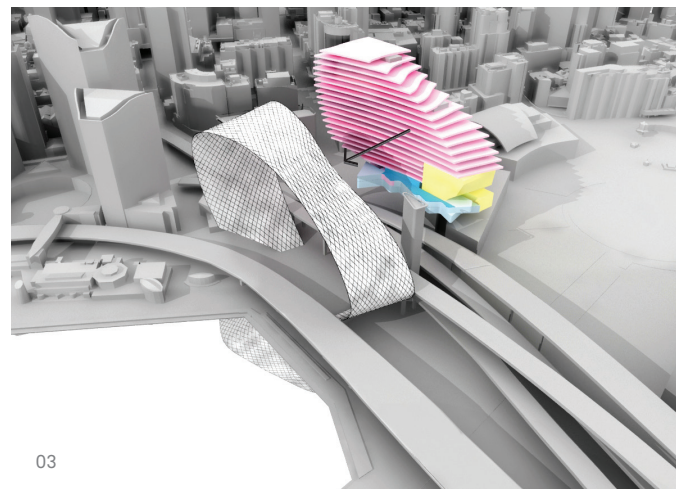
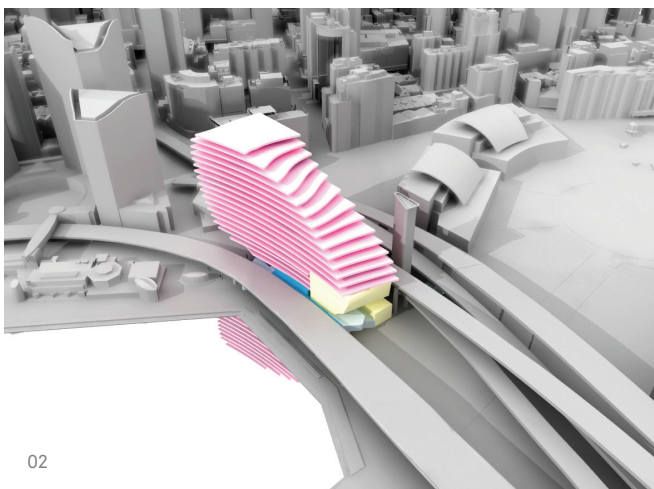




01 Proposed workplace fitout from within The Ribbon looking North over Darling Harbour

02 Office Levels

03 The Ribbon Form

04 The Ribbon from Darling Harbour at night

03 Design elements

Building uses

The proposal comprises 54,929 sqm GFA (41,470 sqm NLA) over 15 levels of PCA Premium Grade commercial office space, 18,183 sqm GFA over 5 levels of mixed use space including 2,580 sqm retail, 2,734 sqm IMAX Cinema, a 1,957 sqm Function Centre, a 1,973 sqm Gymnasium and provision for 86 car and 276 bike parking spaces plus 56 visitor spaces. The building component of the development has a ground floor footprint area of 5,060 sqm.

The northern side of the ground floor

accommodates 1,028 sqm of retail tenancy space envisioned to be occupied largely by existing and new restaurant tenants. These tenancies are each two stories which will allow for both indoor and outdoor dining. The western side of the building, off the proposed new public event space, is the 400 sqm lobby for the new IMAX Cinema. Smaller tenancies such as a Gelato store are also proposed to be located here. The entry for the commercial office is located on the eastern side adjacent the proposed new arrival, drop-off and forecourt area on Harbour Road. The entries for the function

centre and gymnasium are also located here but separated from the office entry. The southern side of the development, adjacent and under the elevated roads, and therefore away from public view, contains all the back of house facilities such as building services plant areas, car and bike parking, loading, storage and security areas. Further to the south, partly under the elevated roads, is proposed a single level standalone building containing additional retail tenancy spaces, workshop space for SHFA and new public amenities.



'The Ribbon' from Tumbalong Park at dusk.
Imagery by HASSELL

03 Design elements

Building uses

Podium Level 1

Comprises the second floor of the northern retail tenancies, the entry foyer and pre-event space for the IMAX Cinema to the west, the commercial lobby space and lift access to the northeast, and the building services plant and car parking to the south and south east adjacent and beneath the elevated roadway.

Podium Level 2

Comprises a full floor dedicated function area and building services plant and car parking to the south and south east adjacent and beneath the elevated roadway.

Podium Level 3

Comprises the first level of commercial office and building services plant to the southern side adjacent the elevated roadway.

Podium Level 4

Is proposed to be a gymnasium with building services plant to the southern side adjacent the elevated roadway.

Level 1 – Level 15

Are dedicated commercial office floors

Plant Mezzanine

Building service plant is accommodated behind the main building facade and under the main building roof.



'The Ribbon' from Harbourside at night.
Imagery by HASSELL