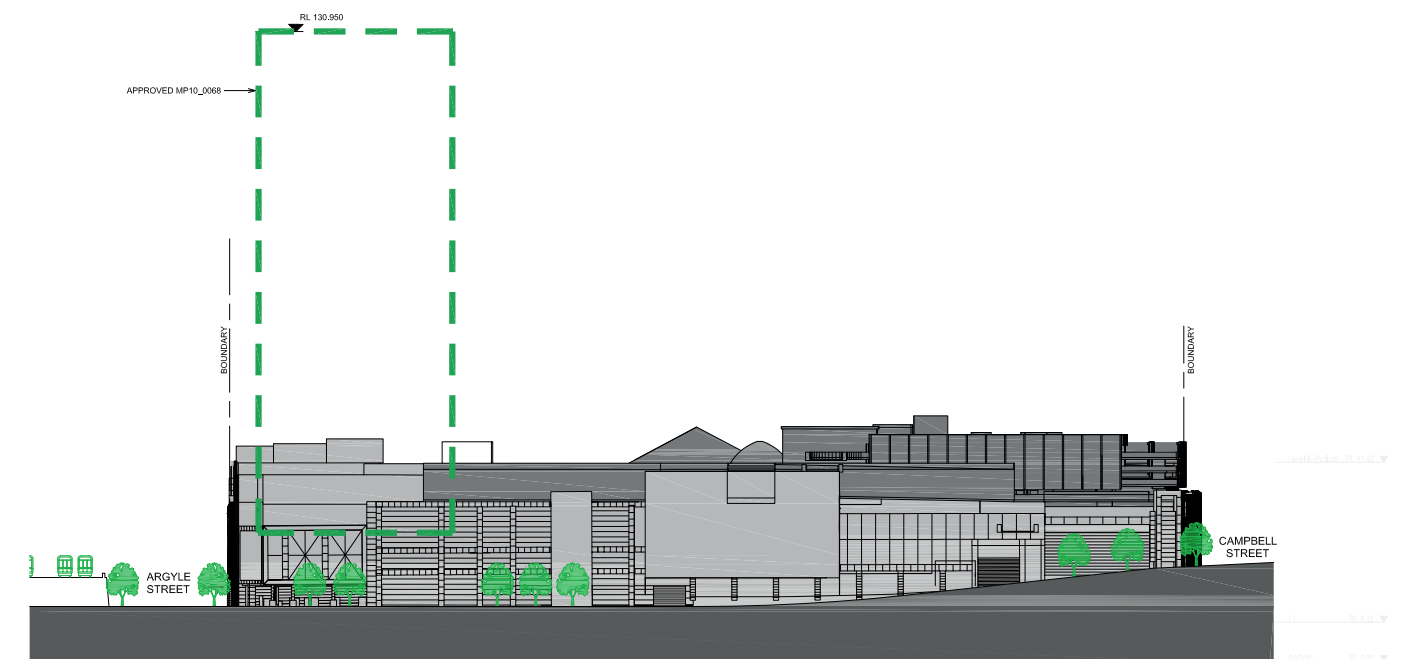
KEY PLAN

### LEGEND

- PROPOSED MODIFICATION TO APPROVED CONCEPT PLAN MP10\_0068
- APPROVED MP10\_0068
- APPROVED RETAIL & PARKING



APPROVED ENVELOPE MP10\_0068 & MP10\_0068(PA) (EAST ELEVATION 4)



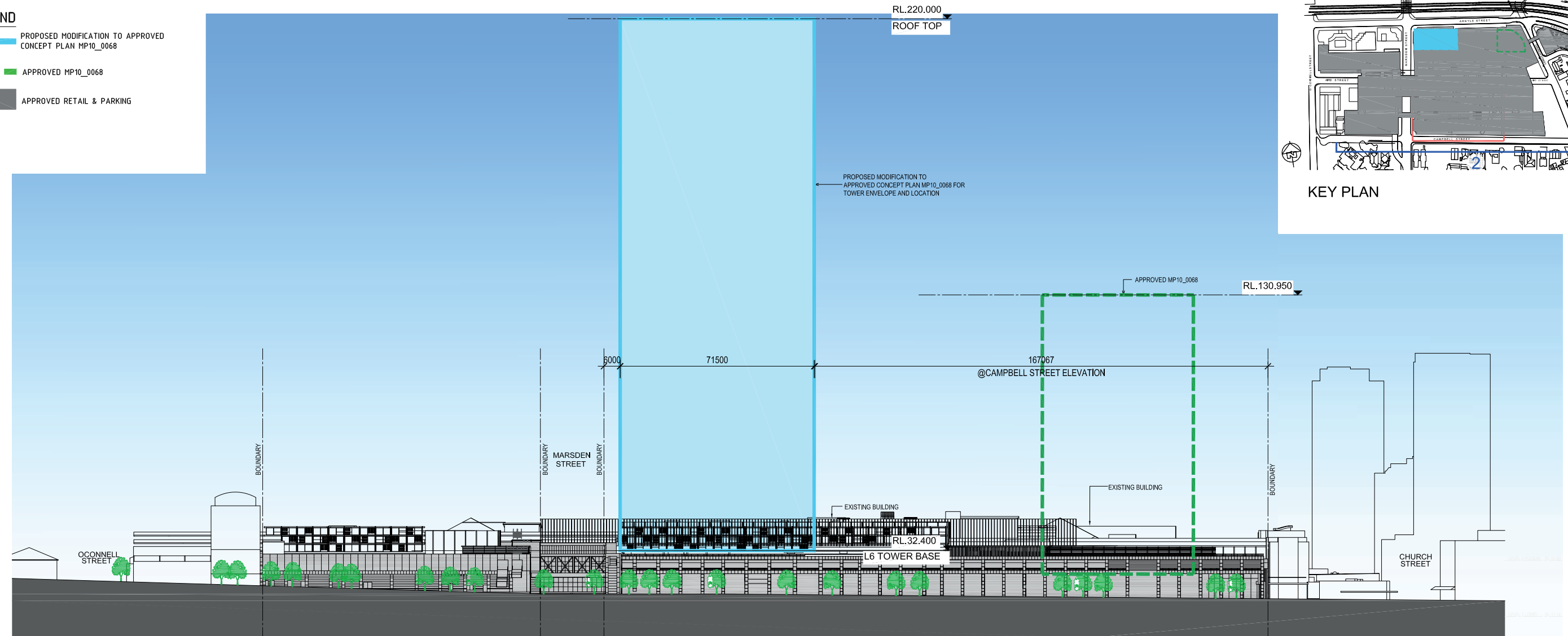
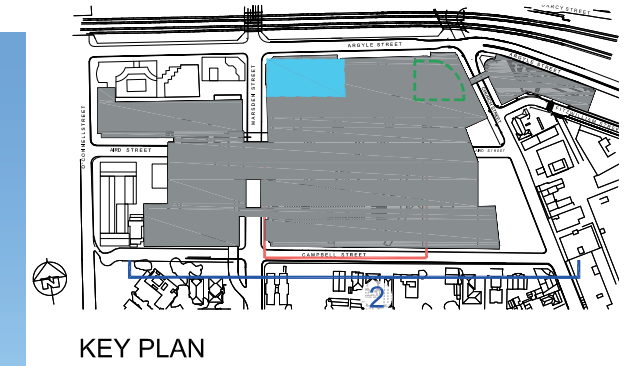
APPROVED ENVELOPE MP10\_0068 & MP10\_0068(PA) (WEST ELEVATION 5)



# 09 Modified Concept Plan Tower Envelope Design

## Envelope Elevations

- LEGEND**
- PROPOSED MODIFICATION TO APPROVED CONCEPT PLAN MP10\_0068
  - APPROVED MP10\_0068
  - APPROVED RETAIL & PARKING



**PROPOSED MODIFICATION TO APPROVED CONCEPT PLAN MP10\_0068 (SOUTH ELEVATION 2)**



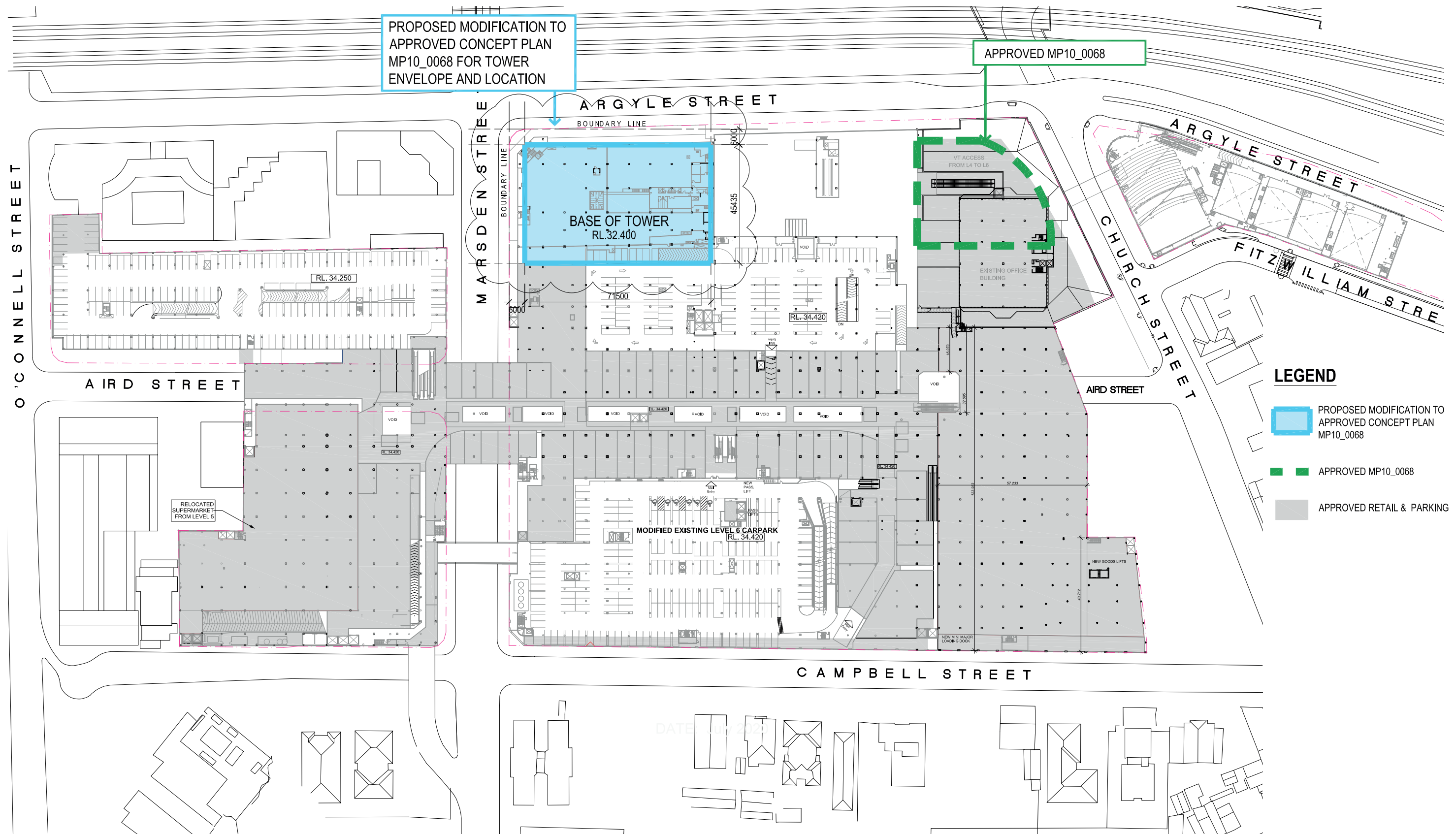
**APPROVED ENVELOPE MP10\_0068 & MP10\_0068(PA) (SOUTH ELEVATION 2)**



09

## Modified Concept Plan Tower Envelope Design

Plans: Envelope proposed Level 06

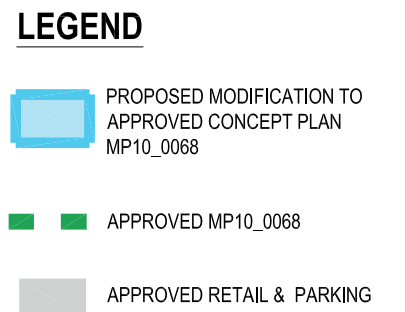


ENVELOPE L06 TYPICAL ENVELOPE PLAN  
Scale 1:2000 @ A3





### Plans: Envelope Roof Plan



- 67 -





# 10 Reference Design





# 10

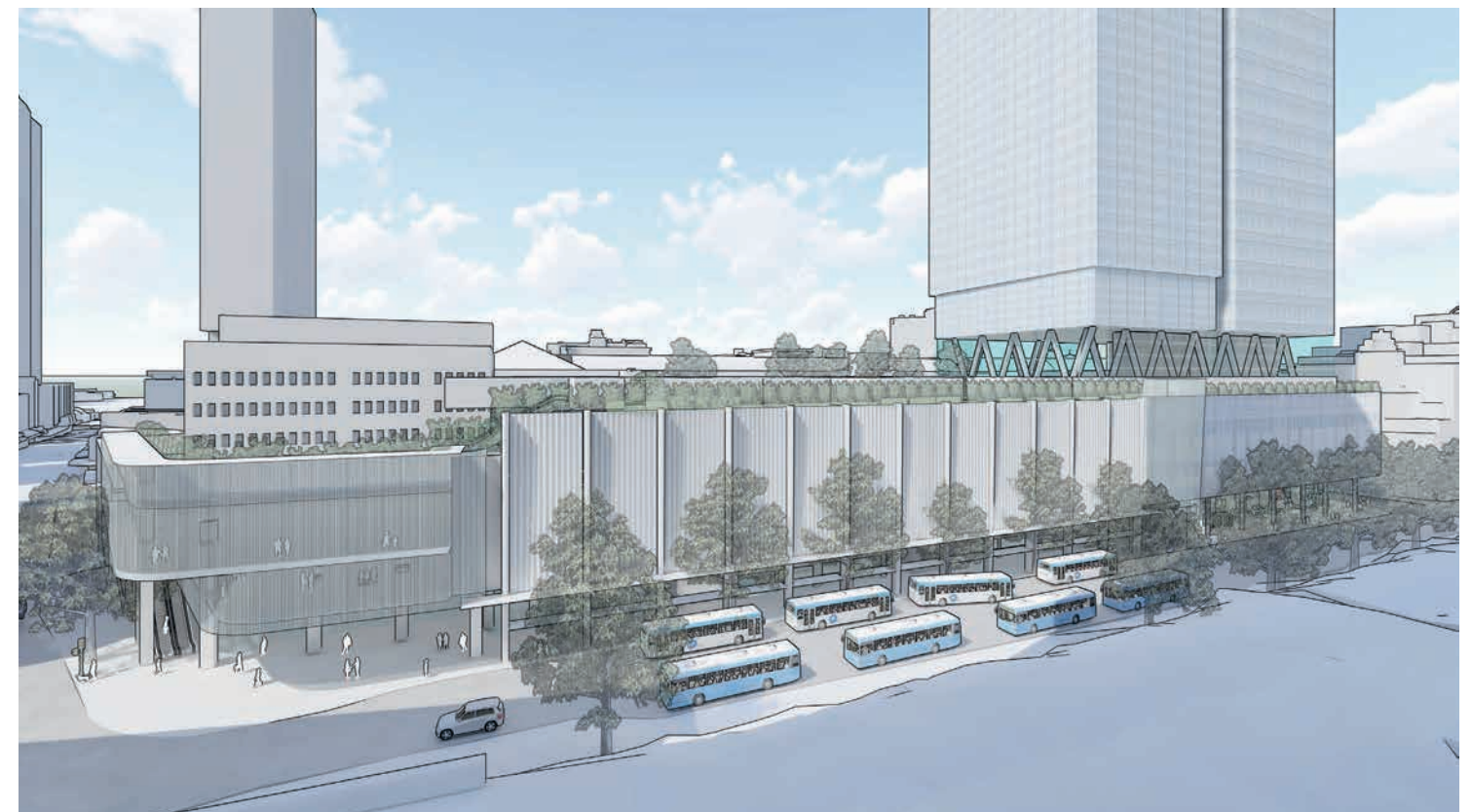
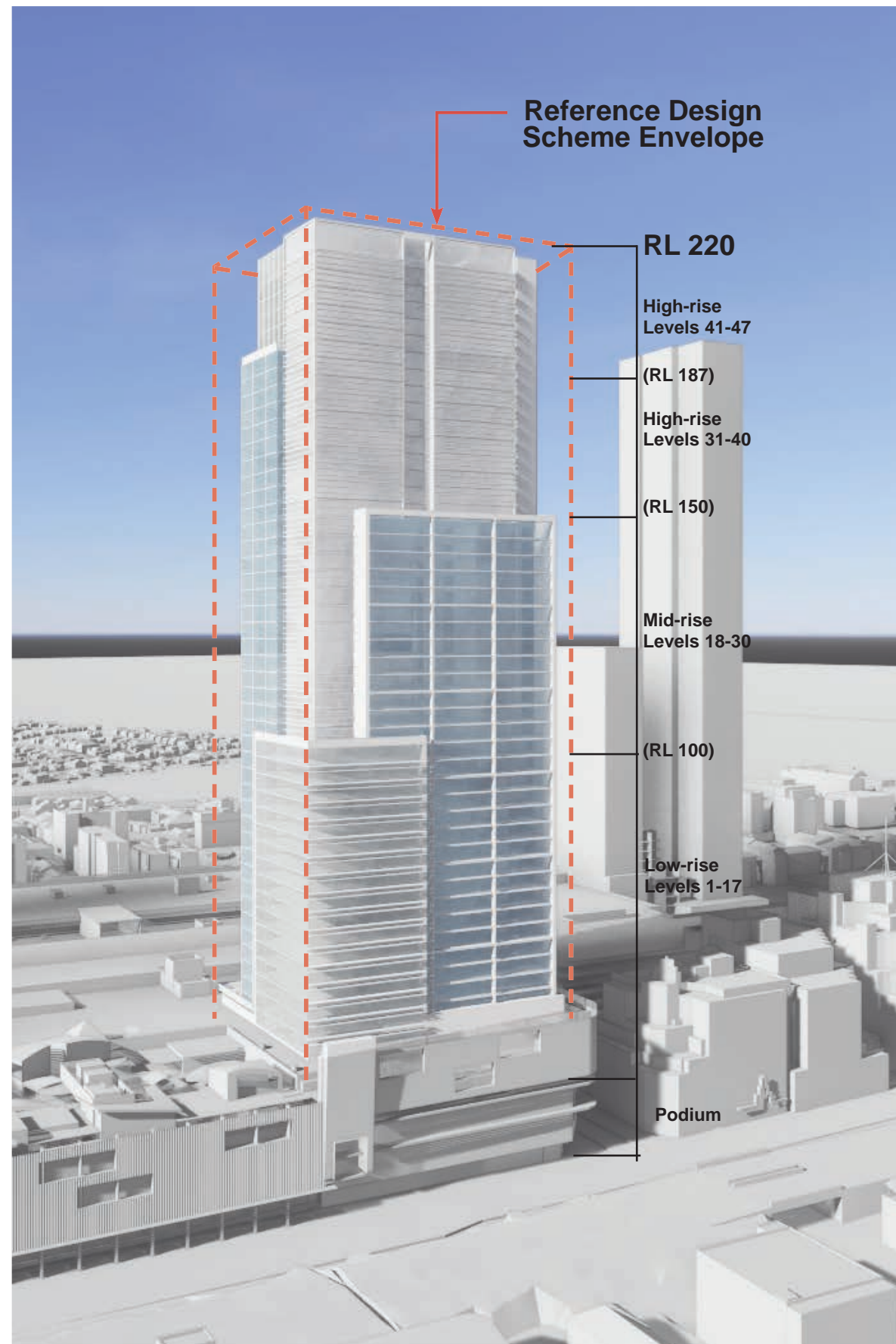
Reference Design  
Indicative 3D model





# 10

## Reference Design Indicative 3D model





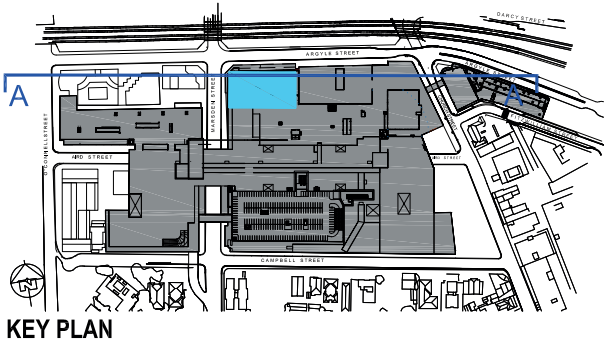
# 10

## Reference Design

### Indicative Proposal Sections

LEGEND

- PROPOSED MODIFICATION TO APPROVED CONCEPT PLAN MP10\_0068
- INDICATIVE CONCEPT ELEVATION
- APPROVED ENVELOP MP10\_0068(PA)
- APPROVED MP10\_0068
- APPROVED MP10\_0068(PA)



RL220.000  
ROOF TOP

PROPOSED MODIFICATION TO APPROVED CONCEPT PLAN MP10\_0068 FOR TOWER ENVELOPE AND LOCATION

APPROVED MP10\_0068  
RL 130.950

BOUNDARY (FOREGROUND)

BOUNDARY

EXISTING BUILDING IN BACKGROUND

EXISTING BUILDING IN FRONT

CHURCH STREET

MARSDEN STREET

LEVEL 6 RL.34.200  
LEVEL 5M RL.26.970  
LEVEL 5 RL.26.970  
LEVEL 4 RL.214.10  
LEVEL 3 RL.16.710  
LEVEL 2 RL.11.400 MAIN LOBBY

RL 32.400  
L6 TOWER BASE

### PROPOSED MODIFICATION TO APPROVED CONCEPT PLAN MP10\_0068 (SECTION A-A)

### PROPOSED COMMERCIAL TOWER SECTION

NOTE:  
THIS PLAN IS INDICATIVE ONLY & DOES NOT FORM PART OF THE BUILDING ENVELOPE CONCEPT PLAN APPROVAL.

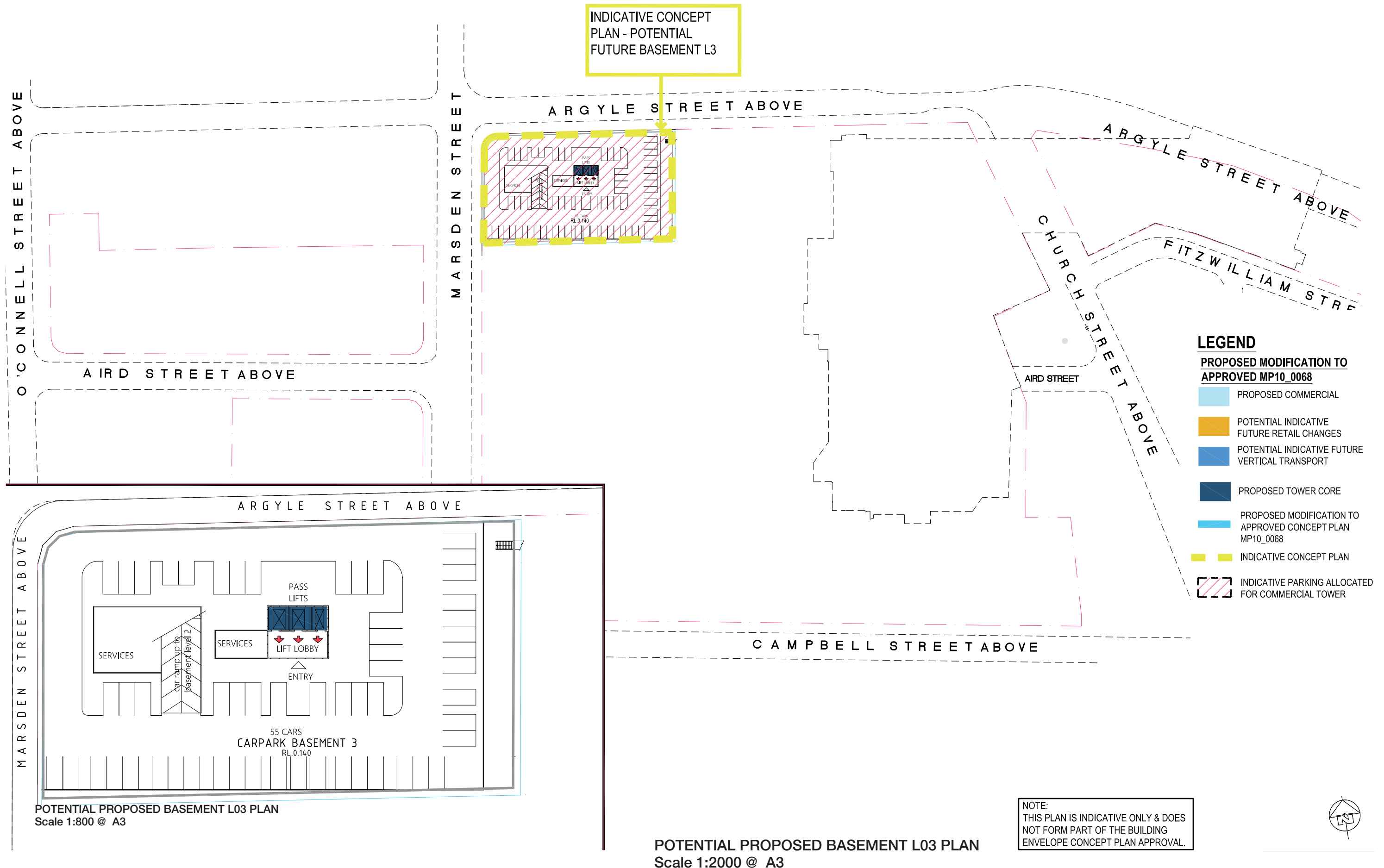


## Indicative Proposal Sections



# 10 Reference Design

## Indicative Concept Floor Plans



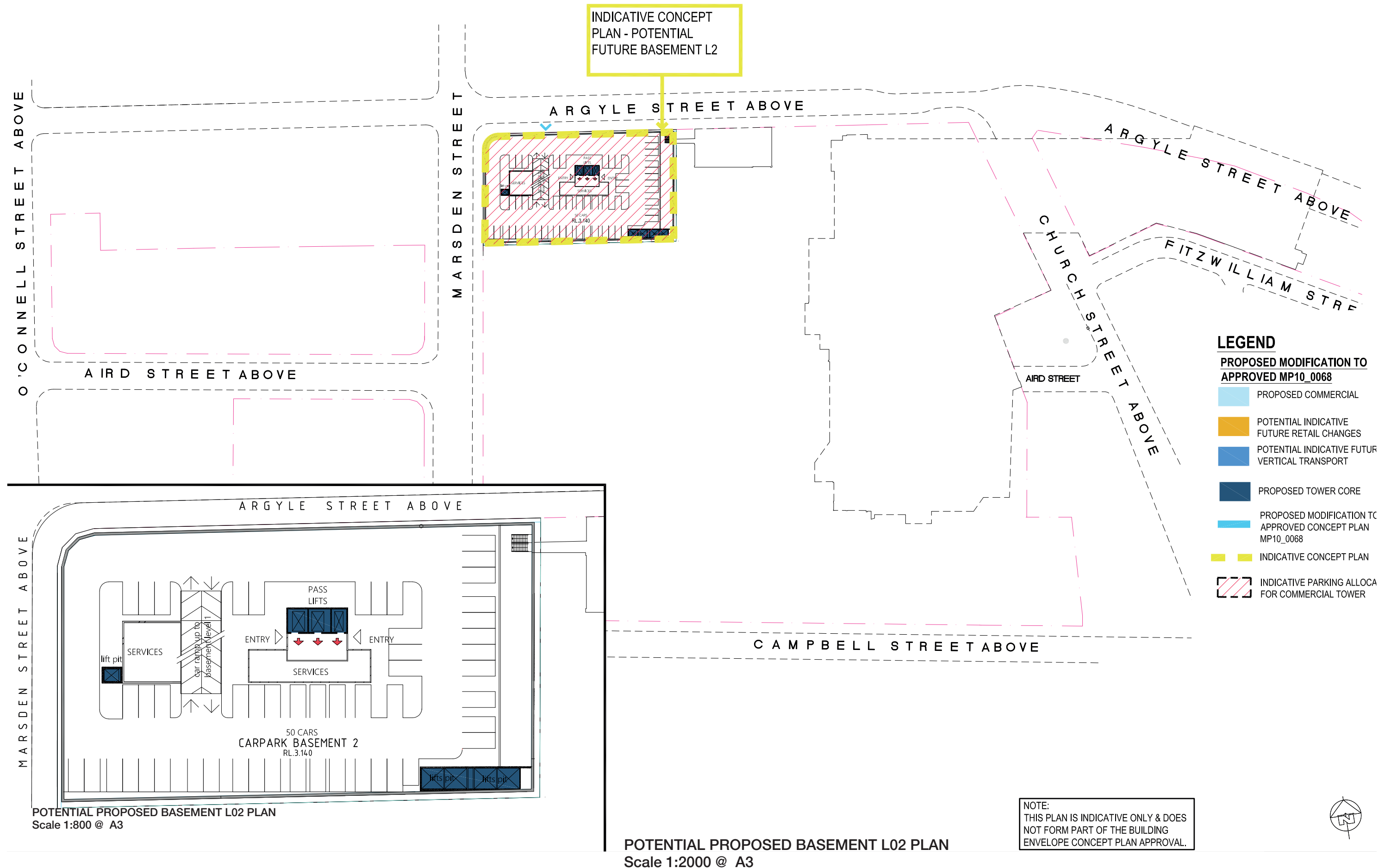


# 10

## Reference Design

### Indicative Concept Floor Plans

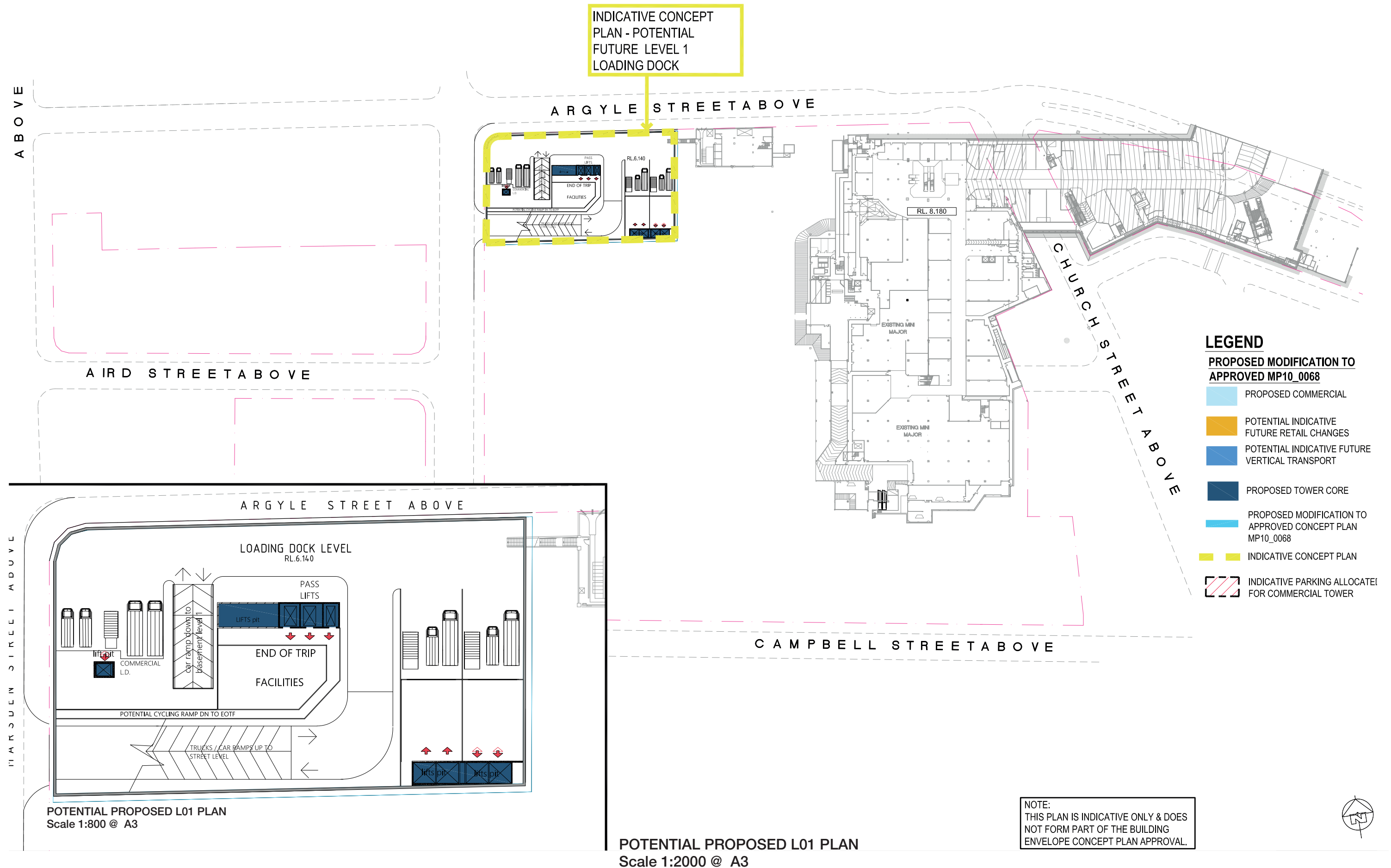
INDICATIVE CONCEPT  
PLAN - POTENTIAL  
FUTURE BASEMENT L2





# 10 Reference Design

## Indicative Concept Floor Plans

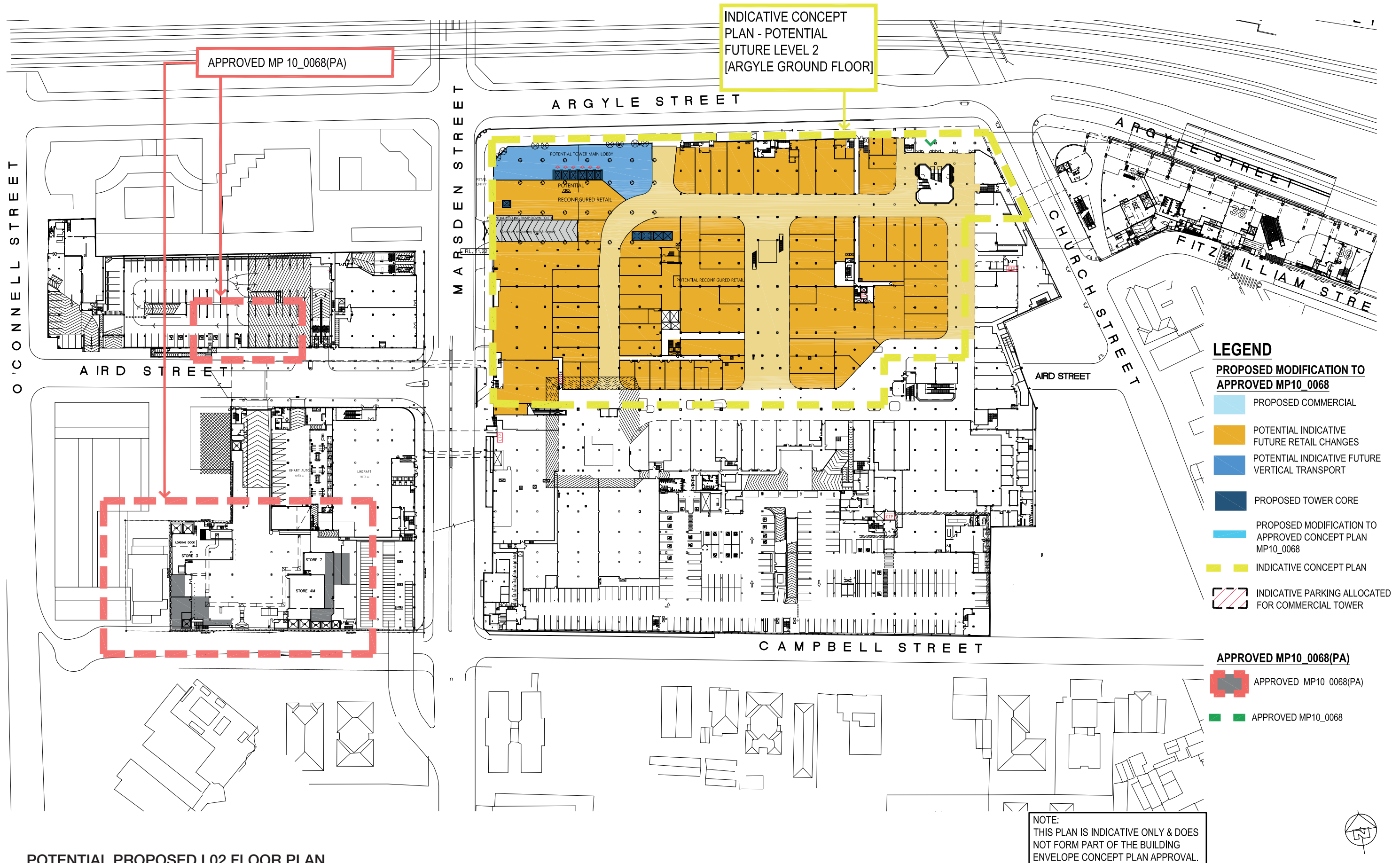




# 10

## Reference Design

### Indicative Concept Floor Plans



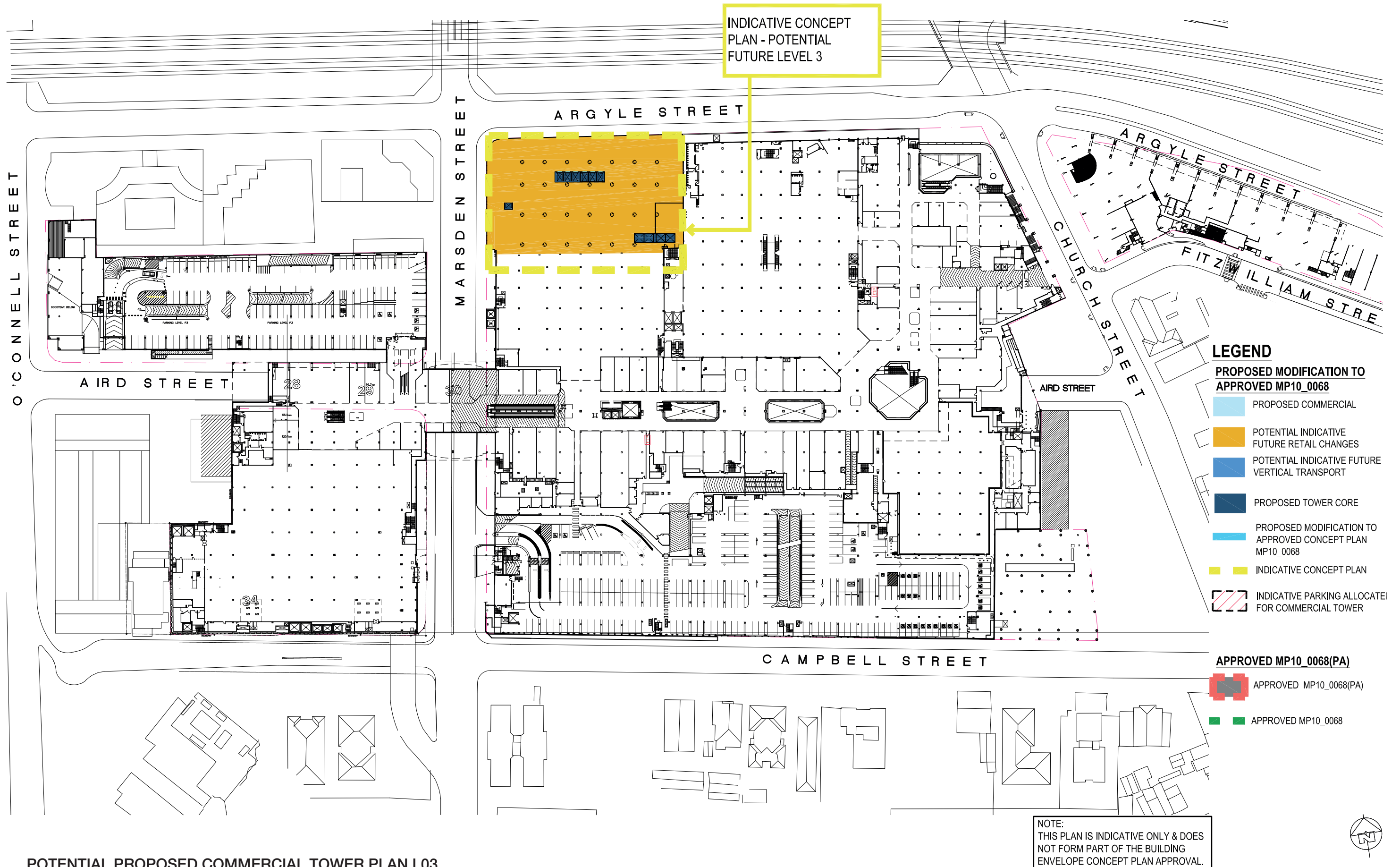
POTENTIAL PROPOSED L02 FLOOR PLAN  
Scale 1:2000 @ A3



# 10

## Reference Design

### Indicative Concept Floor Plans



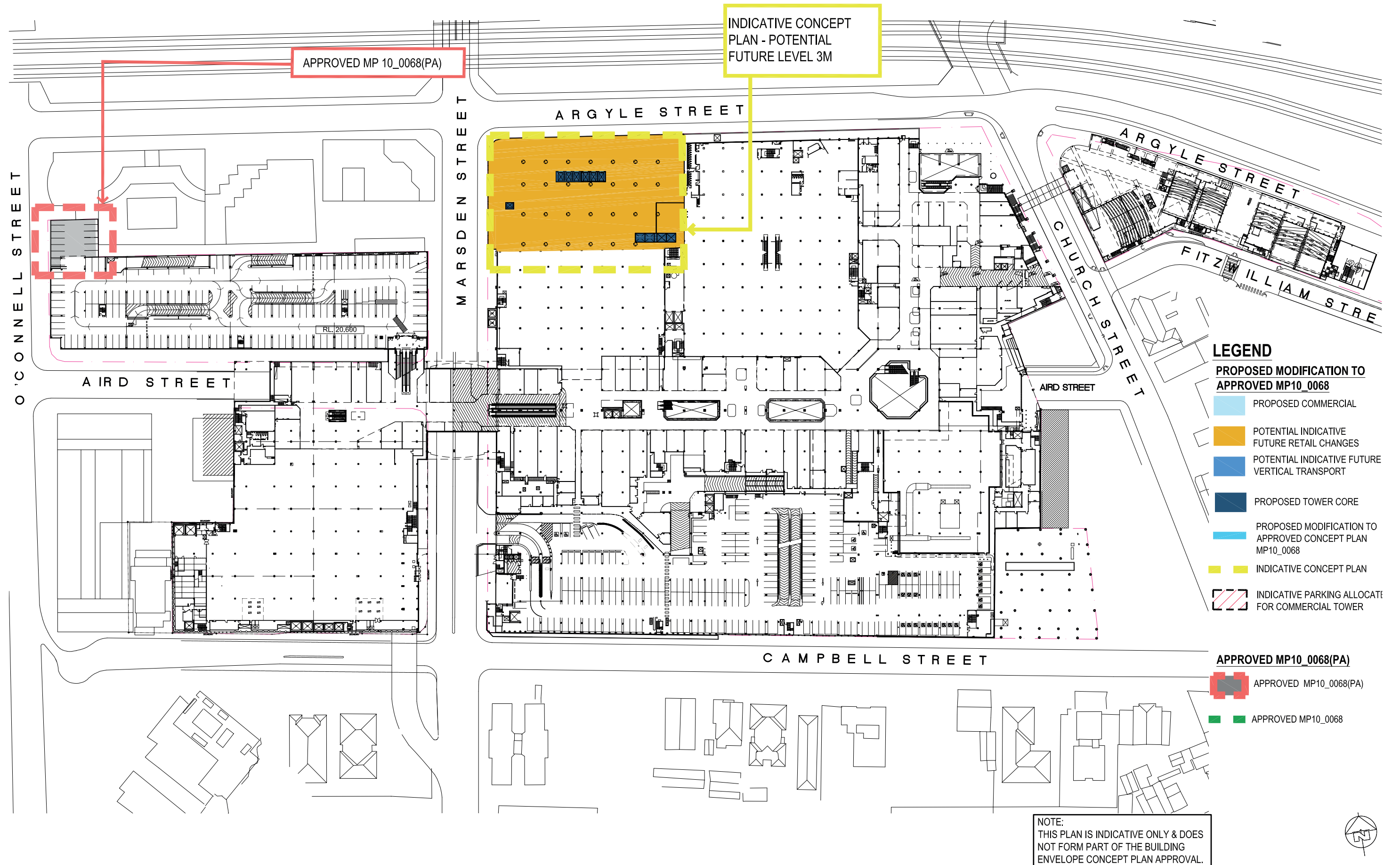
POTENTIAL PROPOSED COMMERCIAL TOWER PLAN L03  
Scale 1:2000 @ A3



# 10

## Reference Design

### Indicative Concept Floor Plans



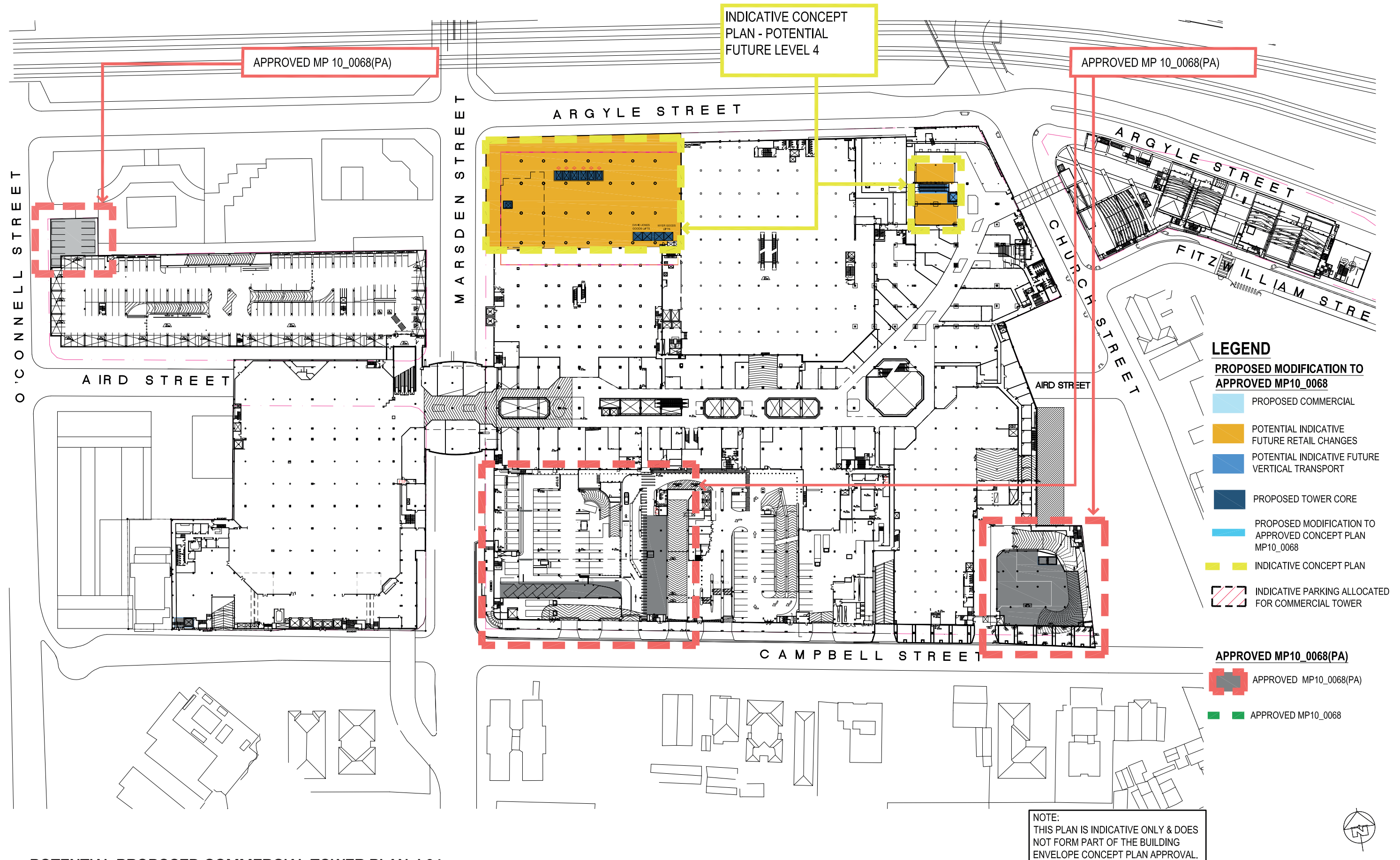
POTENTIAL PROPOSED COMMERCIAL TOWER PLAN L03M  
Scale 1:2000 @ A3



# 10

## Reference Design

### Indicative Concept Floor Plans



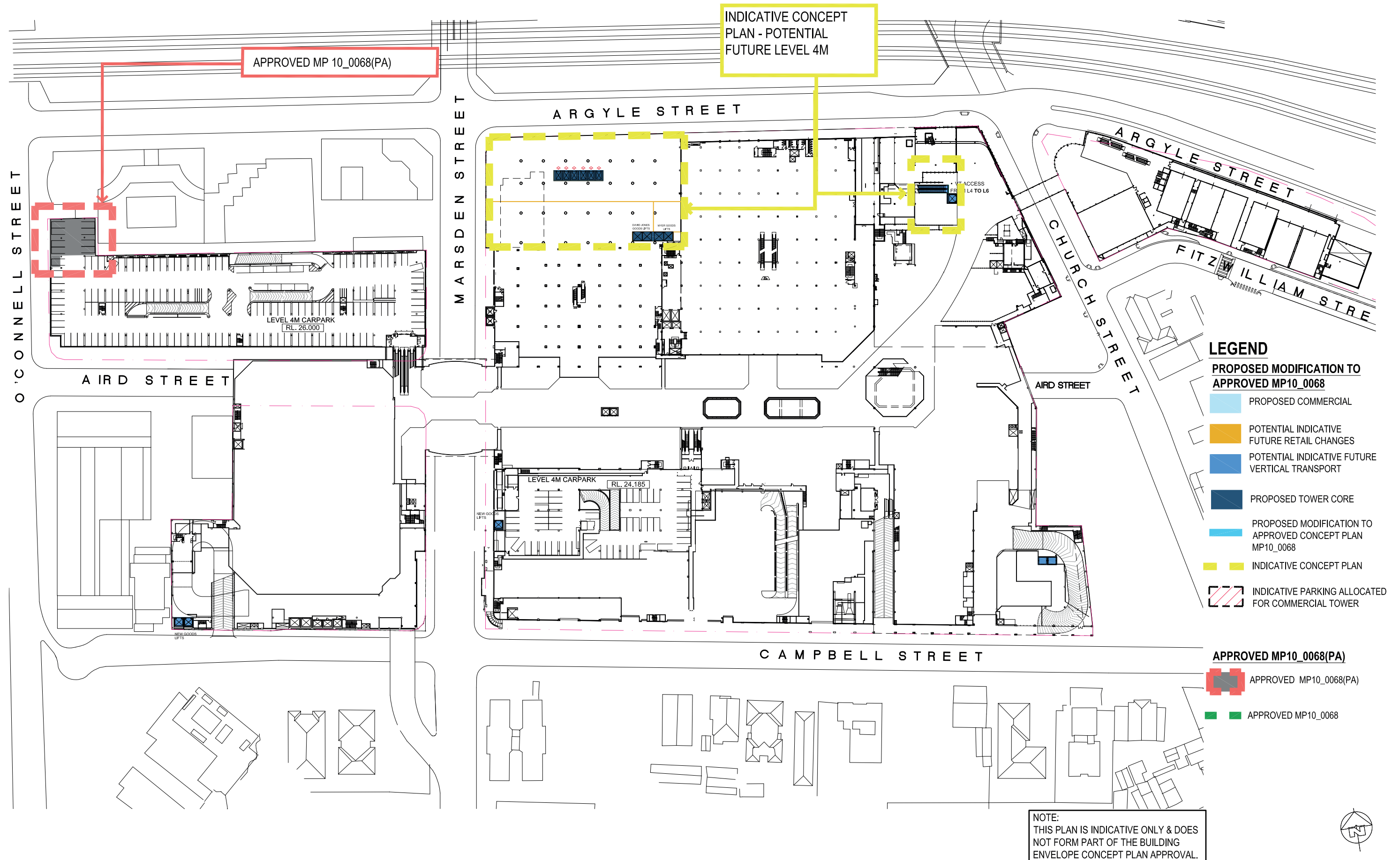
POTENTIAL PROPOSED COMMERCIAL TOWER PLAN L04  
Scale 1:2000 @ A3



# 10

## Reference Design

### Indicative Concept Floor Plans



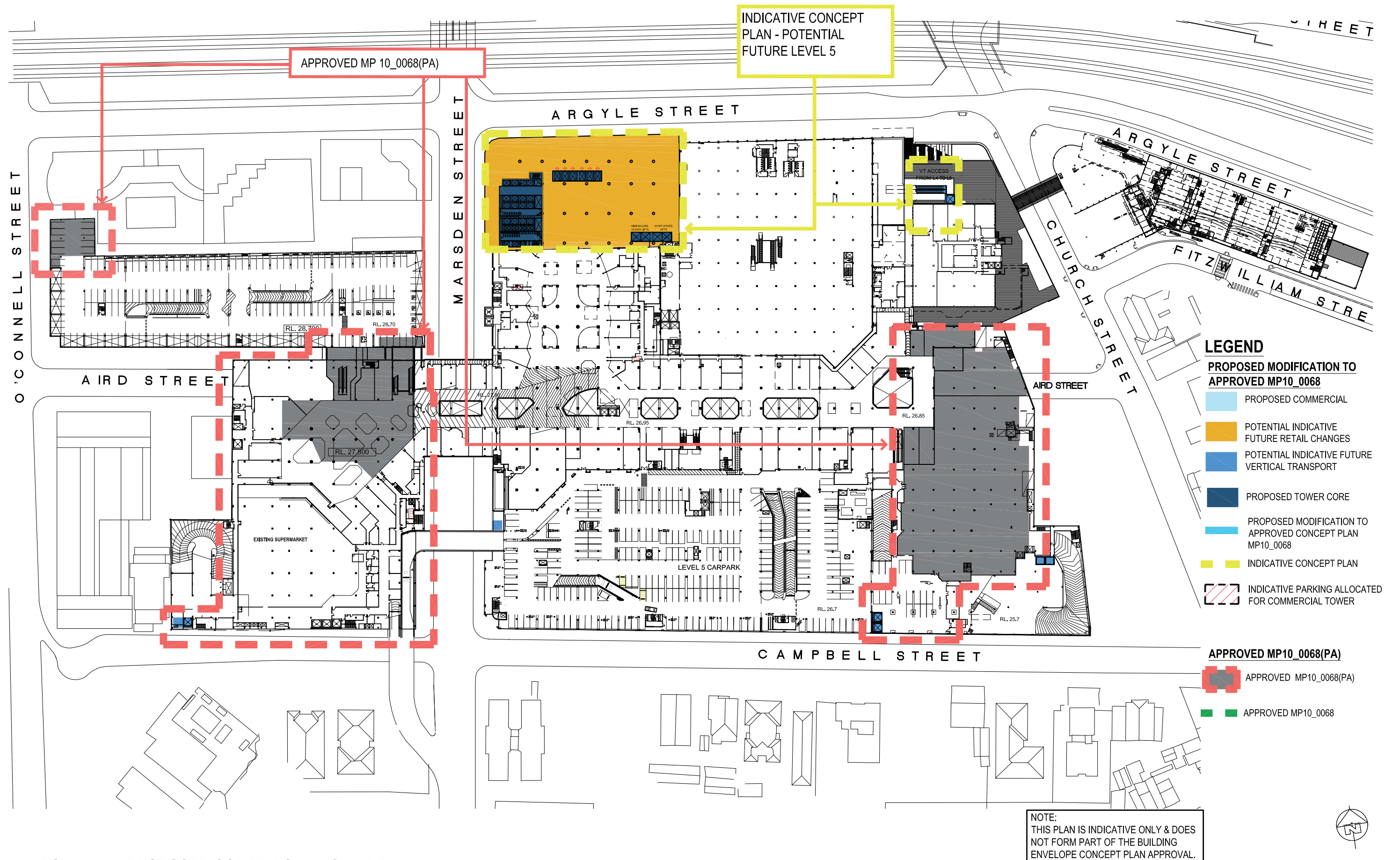
POTENTIAL PROPOSED COMMERCIAL TOWER PLAN L04M  
Scale 1:2000 @ A3



# 10

## Reference Design

### Indicative Concept Floor Plans

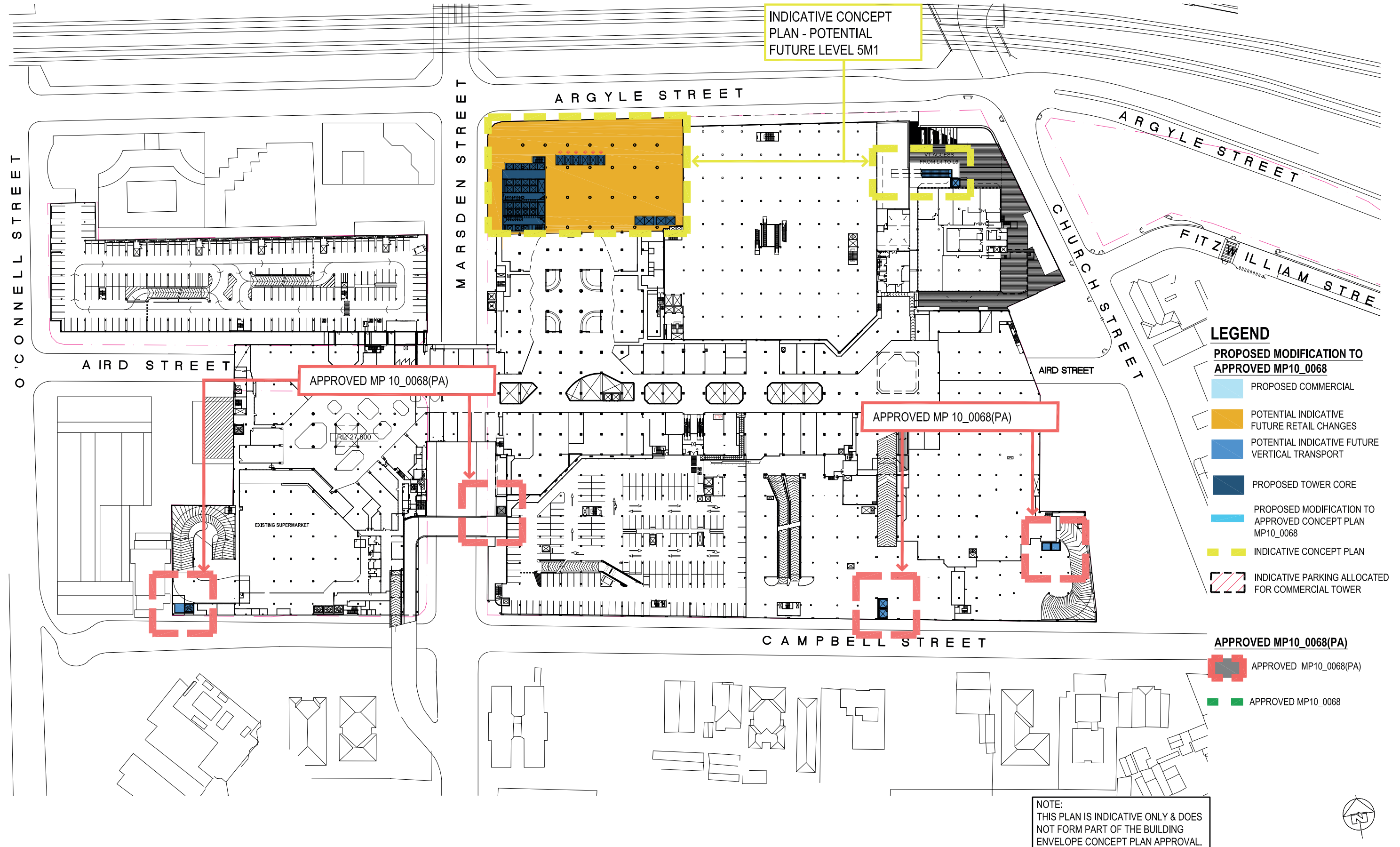




# 10

## Reference Design

### Indicative Concept Floor Plans

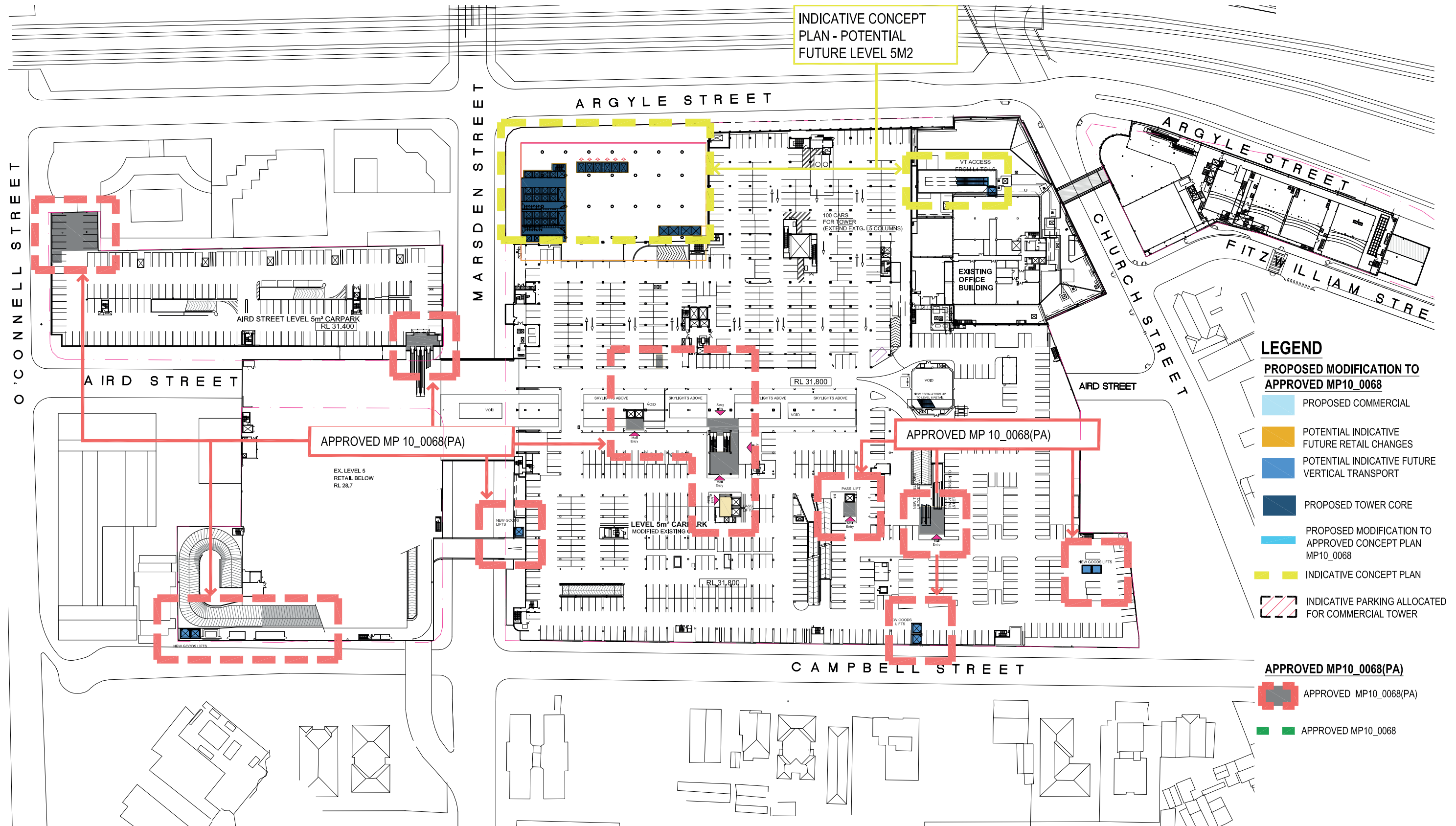


POTENTIAL PROPOSED COMMERCIAL TOWER PLAN L05M1  
Scale 1:2000 @ A3



# 10 Reference Design

## Indicative Concept Floor Plans



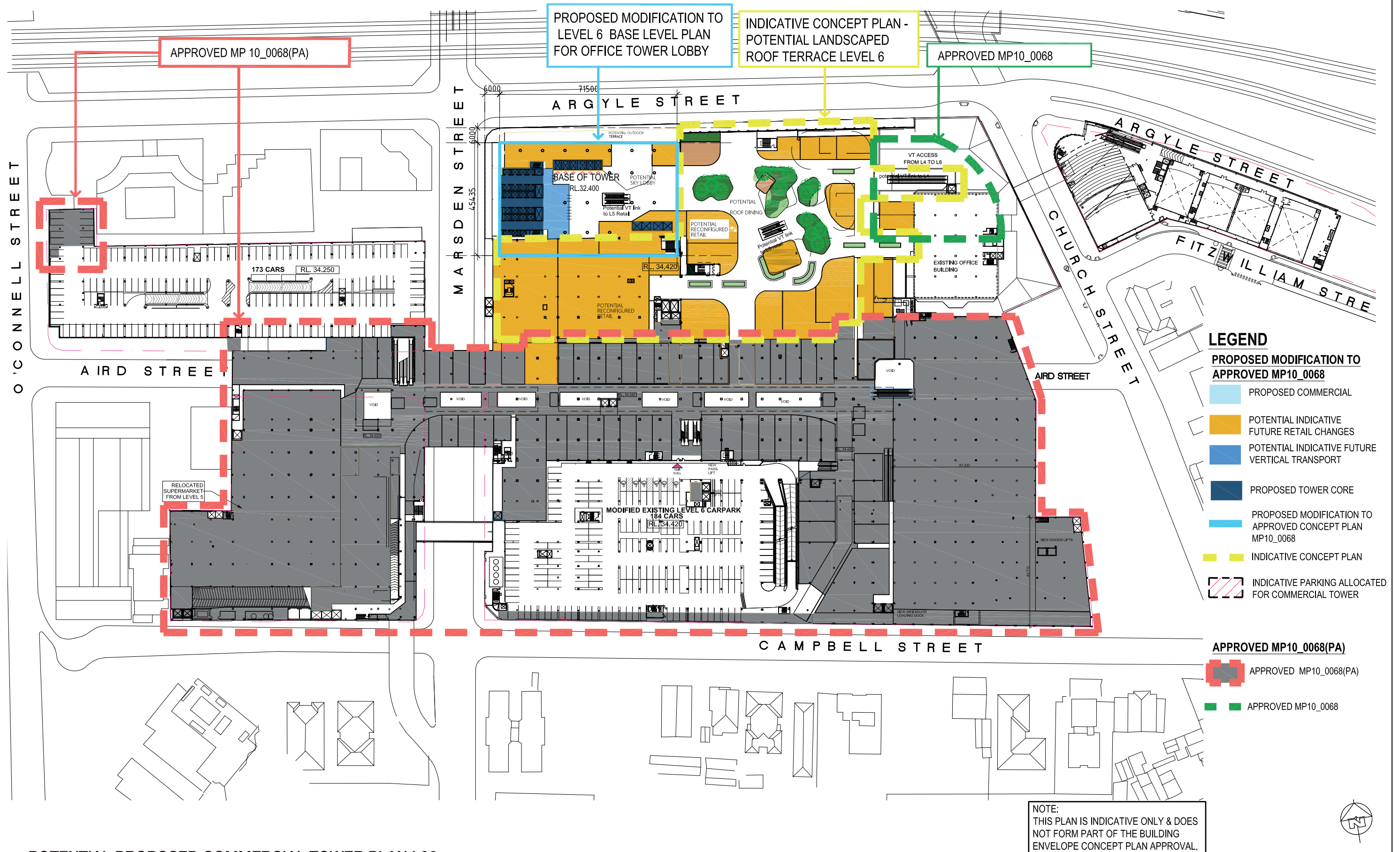
POTENTIAL PROPOSED COMMERCIAL TOWER PLAN L05M2  
Scale 1:2000 @ A3



# 10

## Reference Design

### Indicative Concept Floor Plans

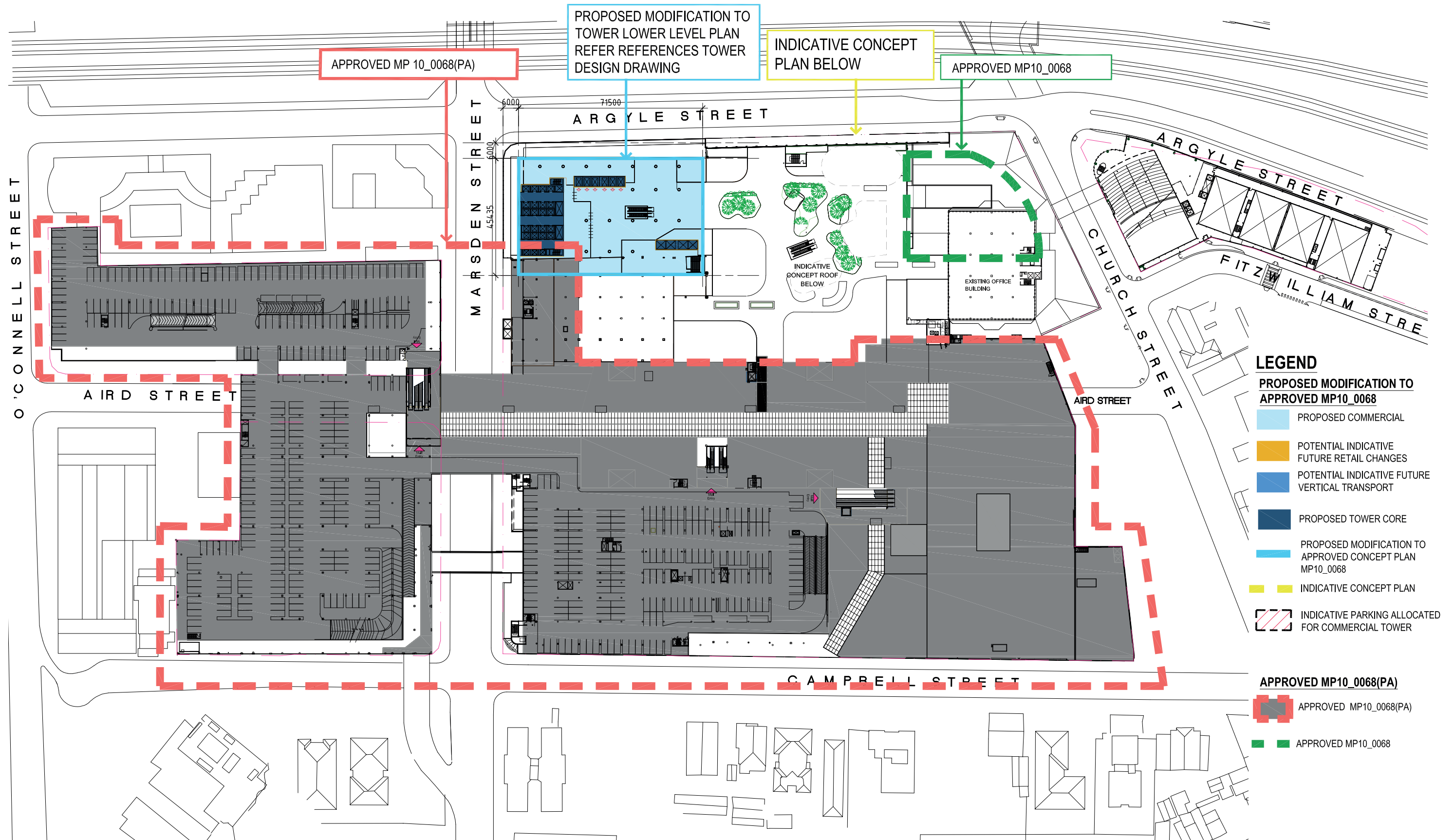


POTENTIAL PROPOSED COMMERCIAL TOWER PLAN L06  
Scale 1:2000 @ A3



# 10 Reference Design

## Indicative Concept Floor Plans



NOTE:  
THIS PLAN IS INDICATIVE ONLY & DOES  
NOT FORM PART OF THE BUILDING  
ENVELOPE CONCEPT PLAN APPROVAL.



# 10

## Reference Design

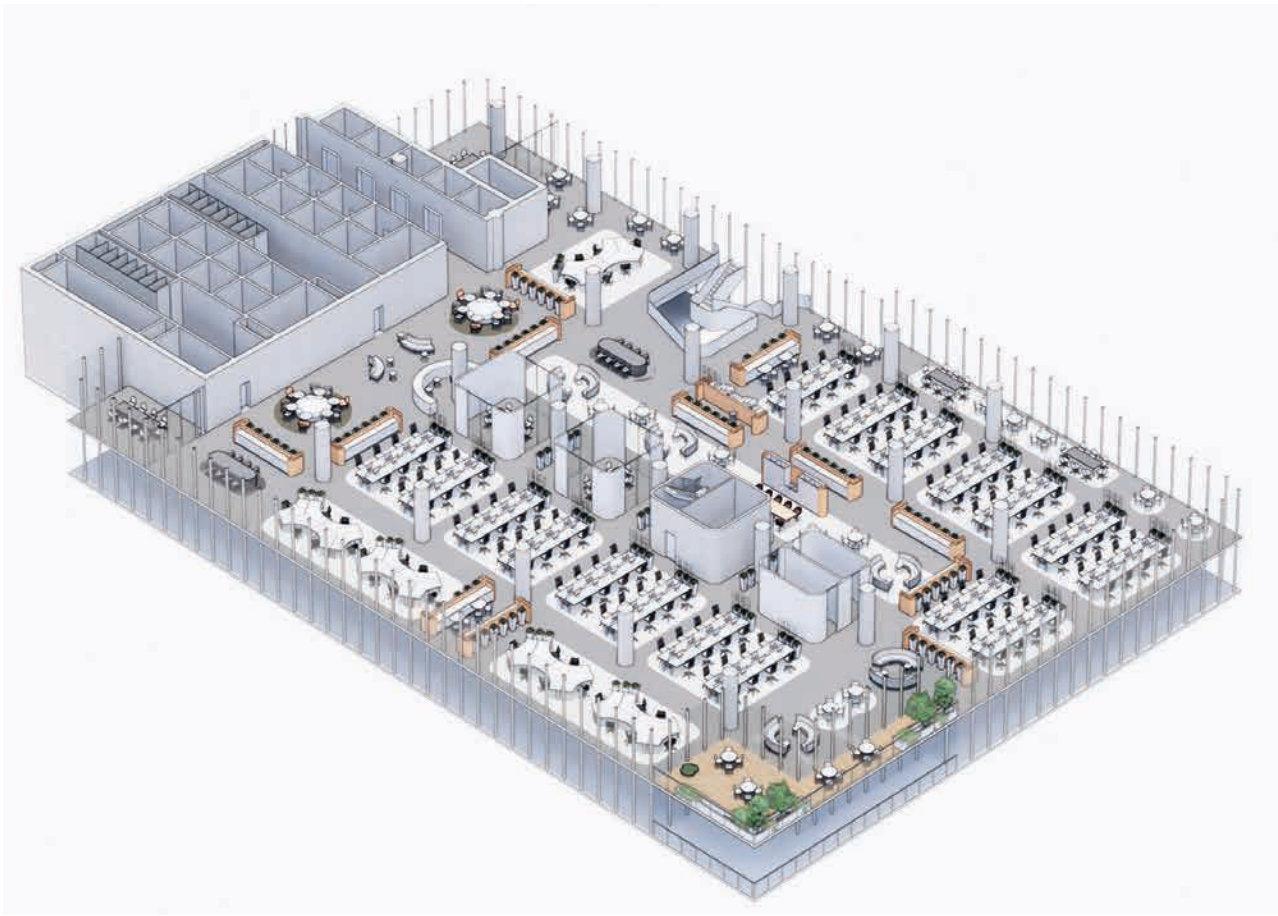
### Indicative Concept Floor Plans

## Tower Plan Low Rise

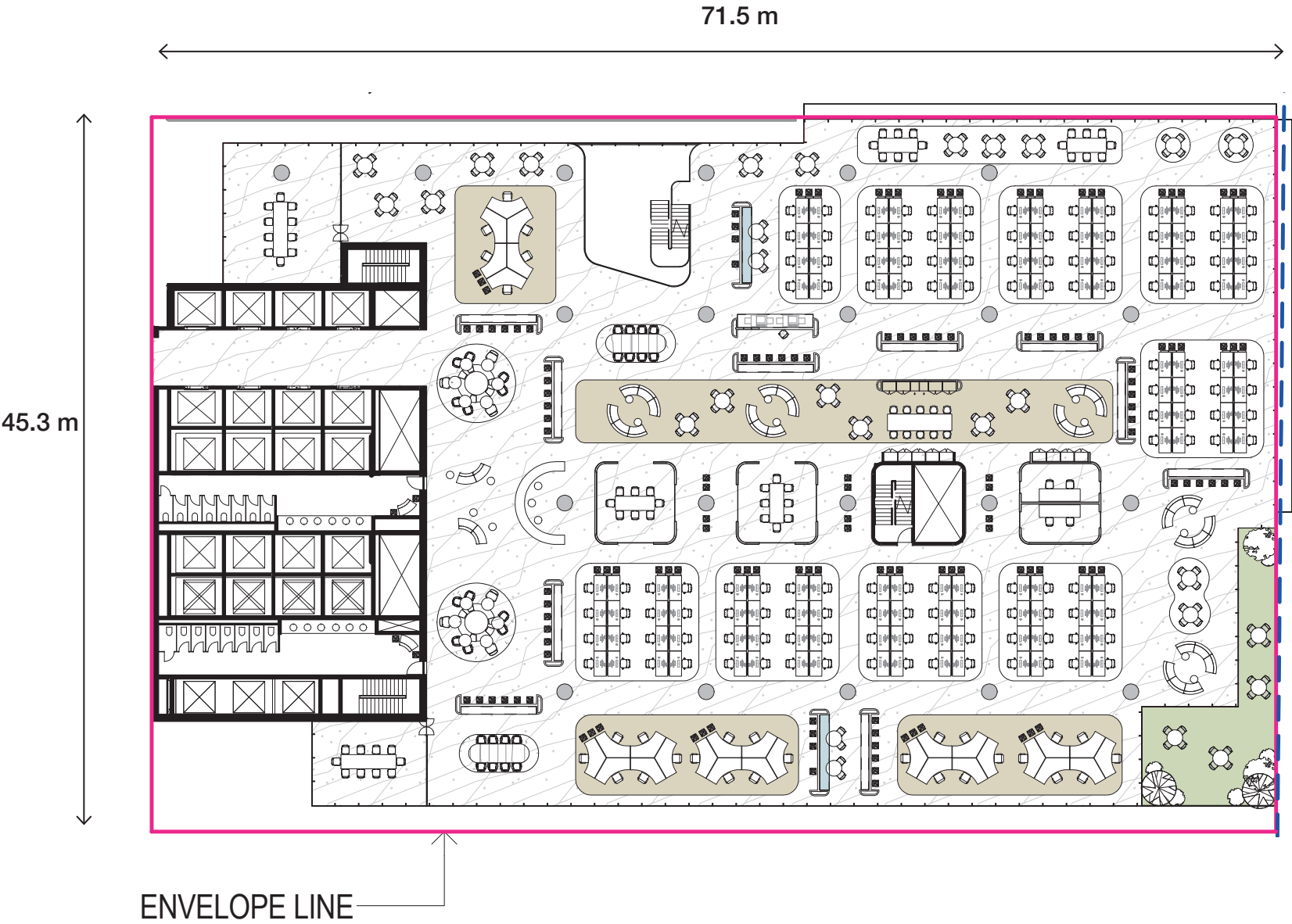
### Test Fit

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 : Low Rise - Axo



Indicative Test : Low Rise





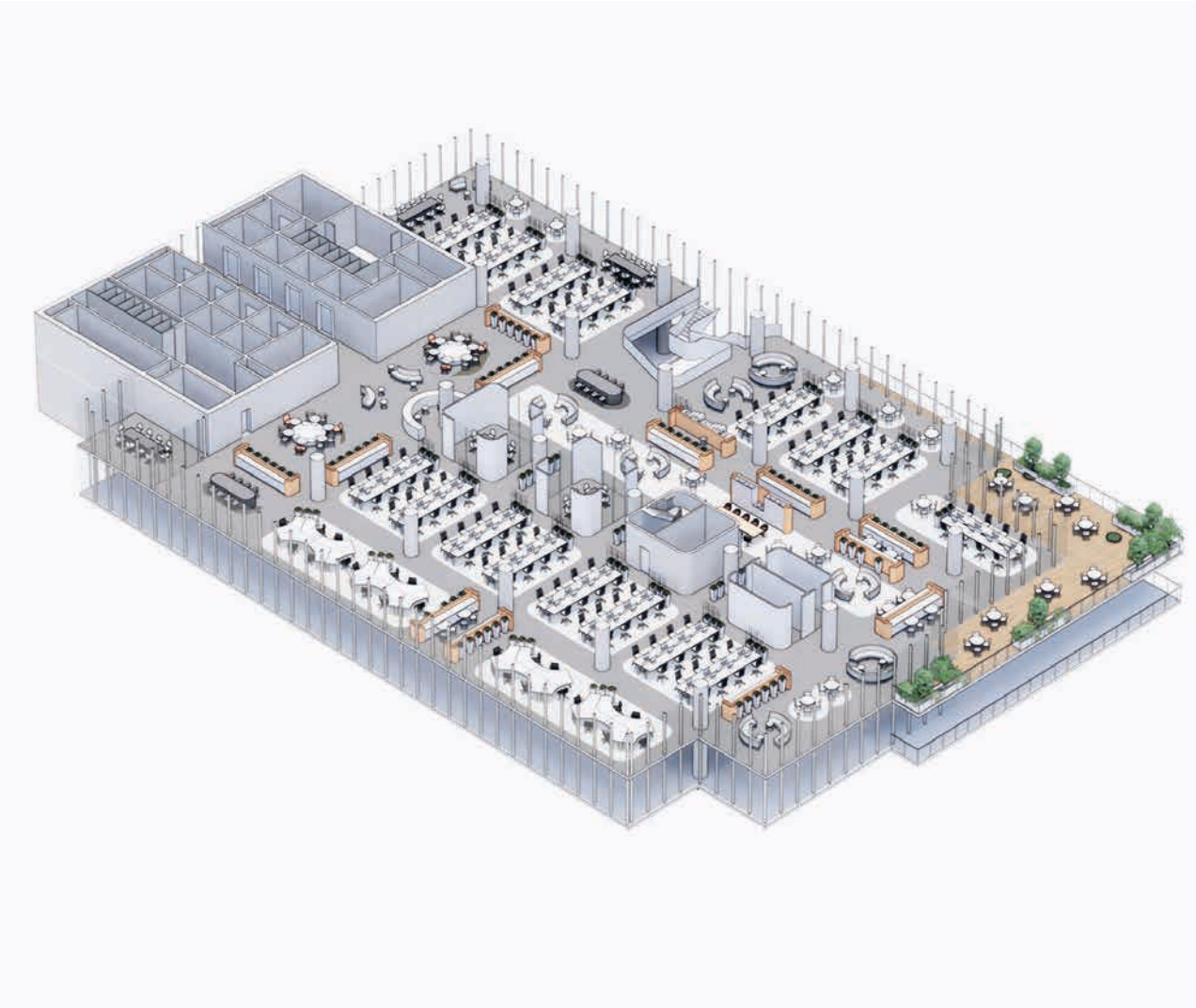
10

Reference Design

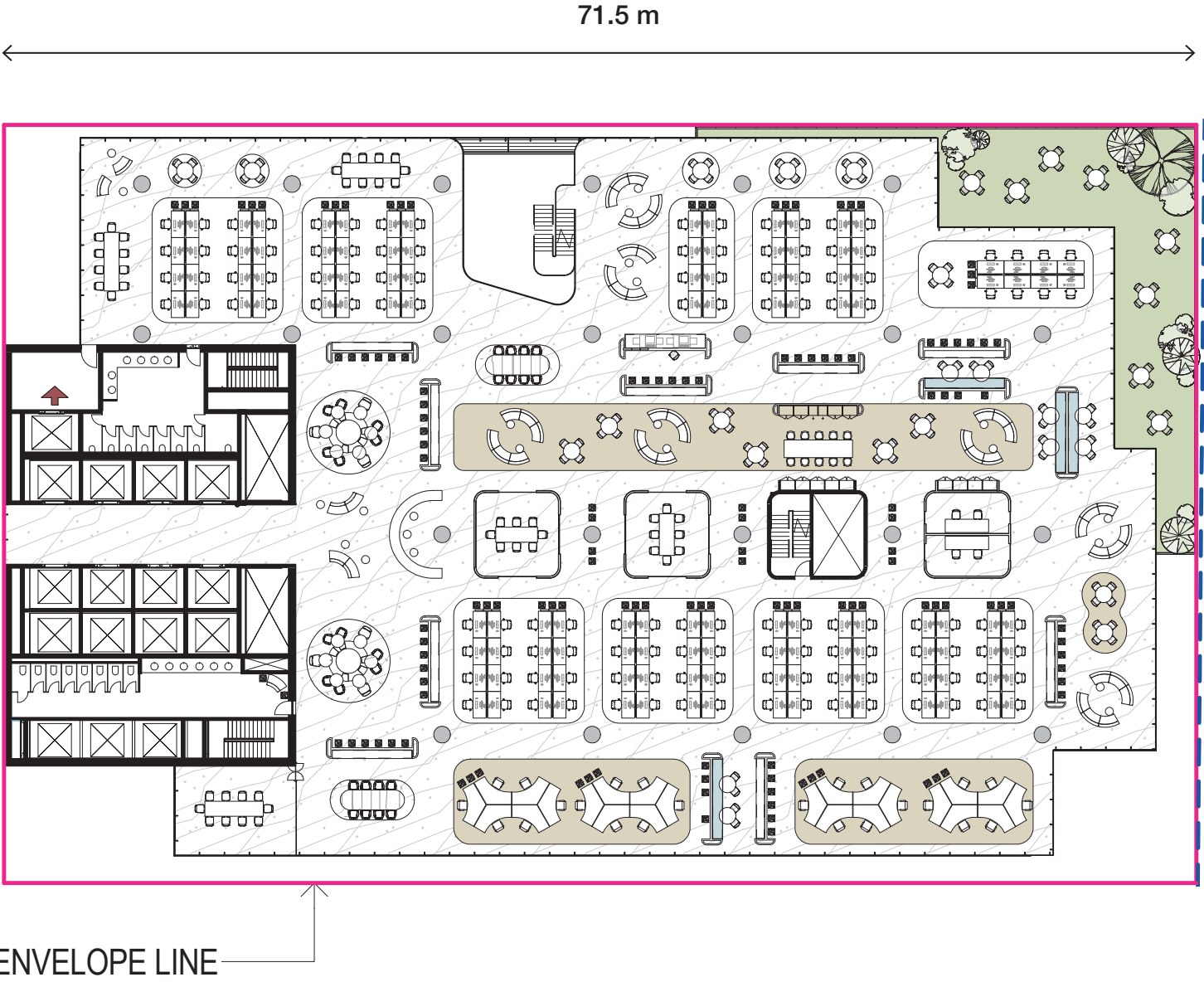
Indicative Concept Floor Plans

Tower Plan Mid Rise

Test Fit



Indicative Test fit : Mid Rise -Axo



Indicative Test Fit : Mid Rise





10

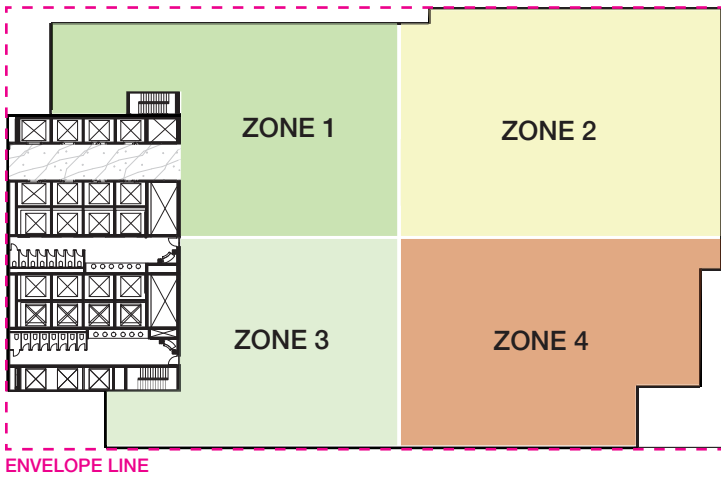
Reference Design

Indicative Concept Floor Plans

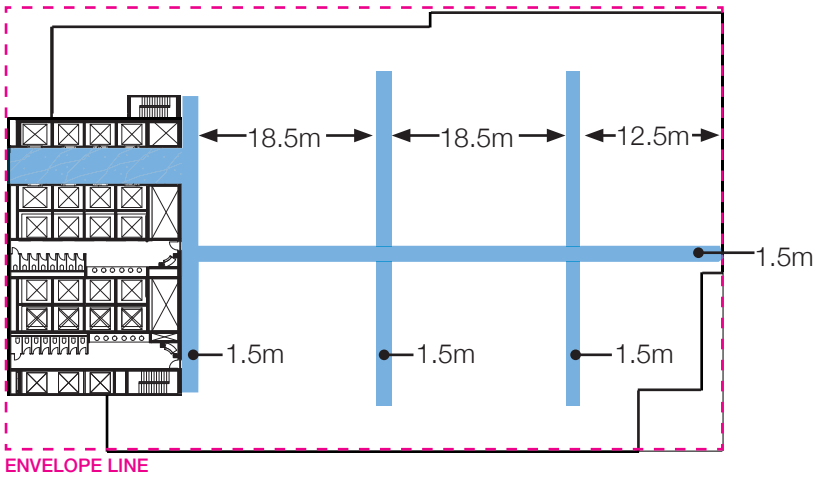
Tower Plan

Workplace Criteria

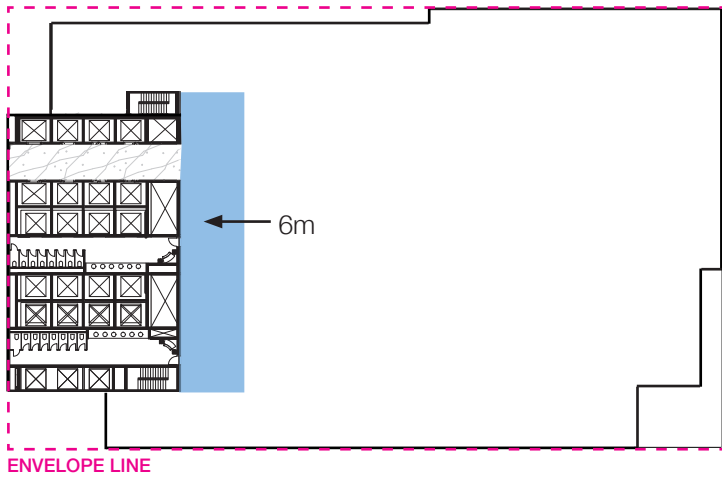
Based on the indicative floor plans, the following diagrams demonstrate the floor plate quality with regard to contemporary workplace criteria. Note that the low-rise floor plate has been Analysed below.



ACHIEVED EFFICIENCY 95%



EFFICIENCY 92%



HSZ = 10% 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 300-850sqm 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.

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.

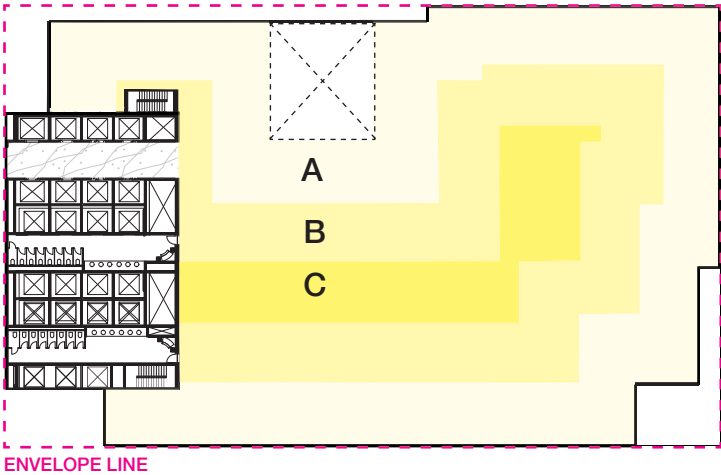
A high percentage score suggests increased flexibility for long term space planning. This measure is the percentage of NLA within 6m of the service core(s).



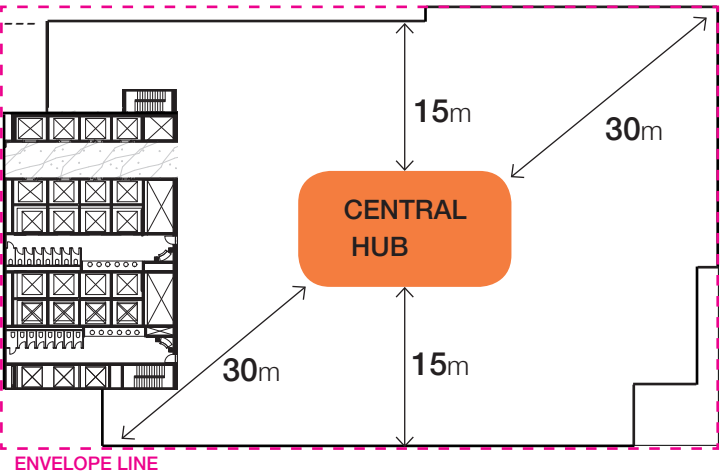
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Reference Design

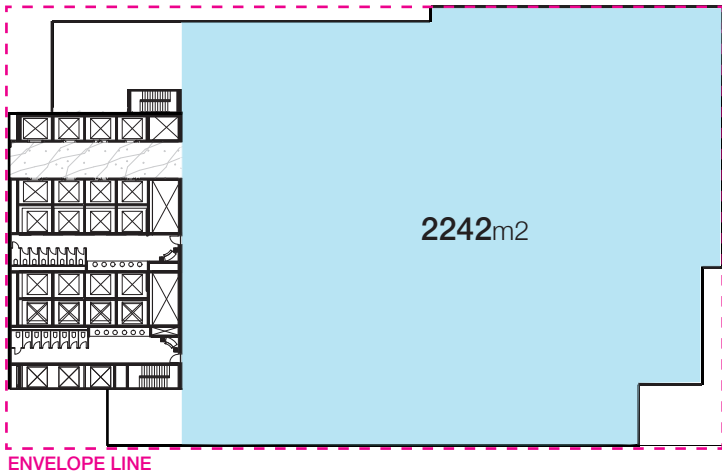
Indicative Concept Floor Plans



80% (MINIMUM ) OF FLOORPLATE TO HAVE ACCESS TO NATURAL LIGHT



100% OF NLA IS WITHIN 40M OF HUB



2242 M2 CONTIGUOUS FLOOR PLATE

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 4 types of spaces:

Type A : 1122m2 of 2272m2 ( 49%)  
The % of the NLA within 6m of natural light

Type B : 819m2 of 2272m2 ( 36%)  
The % of the NLA within 12m of natural light

Type C : 349m2 of 2272m2 ( 15%)  
The % of the NLA beyond 12m of natural light

Note : At least 80% of the floorspace will have adequate access to natural light. Refer to appendix for to-scale access to natural light typical floorplate plan.

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.

100 % of NLA is within 40m of the hub.

CONTIGUITY

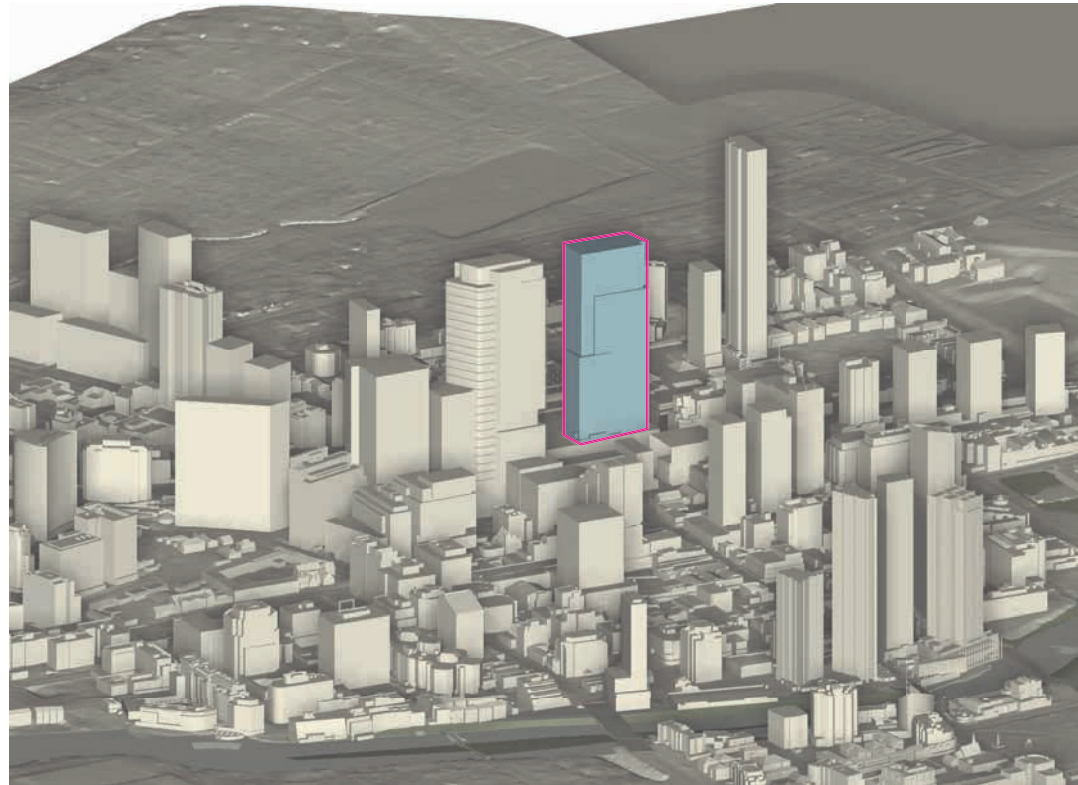
This measures how effectively the floor plate will support an interactive team focused work environment. A contiguous space on the floor plate is a single area within which every person is within sight line of each other.

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.

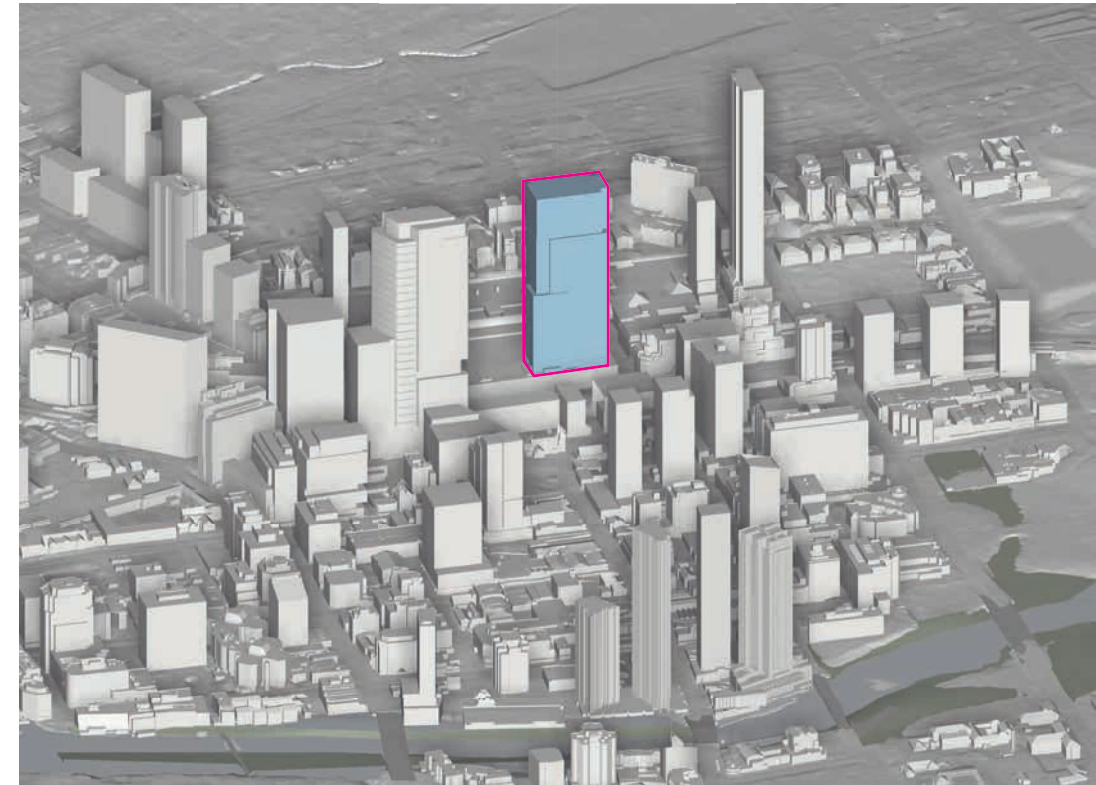


# 11 Shadow Studies & Suns Eye Views

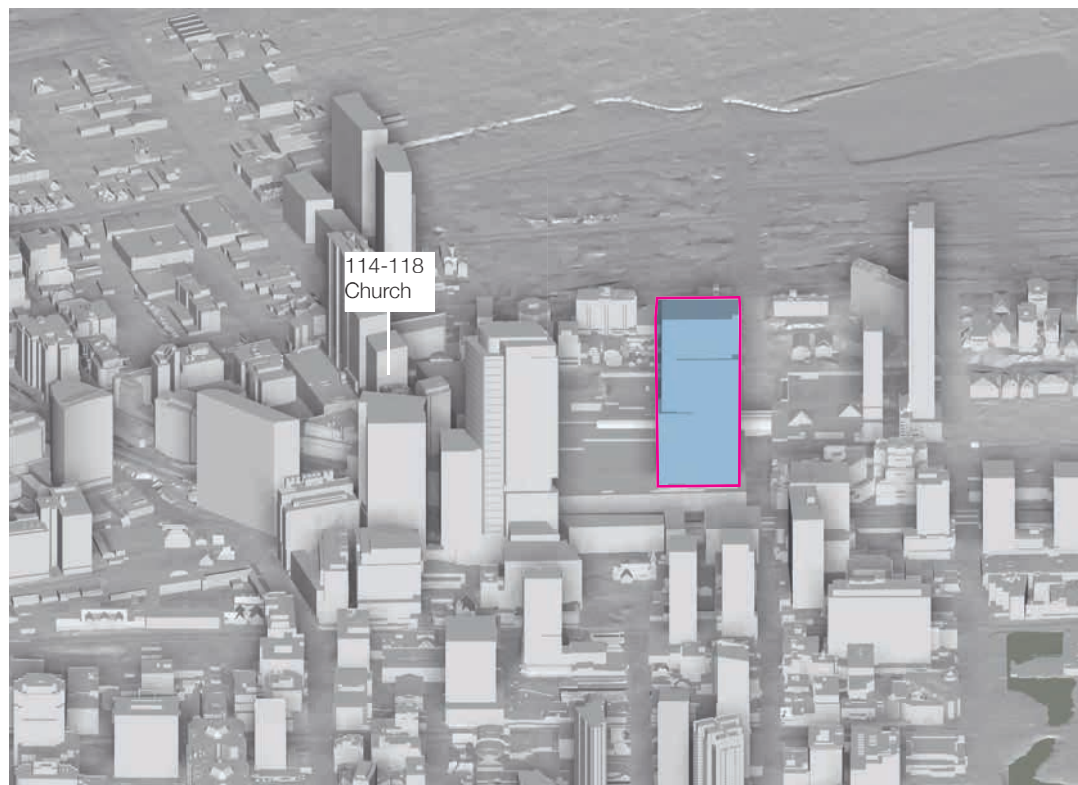
## Suns Eye Diagrams MOD 1 Revised Envelope Proposal



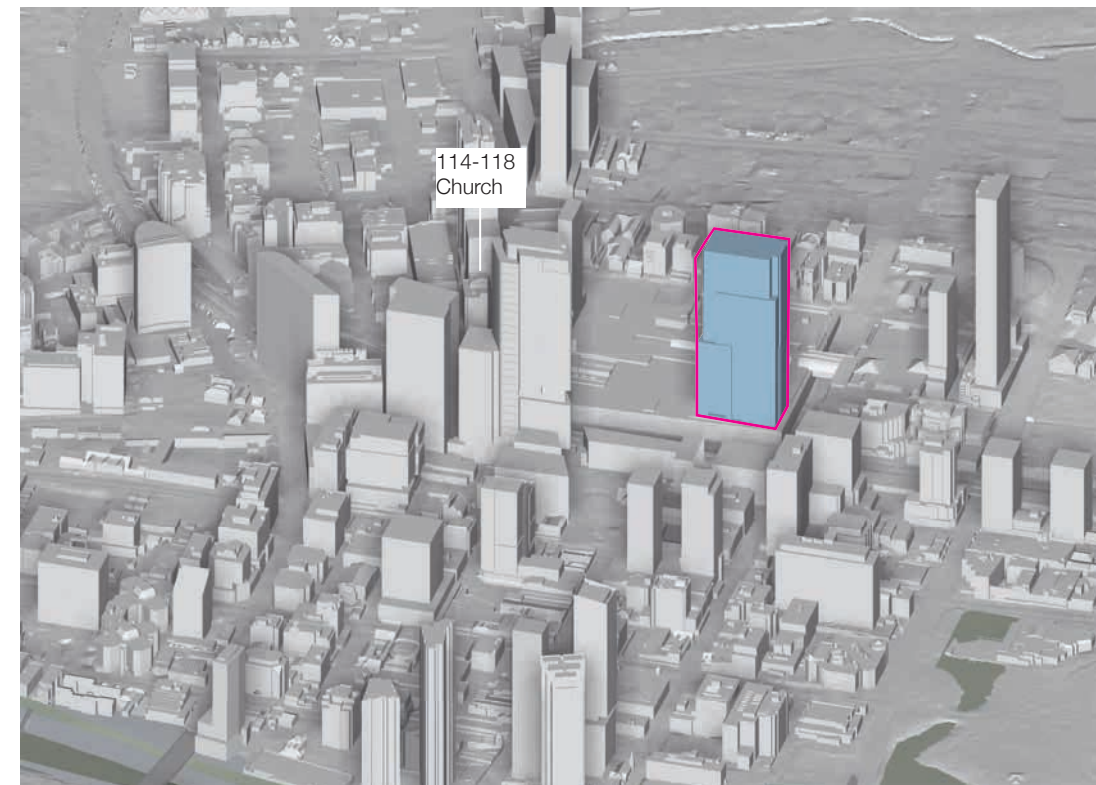
Winter Solstice - 9:00 am



Winter Solstice - 10:00 am



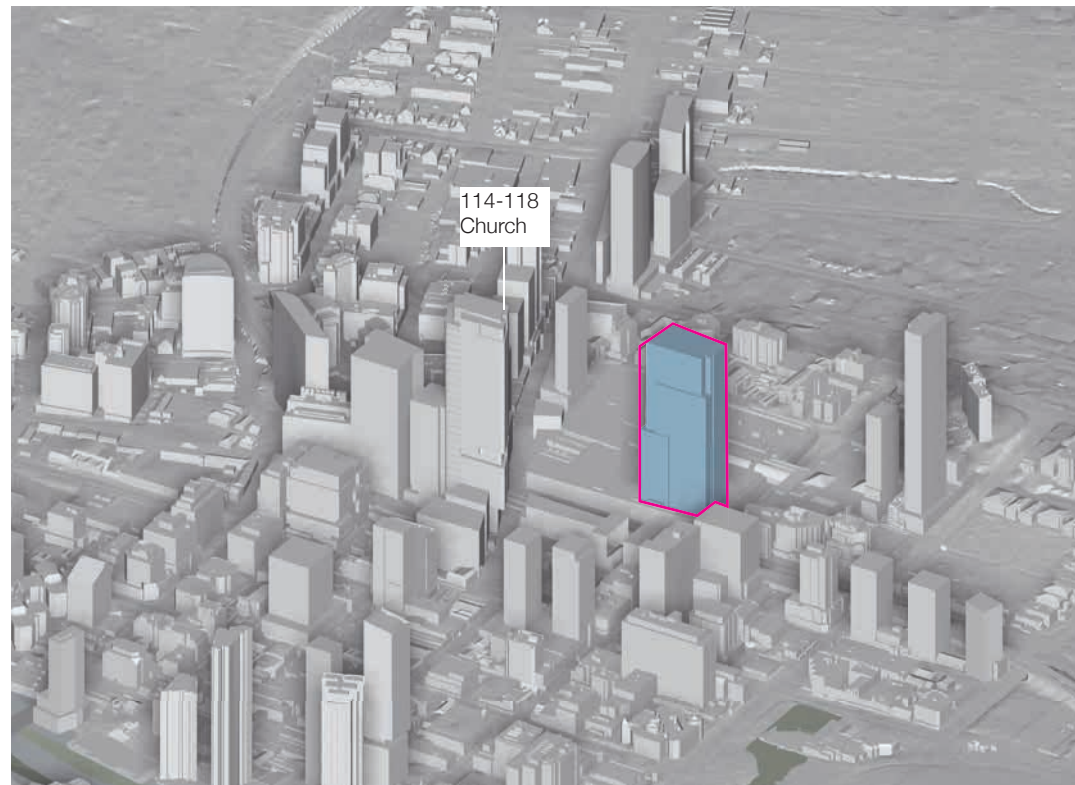
Winter Solstice - 11:00 am



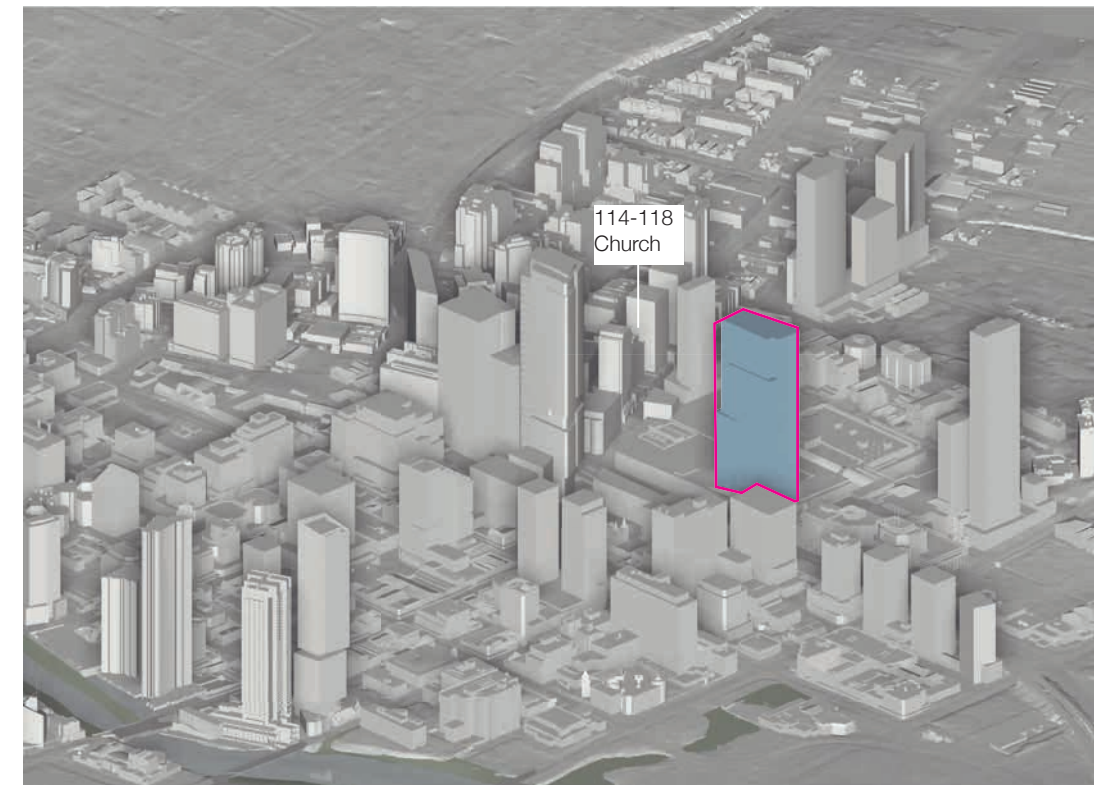
Winter Solstice - 12:00 pm

Proposal —  
Envelope

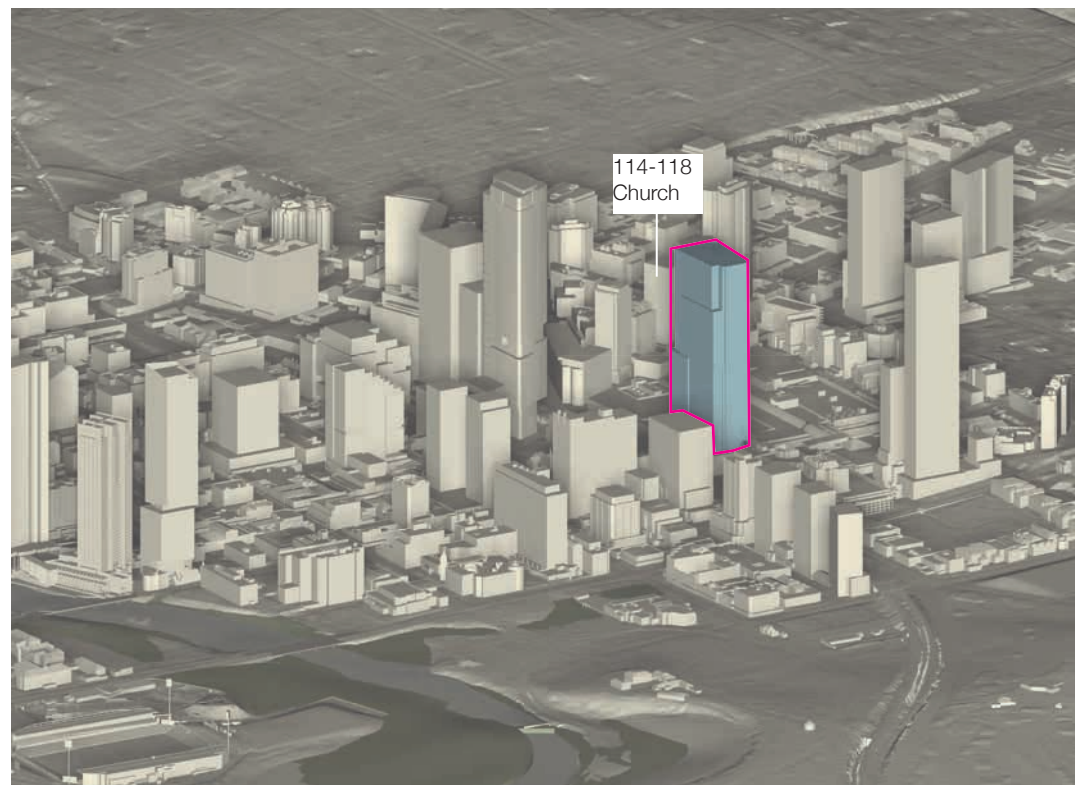


**Suns Eye Diagrams MOD 1 Revised Envelope Proposal**

Winter Solstice - 1:00 pm



Winter Solstice - 2:00 pm



Winter Solstice - 3:00 pm

Proposal —  
Envelope

Note: 114 and 118 Church Street will receive 2 hours solar access in mid-winter and will continue to do so in the after scenario.



11

Shadow Diagrams

Shadow Analysis:  
Previous tower vs Proposed tower (MOD 1 Exhibited Envelope Proposal vs MOD 1 Revised Envelope)

POSITION 1

Winter Solstice - 10:00 am

(MOD 1 Exhibited Envelope Proposal)

WINTER SOLSTICE - TOTAL SUNLIGHT ACCESS BETWEEN 10AM AND 3PM

TYPE	Parks		Heritage Buildings		Residential Buildings	
NAME	Ollie Webb Reserve	Jubilee Park	39 Campbell Street	45 Campbell Street	140 Fitzwilliam Street	118 Church Street
CONCLUSION	No Impact from 10 am to 3pm Therefore no impact to parks	No Impact from 12pm to 2pm	2hrs 10min of sun access Therefore more than 2 hours of sun access to heritage	2hrs 30min of sun access	2hrs 10min of sun access Therefore more than 2 hours of sun access to residential	2hrs 30min of sun access

POSITION 2

Winter Solstice - 10:00 am

(MOD 1 Revised Envelope Proposal)

WINTER SOLSTICE - TOTAL SUNLIGHT ACCESS BETWEEN 10AM AND 3PM

TYPE	Parks		Heritage Buildings		Residential Buildings	
NAME	Ollie Webb Reserve	Jubilee Park	39 Campbell Street	45 Campbell Street	140 Fitzwilliam Street	118 Church Street
CONCLUSION	No Impact from 10 am to 3pm Therefore no impact to parks	No Impact from 12pm to 2pm	2hrs 30min of sun access Therefore more than 2 hours of sun access to heritage	2hrs 35min of sun access	2hrs 10min of sun access Therefore more than 2 hours of sun access to residential	2hrs 45min of sun access



Proposed Modification to Approved  
Concept Plan MP10\_0068

Interface Area

Park

Heritage Conservation Area

Residential Area



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Shadow Diagrams

Shadow Analysis:  
Previous tower vs Proposed tower (MOD 1 Exhibited Envelope Proposal vs MOD 1 Revised Envelope)

POSITION 1

Winter Solstice - 11:00 am

(MOD 1 Exhibited Envelope Proposal)

WINTER SOLSTICE - TOTAL SUNLIGHT ACCESS BETWEEN 10AM AND 3PM

TYPE	Parks		Heritage Buildings		Residential Buildings	
NAME	Ollie Webb Reserve	Jubilee Park	39 Campbell Street	45 Campbell Street	140 Fitzwilliam Street	118 Church Street
CONCLUSION	No Impact from 10 am to 3pm Therefore no impact to parks	No Impact from 12pm to 2pm	2hrs 10min of sun access Therefore more than 2 hours of sun access to heritage	2hrs 30min of sun access	2hrs 10min of sun access Therefore more than 2 hours of sun access to residential	2hrs 30min of sun access

POSITION 2

Winter Solstice - 11:00 am

(MOD 1 Revised Envelope Proposal)

WINTER SOLSTICE - TOTAL SUNLIGHT ACCESS BETWEEN 10AM AND 3PM

TYPE	Parks		Heritage Buildings		Residential Buildings	
NAME	Ollie Webb Reserve	Jubilee Park	39 Campbell Street	45 Campbell Street	140 Fitzwilliam Street	118 Church Street
CONCLUSION	No Impact from 10 am to 3pm Therefore no impact to parks	No Impact from 12pm to 2pm	2hrs 30min of sun access Therefore more than 2 hours of sun access to heritage	2hrs 35min of sun access	2hrs 10min of sun access Therefore more than 2 hours of sun access to residential	2hrs 45min of sun access



Proposed Modification to Approved  
Concept Plan MP10\_0068

Interface Area

Park

Heritage Conservation Area

Residential Area



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Shadow Diagrams

Shadow Analysis:  
Previous tower vs Proposed tower (MOD 1 Exhibited Envelope Proposal vs MOD 1 Revised Envelope)

POSITION 1

Winter Solstice - 12:00 pm

(MOD 1 Exhibited Envelope Proposal)

WINTER SOLSTICE - TOTAL SUNLIGHT ACCESS BETWEEN 10AM AND 3PM

TYPE	Parks		Heritage Buildings		Residential Buildings	
NAME	Ollie Webb Reserve	Jubilee Park	39 Campbell Street	45 Campbell Street	140 Fitzwilliam Street	118 Church Street
CONCLUSION	No Impact from 10 am to 3pm Therefore no impact to parks	No Impact from 12pm to 2pm	2hrs 10min of sun access Therefore more than 2 hours of sun access to heritage	2hrs 30min of sun access	2hrs 10min of sun access Therefore more than 2 hours of sun access to residential	2hrs 30min of sun access

POSITION 2

Winter Solstice - 12:00 pm

(MOD 1 Revised Envelope Proposal)

WINTER SOLSTICE - TOTAL SUNLIGHT ACCESS BETWEEN 10AM AND 3PM

TYPE	Parks		Heritage Buildings		Residential Buildings	
NAME	Ollie Webb Reserve	Jubilee Park	39 Campbell Street	45 Campbell Street	140 Fitzwilliam Street	118 Church Street
CONCLUSION	No Impact from 10 am to 3pm Therefore no impact to parks	No Impact from 12pm to 2pm	2hrs 30min of sun access Therefore more than 2 hours of sun access to heritage	2hrs 35min of sun access	2hrs 10min of sun access Therefore more than 2 hours of sun access to residential	2hrs 45min of sun access



Proposed Modification to Approved  
Concept Plan MP10\_0068

Interface Area

Park

Heritage Conservation Area

Residential Area



11

Shadow Diagrams

Shadow Analysis:  
Previous tower vs Proposed tower (MOD 1 Exhibited Envelope Proposal vs MOD 1 Revised Envelope)

POSITION 1

Winter Solstice - 1:00 pm

(MOD 1 Exhibited Envelope Proposal)

WINTER SOLSTICE - TOTAL SUNLIGHT ACCESS BETWEEN 10AM AND 3PM

TYPE	Parks		Heritage Buildings		Residential Buildings	
NAME	Ollie Webb Reserve	Jubilee Park	39 Campbell Street	45 Campbell Street	140 Fitzwilliam Street	118 Church Street
CONCLUSION	No Impact from 10 am to 3pm Therefore no impact to parks	No Impact from 12pm to 2pm	2hrs 10min of sun access Therefore more than 2 hours of sun access to heritage	2hrs 30min of sun access	2hrs 10min of sun access Therefore more than 2 hours of sun access to residential	2hrs 30min of sun access

POSITION 2

Winter Solstice - 1:00 pm

(MOD 1 Revised Envelope Proposal)

WINTER SOLSTICE - TOTAL SUNLIGHT ACCESS BETWEEN 10AM AND 3PM

TYPE	Parks		Heritage Buildings		Residential Buildings	
NAME	Ollie Webb Reserve	Jubilee Park	39 Campbell Street	45 Campbell Street	140 Fitzwilliam Street	118 Church Street
CONCLUSION	No Impact from 10 am to 3pm Therefore no impact to parks	No Impact from 12pm to 2pm	2hrs 30min of sun access Therefore more than 2 hours of sun access to heritage	2hrs 35min of sun access	2hrs 10min of sun access Therefore more than 2 hours of sun access to residential	2hrs 45min of sun access



Proposed Modification to Approved  
Concept Plan MP10\_0068

Interface Area

Park

Heritage Conservation Area

Residential Area



11

Shadow Diagrams

Shadow Analysis:  
Previous tower vs Proposed tower (MOD 1 Exhibited Envelope Proposal vs MOD 1 Revised Envelope)

POSITION 1

Winter Solstice - 2:00 pm

(MOD 1 Exhibited Envelope Proposal)

WINTER SOLSTICE - TOTAL SUNLIGHT ACCESS BETWEEN 10AM AND 3PM

TYPE	Parks		Heritage Buildings		Residential Buildings	
NAME	Ollie Webb Reserve	Jubilee Park	39 Campbell Street	45 Campbell Street	140 Fitzwilliam Street	118 Church Street
CONCLUSION	No Impact from 10 am to 3pm Therefore no impact to parks	No Impact from 12pm to 2pm	2hrs 10min of sun access Therefore more than 2 hours of sun access to heritage	2hrs 30min of sun access	2hrs 10min of sun access Therefore more than 2 hours of sun access to residential	2hrs 30min of sun access

POSITION 2

Winter Solstice - 2:00 pm

(MOD 1 Revised Envelope Proposal)

WINTER SOLSTICE - TOTAL SUNLIGHT ACCESS BETWEEN 10AM AND 3PM

TYPE	Parks		Heritage Buildings		Residential Buildings	
NAME	Ollie Webb Reserve	Jubilee Park	39 Campbell Street	45 Campbell Street	140 Fitzwilliam Street	118 Church Street
CONCLUSION	No Impact from 10 am to 3pm Therefore no impact to parks	No Impact from 12pm to 2pm	2hrs 30min of sun access Therefore more than 2 hours of sun access to heritage	2hrs 35min of sun access	2hrs 10min of sun access Therefore more than 2 hours of sun access to residential	2hrs 45min of sun access



Proposed Modification to Approved  
Concept Plan MP10\_0068

Interface Area

Park

Heritage Conservation Area

Residential Area



11

Shadow Diagrams

Shadow Analysis:  
Previous tower vs Proposed tower (MOD 1 Exhibited Envelope Proposal vs MOD 1 Revised Envelope)

POSITION 1

Winter Solstice - 3:00 pm

(MOD 1 Exhibited Envelope Proposal)

WINTER SOLSTICE - TOTAL SUNLIGHT ACCESS BETWEEN 10AM AND 3PM

TYPE	Parks		Heritage Buildings		Residential Buildings	
NAME	Ollie Webb Reserve	Jubilee Park	39 Campbell Street	45 Campbell Street	140 Fitzwilliam Street	118 Church Street
CONCLUSION	No Impact from 10 am to 3pm Therefore no impact to parks	No Impact from 12pm to 2pm	2hrs 10min of sun access Therefore more than 2 hours of sun access to heritage	2hrs 30min of sun access	2hrs 10min of sun access Therefore more than 2 hours of sun access to residential	2hrs 30min of sun access

POSITION 2

Winter Solstice - 3:00 pm

(MOD 1 Revised Envelope Proposal)

WINTER SOLSTICE - TOTAL SUNLIGHT ACCESS BETWEEN 10AM AND 3PM

TYPE	Parks		Heritage Buildings		Residential Buildings	
NAME	Ollie Webb Reserve	Jubilee Park	39 Campbell Street	45 Campbell Street	140 Fitzwilliam Street	118 Church Street
CONCLUSION	No Impact from 10 am to 3pm Therefore no impact to parks	No Impact from 12pm to 2pm	2hrs 30min of sun access Therefore more than 2 hours of sun access to heritage	2hrs 35min of sun access	2hrs 10min of sun access Therefore more than 2 hours of sun access to residential	2hrs 45min of sun access



Proposed Modification to Approved  
Concept Plan MP10\_0068

Interface Area

Park

Heritage Conservation Area

Residential Area



11

Shadow Diagrams

Shadow Analysis:  
Previous tower vs Proposed tower (MOD 1 Exhibited Envelope Proposal vs MOD 1 Revised Envelope)

POSITION 1

Winter Solstice - 9:00 am

(MOD 1 Exhibited Envelope Proposal)

WINTER SOLSTICE - TOTAL SUNLIGHT ACCESS BETWEEN 10AM AND 3PM

TYPE	Parks		Heritage Buildings		Residential Buildings	
NAME	Ollie Webb Reserve	Jubilee Park	39 Campbell Street	45 Campbell Street	140 Fitzwilliam Street	118 Church Street
CONCLUSION	No Impact from 10 am to 3pm Therefore no impact to parks	No Impact from 12pm to 2pm	2hrs 10min of sun access Therefore more than 2 hours of sun access to heritage	2hrs 30min of sun access	2hrs 10min of sun access Therefore more than 2 hours of sun access to residential	2hrs 30min of sun access

POSITION 2

Winter Solstice - 9:00 am

(MOD 1 Revised Envelope Proposal)

WINTER SOLSTICE - TOTAL SUNLIGHT ACCESS BETWEEN 10AM AND 3PM

TYPE	Parks		Heritage Buildings		Residential Buildings	
NAME	Ollie Webb Reserve	Jubilee Park	39 Campbell Street	45 Campbell Street	140 Fitzwilliam Street	118 Church Street
CONCLUSION	No Impact from 10 am to 3pm Therefore no impact to parks	No Impact from 12pm to 2pm	2hrs 30min of sun access Therefore more than 2 hours of sun access to heritage	2hrs 35min of sun access	2hrs 10min of sun access Therefore more than 2 hours of sun access to residential	2hrs 45min of sun access



Proposed Modification to Approved  
Concept Plan MP10\_0068

Interface Area

Park

Heritage Conservation Area

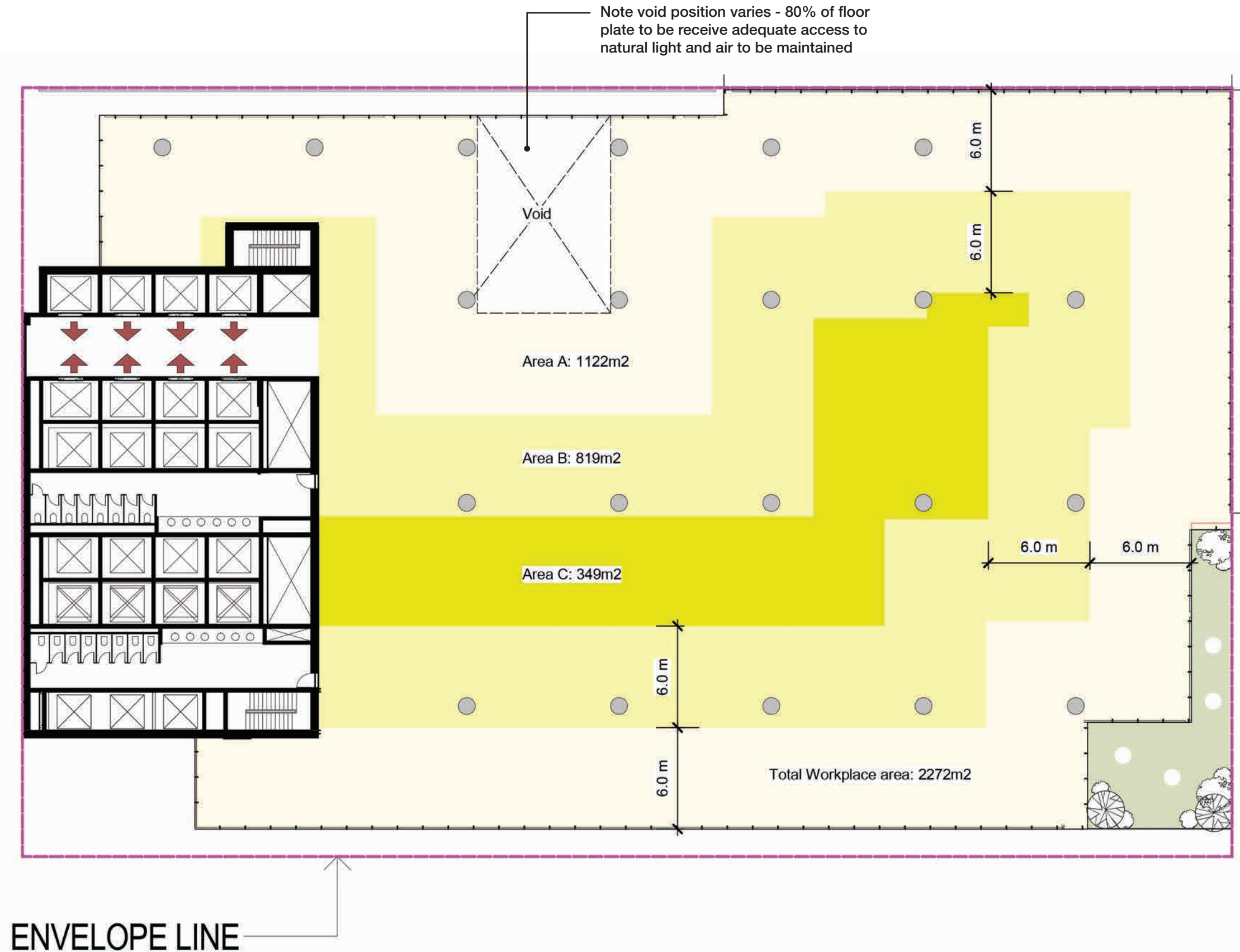
Residential Area



# 12 Appendix









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Appendix  
Area Schedule

LEVEL	USE	Total GFA (m²) Per Rise	Floor to Floor	RL	MPE (m²) (Maximum Planning Envelope)	Efficiency GBA->MPE	GBA (m²)	Articulation Area (m²)	Articulation Ratio	Efficiency GFA->GBA	GFA (m²)	Efficiency GFA->MPE	Efficiency NLA->GFA	NLA (m²)
Top of Envelope / Roof				220.00										
Commercial Level 47	Commercial / Plant / Services		6.55	213.45	3249	69%	2,226	1,023	31%	46%	1,032	32%	76%	787
Commercial Level 46	Commercial		3.75	209.70	3249	69%	2,226	1,023	31%	91%	2,032	63%	88%	1,787
Commercial Level 45	Commercial		3.75	205.95	3249	69%	2,226	1,023	31%	91%	2,032	63%	88%	1,787
Commercial Level 44	Commercial		3.75	202.20	3249	69%	2,226	1,023	31%	91%	2,032	63%	88%	1,787
Commercial Level 43	Commercial		3.75	198.45	3249	69%	2,226	1,023	31%	91%	2,032	63%	88%	1,787
Commercial Level 42	Commercial		3.75	194.70	3249	69%	2,226	1,023	31%	91%	2,032	63%	88%	1,787
Commercial Level 41	Commercial		3.75	190.95	3249	69%	2,226	1,023	31%	91%	2,032	63%	88%	1,787
Commercial Level 40	Commercial		3.75	187.20	3249	71%	2,310	939	29%	92%	2,115	65%	88%	1,868
Commercial Level 39	Commercial		3.75	183.45	3249	71%	2,310	939	29%	92%	2,115	65%	88%	1,868
Commercial Level 38	Commercial		3.75	179.70	3249	71%	2,310	939	29%	92%	2,115	65%	88%	1,868
Commercial Level 37	Commercial		3.75	175.95	3249	71%	2,310	939	29%	92%	2,115	65%	88%	1,868
Commercial Level 36	Commercial		3.75	172.20	3249	71%	2,310	939	29%	92%	2,115	65%	88%	1,868
Commercial Level 35	Commercial		3.75	168.45	3249	71%	2,310	939	29%	92%	2,115	65%	88%	1,868
Commercial Level 34	Commercial		3.75	164.70	3249	71%	2,310	939	29%	92%	2,115	65%	88%	1,868
Commercial Level 33	Commercial		3.75	160.95	3249	71%	2,310	939	29%	92%	2,115	65%	88%	1,868
Commercial Level 32	Commercial / Plant / Services		3.75	157.20	3249	71%	2,310	939	29%	48%	1,115	34%	78%	868
Commercial Level 31	Commercial / Plant / Services		3.75	153.45	3249	71%	2,310	939	29%	48%	1,115	34%	78%	868
Commercial Level 30	Commercial		3.75	149.70	3249	82%	2,659	590	18%	90%	2,390	74%	90%	2,154
Commercial Level 29	Commercial		3.75	145.95	3249	82%	2,659	590	18%	90%	2,390	74%	90%	2,154
Commercial Level 28	Commercial		3.75	142.20	3249	82%	2,659	590	18%	90%	2,390	74%	90%	2,154
Commercial Level 27	Commercial		3.75	138.45	3249	82%	2,659	590	18%	90%	2,390	74%	90%	2,154
Commercial Level 26	Commercial		3.75	134.70	3249	82%	2,659	590	18%	90%	2,390	74%	90%	2,154
Commercial Level 25	Commercial		3.75	130.95	3249	82%	2,659	590	18%	90%	2,390	74%	90%	2,154
Commercial Level 24	Commercial		3.75	127.20	3249	82%	2,659	590	18%	90%	2,390	74%	90%	2,154
Commercial Level 23	Commercial		3.75	123.45	3249	82%	2,659	590	18%	90%	2,390	74%	90%	2,154
Commercial Level 22	Commercial		3.75	119.70	3249	82%	2,659	590	18%	90%	2,390	74%	90%	2,154
Commercial Level 21	Commercial		3.75	115.95	3249	82%	2,659	590	18%	90%	2,390	74%	90%	2,154
Commercial Level 20	Commercial		3.75	112.20	3249	82%	2,659	590	18%	90%	2,390	74%	90%	2,154
Commercial Level 19	Commercial / Plant / Services		3.75	108.45	3249	82%	2,659	590	18%	52%	1,390	43%	83%	1,154
Commercial Level 18	Commercial / Plant / Services		3.75	104.70	3249	82%	2,659	590	18%	52%	1,390	43%	83%	1,154
Commercial Level 17	Commercial		3.75	100.95	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 16	Commercial		3.75	97.20	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 15	Commercial		3.75	93.45	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 14	Commercial		3.75	89.70	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 13	Commercial		3.75	85.95	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 12	Commercial		3.75	82.20	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 11	Commercial		3.75	78.45	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 10	Commercial		3.75	74.70	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 09	Commercial		3.75	70.95	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 08	Commercial		3.75	67.20	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 07	Commercial		3.75	63.45	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 06	Commercial		3.75	59.70	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 05	Commercial		3.75	55.95	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 04	Commercial		3.75	52.20	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 03	Commercial		3.75	48.45	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 02	Commercial		3.75	44.70	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Commercial Level 01	Commercial		3.75	40.95	3249	88%	2,865	384	12%	88%	2,534	78%	91%	2,296
Existing Retail Level 06 / Sky Lobby* / Rooftop Retail	Sky Lobby / Retail		8.55	32.40										
Existing Retail Level 05	Retail		5.03	26.77										
Existing Retail Level 04	Retail		5.36	21.41										
Existing Retail Level 03	Lobby Void / Retail		4.70	16.71										
Existing Retail Level 02 / Argyle st	Ground Lobby / Retail / Loading Dock		5.57	11.14										
Total			Total Height											
Total			208.26 m		152,725		121,954	30,771			104,522			93,223

\*Existing Level 6 Retail area to be converted into Sky Lobby

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

Ratio to MPE		
GBA-->MPE	GFA-->MPE	NLA--> GBA
80%	68%	76%
Ratio to Measurment methods		
GBA-->MPE	GFA-->GBA	NLA-->GFA
80%	86%	89%
Articulation		
Average Articulation per floor	655	
Articulation Total	30,771	
Articulation Ratio	20%	