

Our podium is truly a connective space between the public realm and the private realm of the workplace. We have created a space where people are comfortable to meet, work and socialize – an active laneway that is an extension of the work environment. This highly open & permeable space is literally an expression of the modern workplace as work becomes less private and more integrated into the city; responding to the casual nature of today's tech savvy generation.





BATESSMART™





6.0

WORKPLACE

6.1 WORKPLACE

6.1 WORKPLACE - A HIGHLY FLEXIBLE CONNECTED WORKPLACE

The floor plate outline is a simple rectangle with smooth rounded corners, recalling contemporary mobile telecommunications technology. The core has been located on the eastern façade where views are limited by adjoining buildings, creating a single large contiguous work space to the west. The core consists of three lift rises, low, mid, and high, with low and mid rise lifts opening to the west directly onto the workplace. The bathrooms, escape stairs and risers are located on the east and access along a perimeter corridor. The high rise configuration reverses the lift orientation, with lifts opening towards the east, capturing available views from the upper levels. There is a 6m deep floor area in front of the lifts for use as reception areas, meeting spaces etc. Bathrooms and risers are located in the space vacated by the low and mid rise lift cores.

The structure is designed to maximise flexibility of the fitout. Perimeter columns on the north, west and south façades minimise intrusion into the workspace. A long 17m span across the floor plate creates a large uninterrupted floor area with maximum flexibility. This structural system minimizes columns within the floorplate to maximise connectivity.

The floor plate reduces in area as it progresses up the tapered north façade. Canted columns follow the tapered building geometry.



RL 210 TOWER

33 Commercial Floors
1450 - 1900 SQM NLA PLATES
62,893 SQM TOTAL

HIGH RISE- additional floors
7 FLOORS
1450 - 1600 SQM NLA PLATES
7,500 SQM TOTAL

HIGH RISE
10 FLOORS
1600 - 2050 SQM NLA PLATES
18,130 SQM TOTAL

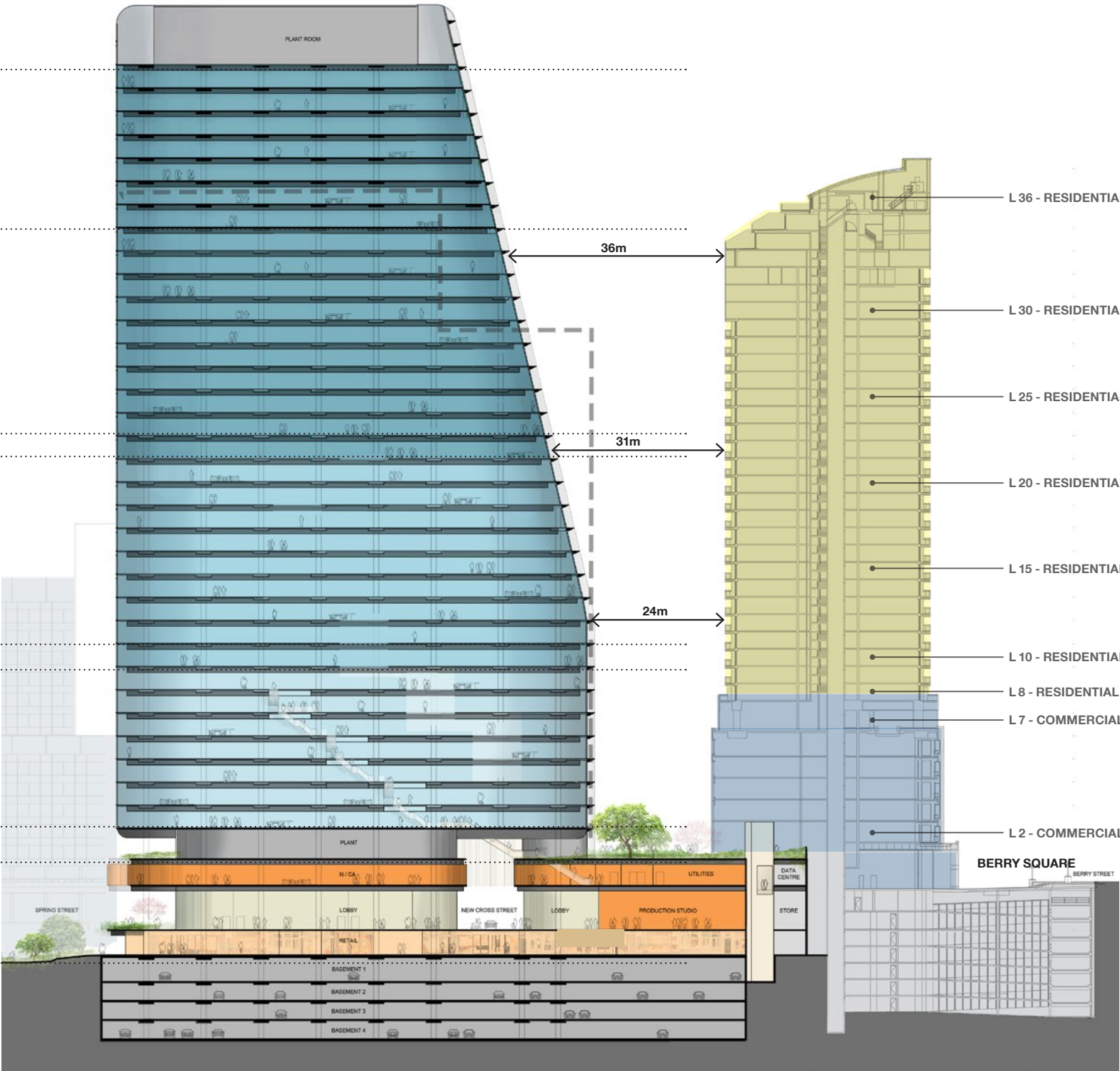
TRANSFER FLOOR

MID RISE
9 FLOORS
1928 SQM NLA PLATES
17,300 SQM TOTAL

TRANSFER FLOOR

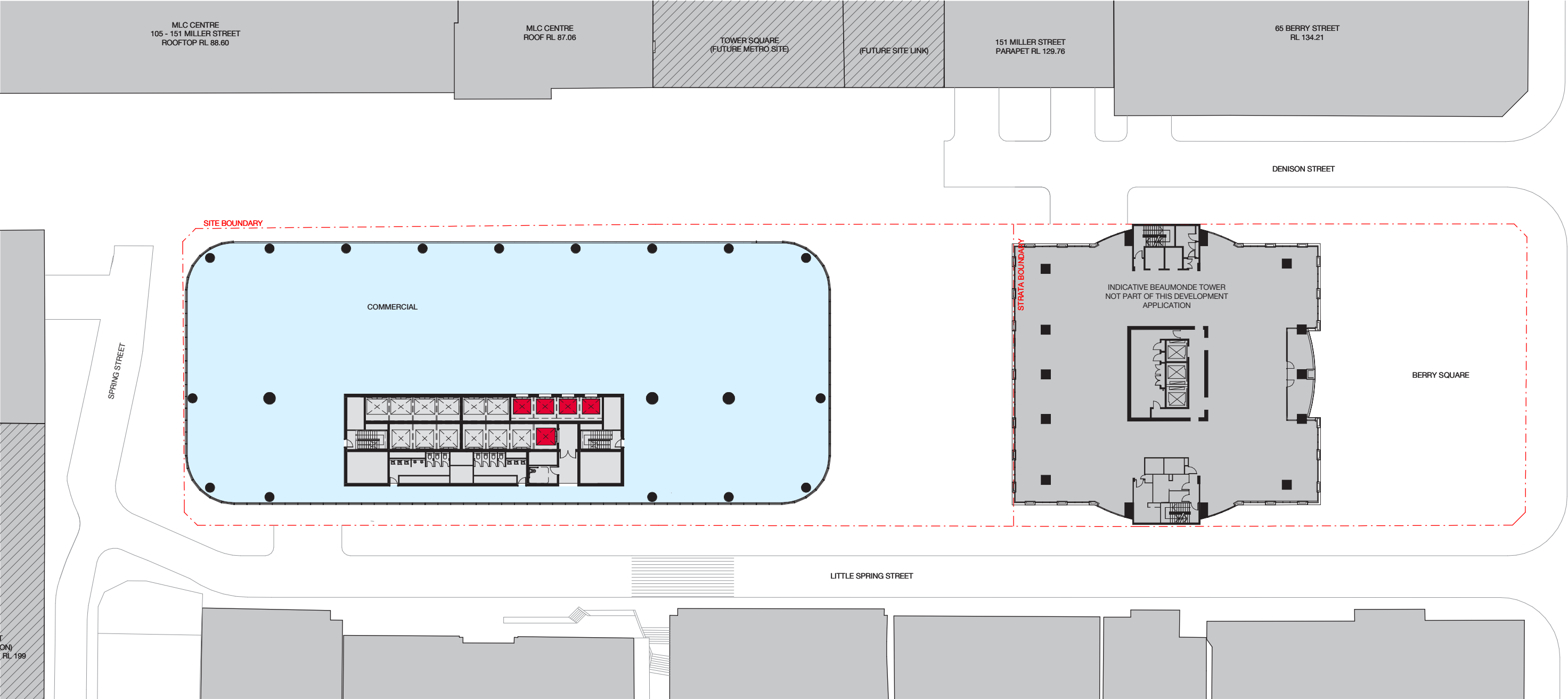
LOW RISE
7 FLOORS
1890 SQM NLA PLATES
13,200 SQM TOTAL

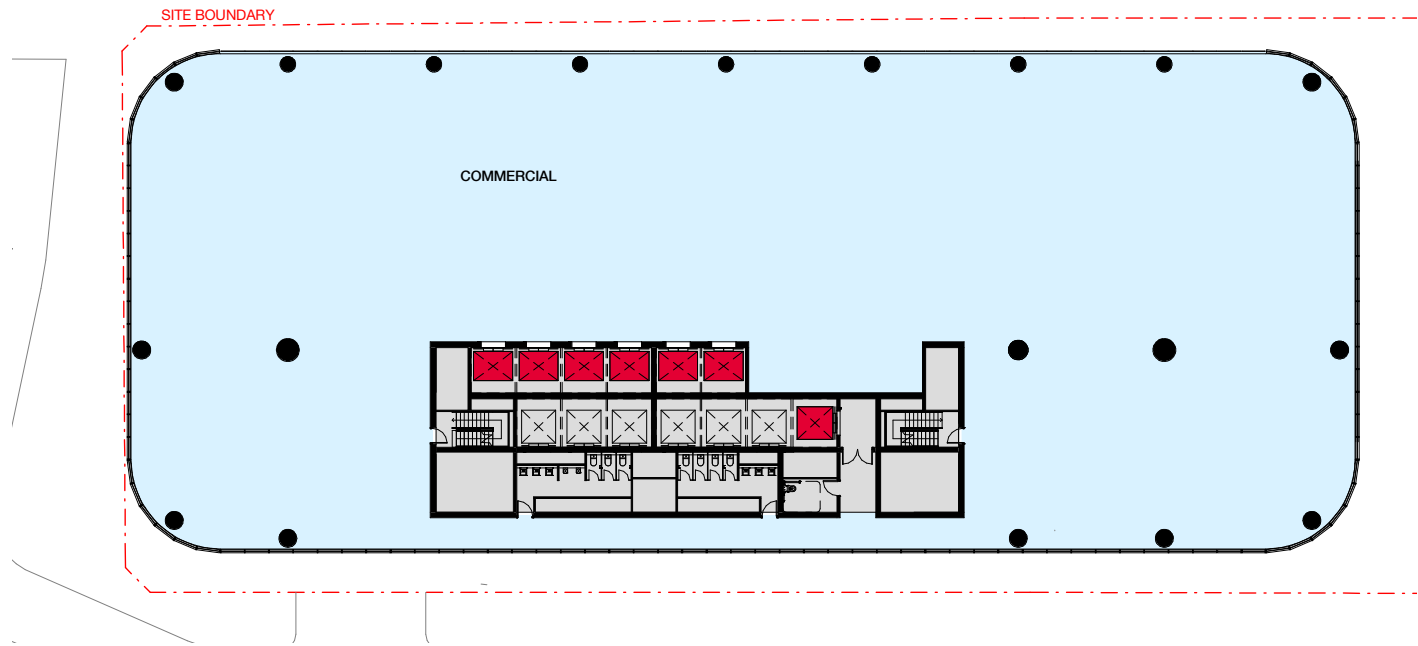
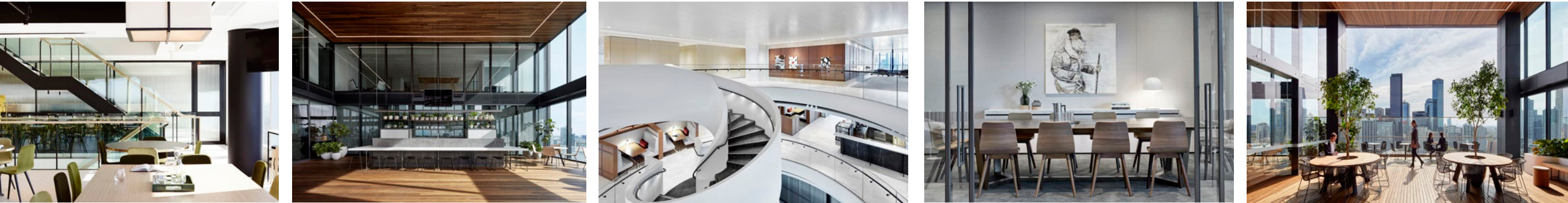
PODIUM
3 FLOORS
2175 SQM NLA PLATES MAX
6,000 SQM TOTAL



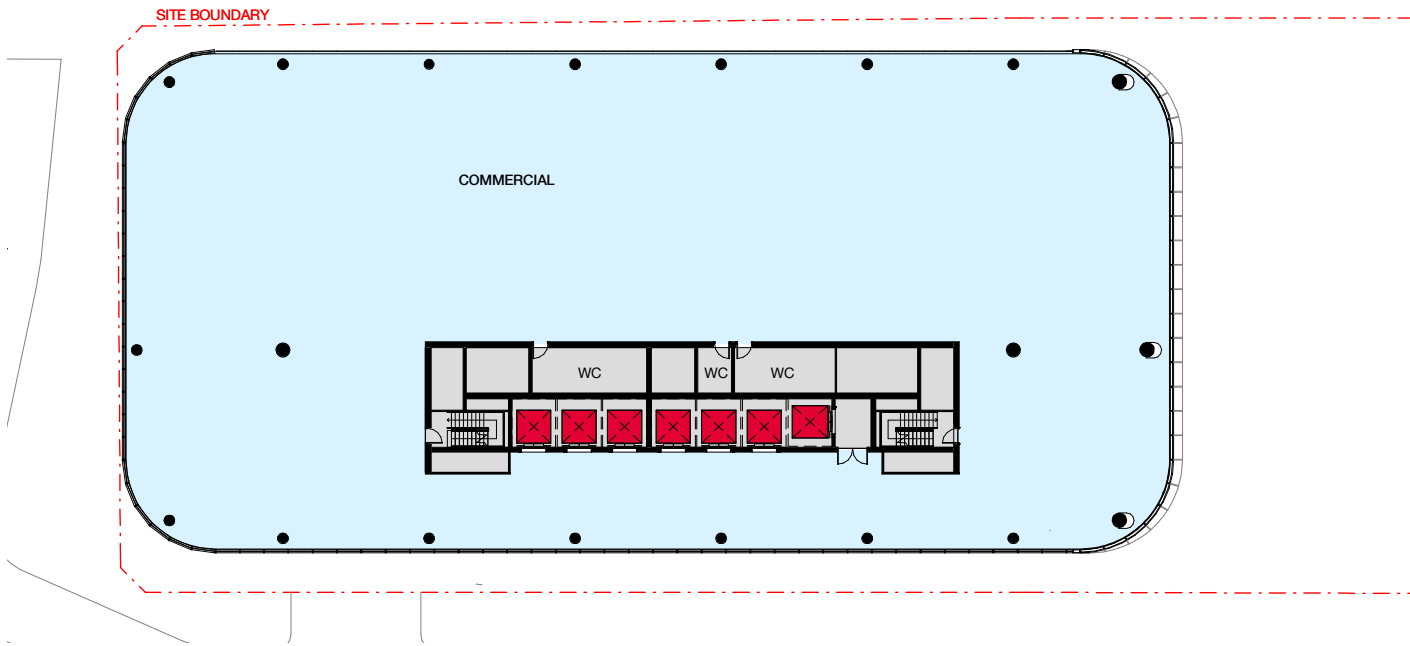
6.2
WORKPLACE

We have created a highly flexible, and contiguous floorplate, based on a side core typology. This premium floorplate typology maximises connectivity, encouraging communication & collaboration which are the hallmarks of good contemporary workplaces.



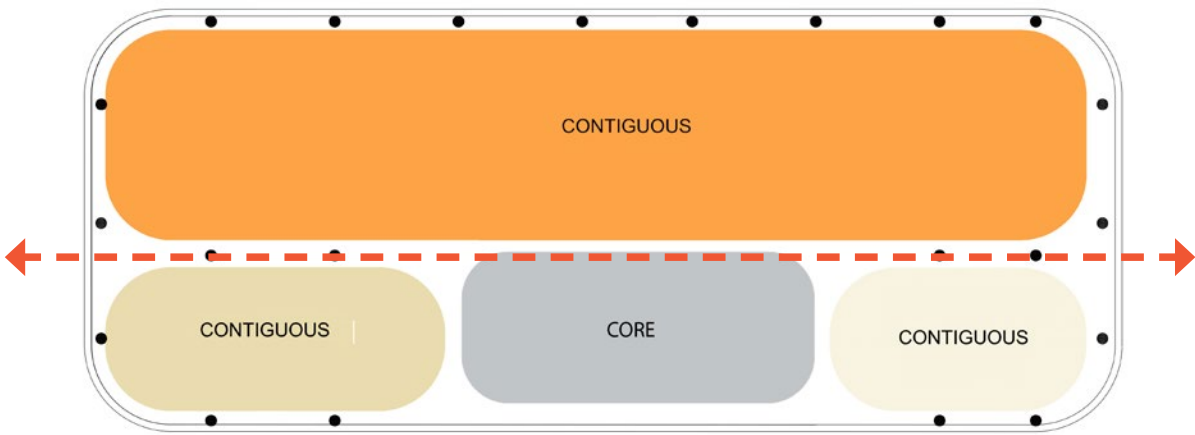


INDICATIVE MID RISE COMMERCIAL FLOOR - PLAN LEVEL 11



INDICATIVE HIGH RISE COMMERCIAL FLOOR - PLAN LEVEL 24

6.3 WORKPLACE

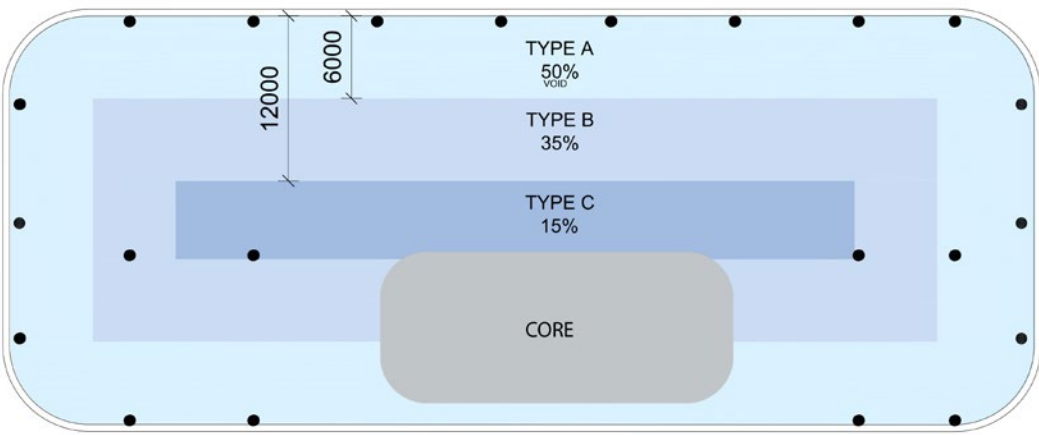


7. CONTIGUITY OF FLOORPLATE

A contiguous space is one in which all occupants have direct visual connection to each other. A large contiguous zone maximizes space planning flexibility and can accommodate large teams in visually connected space to support team and cultural integration.

The proposed floorplate has one large contiguous zone, such that there is excellent visibility across the entire floorplate.

PLATE 01 - 1211 SQM
PLATE 02 - 300 SQM
PLATE 03 - 230 SQM

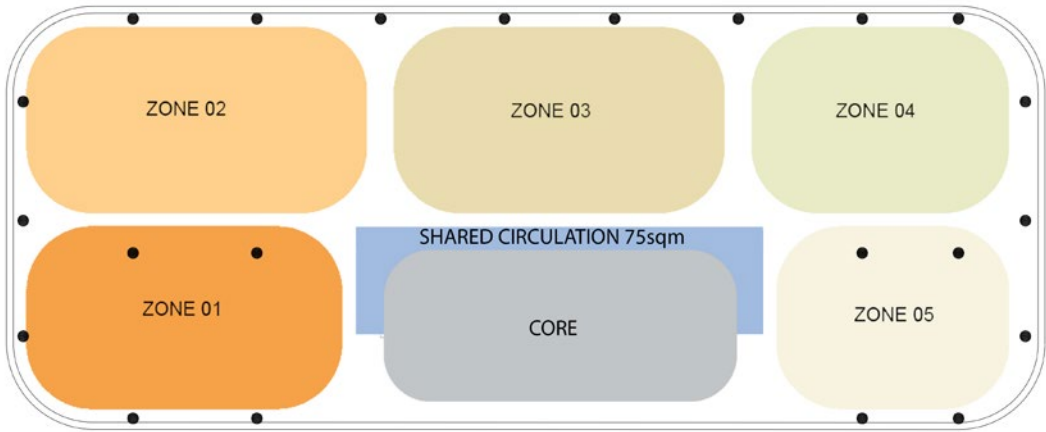
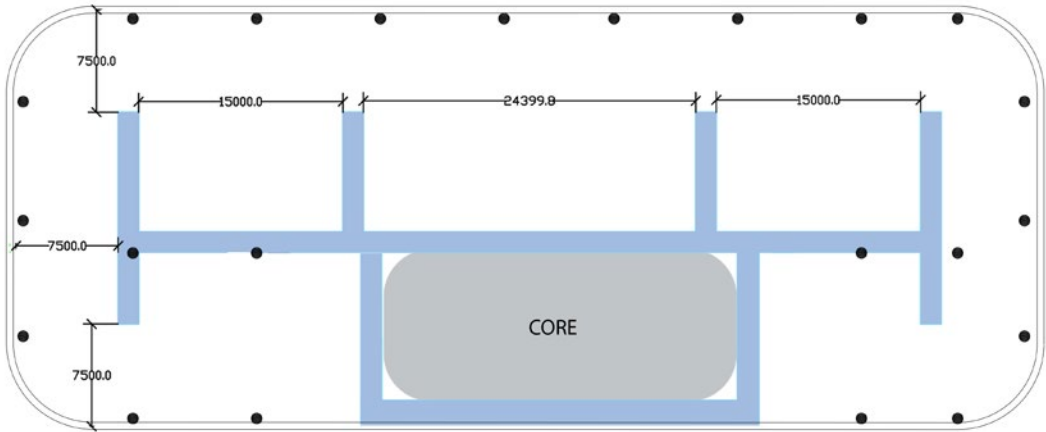


5. ACCESS TO NATURAL LIGHT

Depth of space is a measure that reflects the ability to locate near to natural light and views; the flexibility of the space to support a range of space planning; & having sufficient 'deep' space to accommodate support spaces.

Type A space is within 6m of perimeter glazing, Type B is between 6-12m from perimeter glazing, and Type C is greater than 12m. Type A & B space is ideal for locating people in primary work points with access to daylight and views. Type C is suited to storage and utility spaces.

TOTAL NLA - 1,888SQM
TYPE A: 50%
TYPE B: 35%
TYPE C: 15%



3. CIRCULATION EFFICIENCY

Tenant Efficiency is a measure of the tenant's ability to make best use of the available space, and as such it relates to rental value. Tenant Efficiency is the ratio of Net Useable Area (NUA) to Net Lettable Area (NLA) expressed as a percentage. NUA is calculated as NLA less the circulation space required at 1.5m width such that no part of the floor is further than 7.5m from a circulation path.

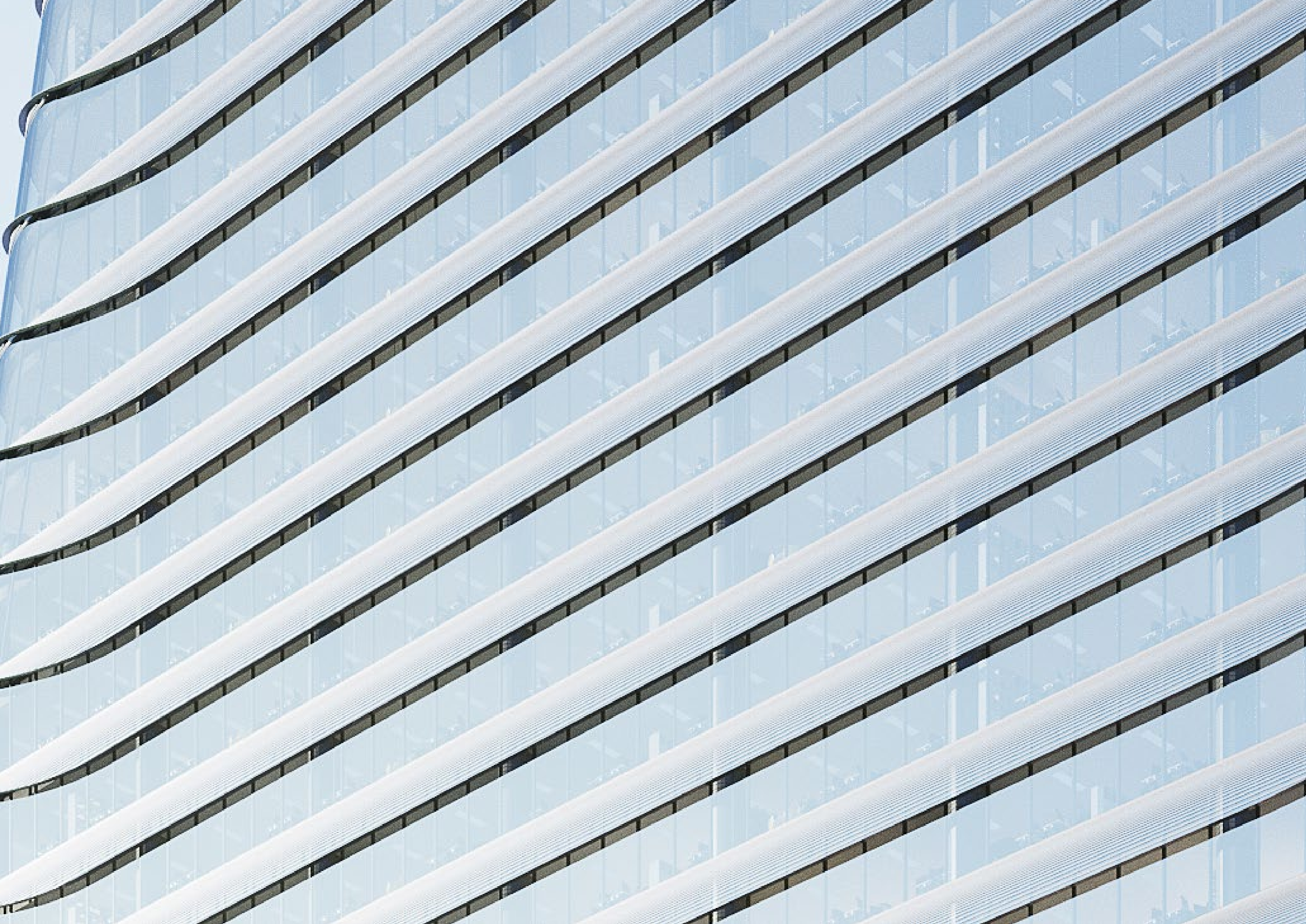
TOTAL NLA - 1,888SQM
EFFICIENCY 86%

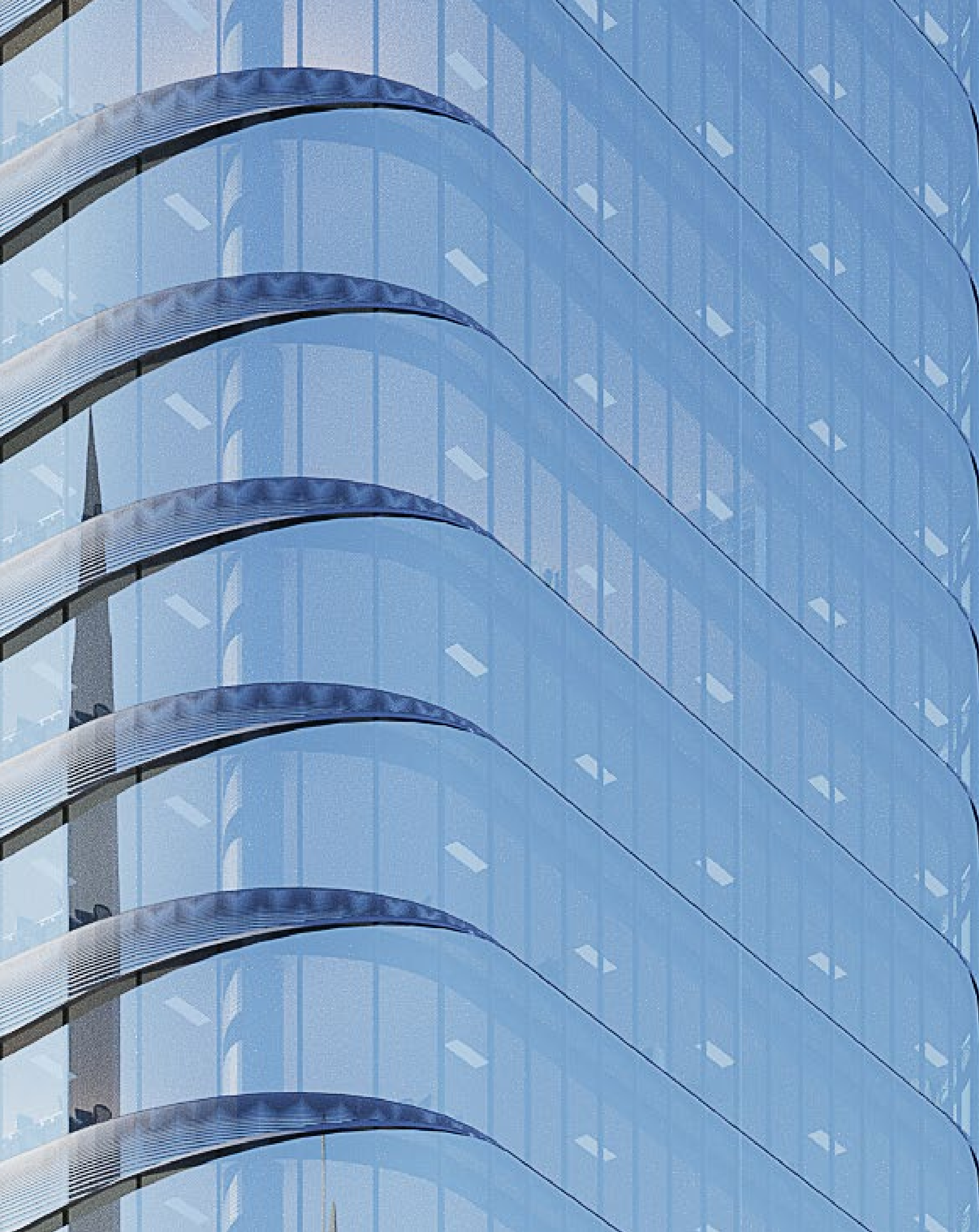
2. SUB-DIVISIBILITY

Sub-divisibility is the capability to divide a floorplate into multiple secure tenancy compartments without losing a large amount of Net Tenancy Area. Each compartment should have a reasonable address with respect to lifts, and meet regulatory requirements in terms of amenities and fire egress.

The proposed floorplate can be readily sub-divided into two, three or four tenancies, which can be easily adjusted in area. The sub-divisibility is highly efficient, achieving the following efficiencies of Nett Useable

TOTAL LOW RISE NLA - 1,888SQM			
HIGH RISE NLA - 1,733SQM			
AREA/NETT LETTABLE AREA:			
LEVEL	TWO TENANCY		FOUR TENANCY
LOW RISE	92%		92%
HIGH RISE	91%		91%



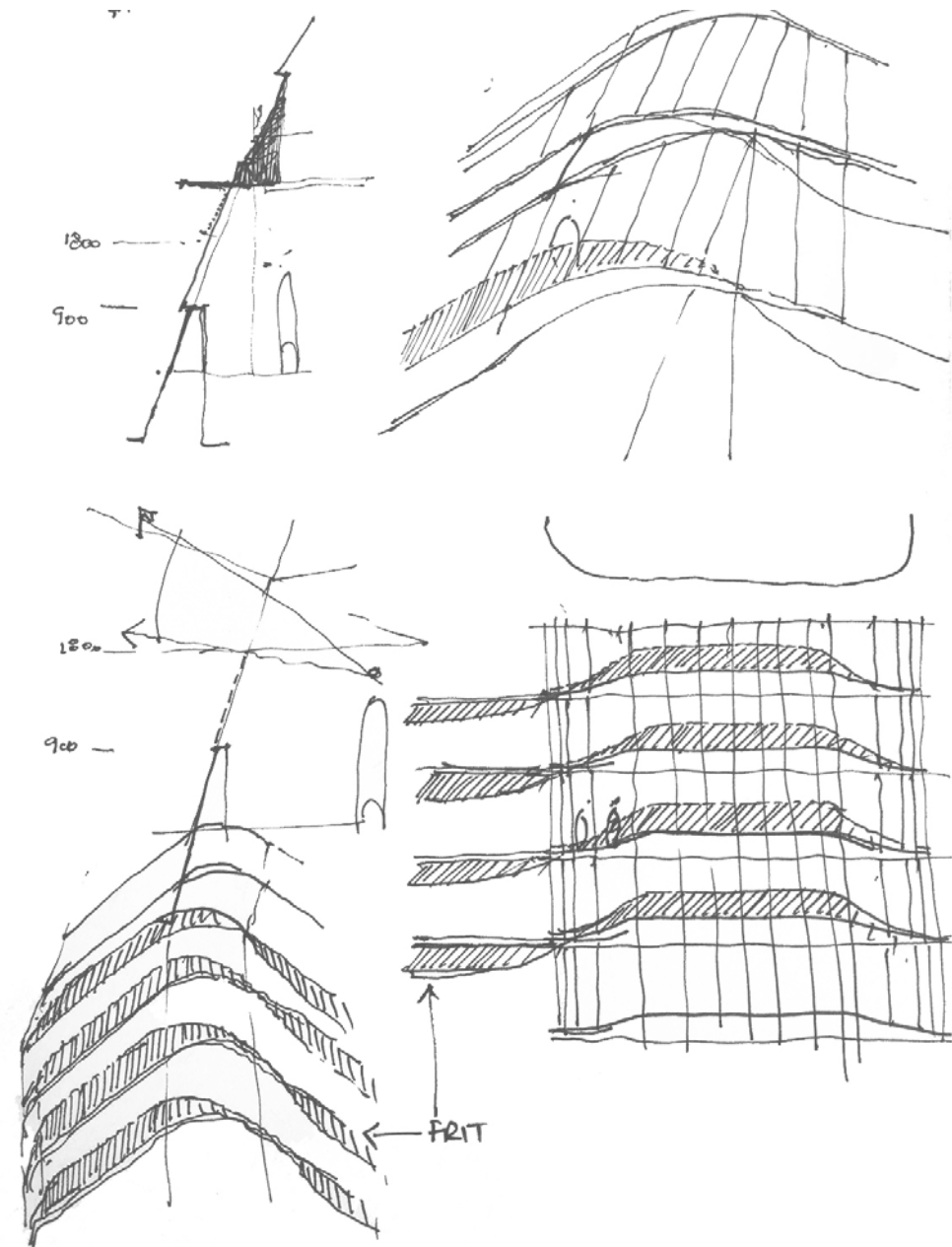
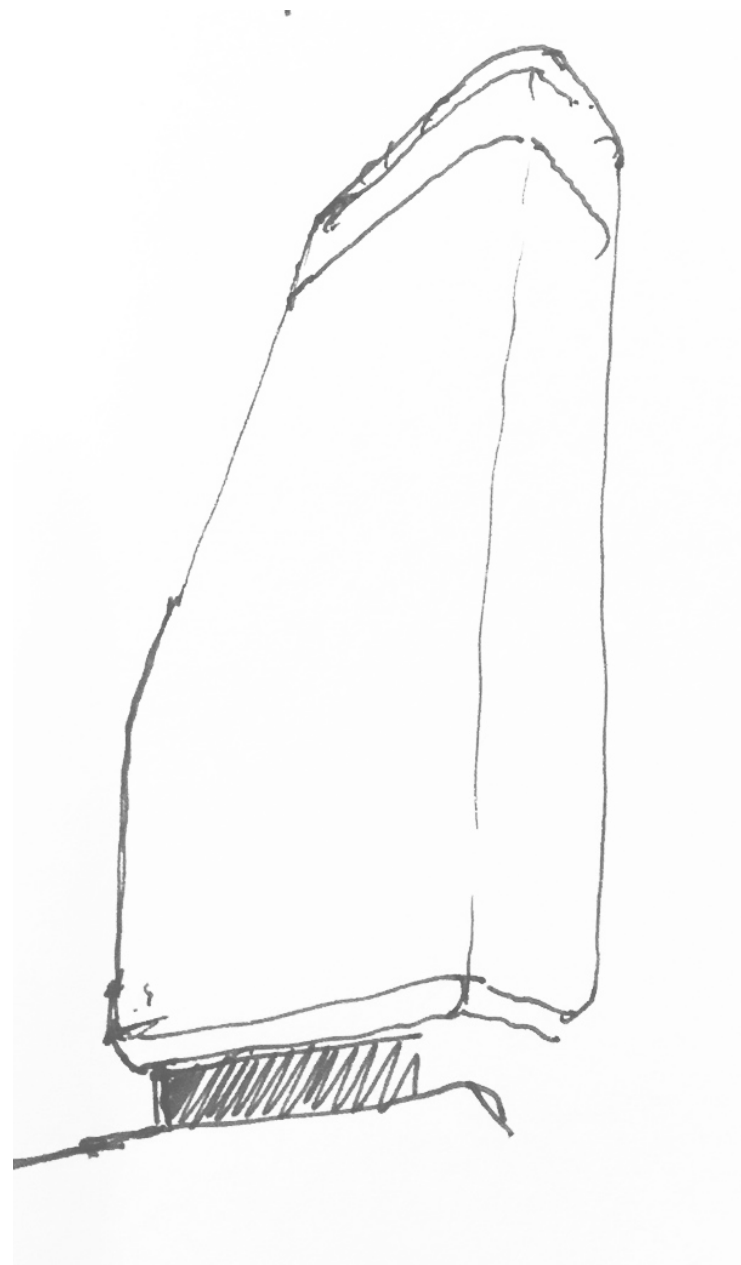


7.0

FACADES & MATERIALS

7.0 FACADE & MATERIALS

The facades respond to the context by creating a simple, elegant & timeless design that differentiates from the rectilinearity of the existing commercial buildings. Curved glass corners create a natural feel to the building. A linear frit & horizontal sunshades deal with privacy, solar and glare control, responding to orientation while emphasizing the curvilinear design.





BATESSMART™

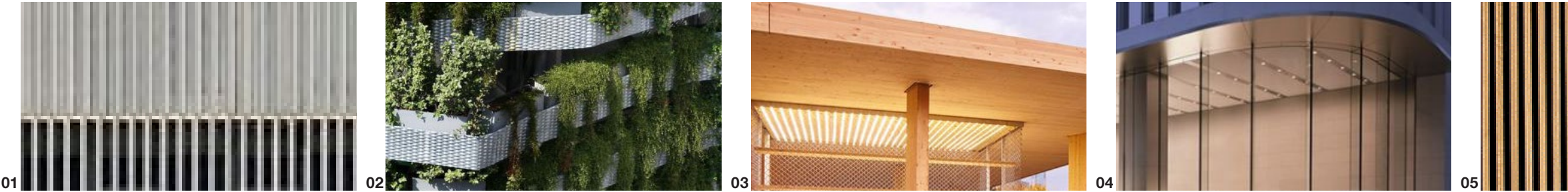
7.1 PODIUM

7.1 PODIUM

The podium is designed with warm and natural materials to create a warm & humane environment at the base of the tower. The podium will be constructed of timber, using a technology called Cross Laminated Timber (CLT) for column, beams and floor slabs. The podium office floor will have a studio like feel with exposed timber construction, and exposed services.

Externally the timber construction is expressed as spandrels that cantilever beyond the glass line to provide covered pedestrian shelter below. Concrete columns from the tower are honestly expressed in the podium. Columns have subtly curved corners in reference to the floorplate geometry.

Above the podium office floor is a recessed plant room creating a negative gap to distinguish the tower and podium. The glass curtain wall of the tower drops below the office floors as a 'skirt' to partially conceal the plant room louvres from the street. An outdoor terrace occurs on this level between the office tower and the Beau Monde apartments. This terrace will be for the exclusive use of the office tenants. The reminder of this floor will have linear planters along the edge allowing plants to grow over the podium floor.



- 1. Anodised aluminium batten screen - Recessive warm grey
- 2. Spill planting to facade edges
- 3. Timber finish
- 4. Commercial glazing - alternate sizes with inset minor panel
- 5. Timber batten soffit
- 6. Steel framed retail glazing
- 7. Glass balustrade to retail terrace
- 8. Metal cladding to match window frames
- 9. Honed concrete column - White oxide



- 1. Anodised aluminium batten screen - Recessive warm grey
- 2. Spill planting to facade edges
- 3. Timber finish
- 4. Commercial glazing - alternate sizes with inset minor panel
- 5. Timber batten soffit
- 6. Steel framed retail glazing
- 7. Glass balustrade to retail terrace
- 8. Metal cladding to match window frames
- 9. Honed concrete column - White oxide
- 10. Stone cladding - Austral black, honed face

7.2 PODIUM PRECEDENTS





7.3 TOWER

TOWER

In contrast to the warm & natural materiality of the podium, the office tower is a smooth, sensuous glass form, which will create an identity on the skyline through both its contrast with the rectilinear and angular towers of North Sydney, as well as through its unique form and geometry derived through careful consideration of how a major tower can reduce its impact on the amenity of its neighbours.

The office tower is raised above the podium by the plant room level, which is recessed to create a clear visual separation. The soft curved language of the podium is continued in the tower with rounded glass corners.

The tower façade will be constructed of a unitized curtain wall technology, with double glazed units. The glass will incorporate a linear ceramic frit pattern that provides a combination of privacy, glare control and solar control depending on orientation.

On the north façade the frit starts at floor level and rises to a height of 2.4m above floor to provide a privacy screen between the two buildings. The frit consists of horizontal bands that are densest between 900-1800mm above floor level where there is direct visibility. As the façade transitions around the corners to the east and west facades the frit pattern elegantly tapers from above floor level to below floor level, providing solar and glare control to these orientations. The frit extends below the floor to a height of 2.2m above floor level. The frit tapers again as it transitions to the south façade, where it vanishes to maximise the city and water views.

A linear sunshade follows the frit pattern, providing solar control. The sunshade will be a 375mm long aluminium extrusion with curved ends. It will be mounted with brackets and held 125mm off the glass.

