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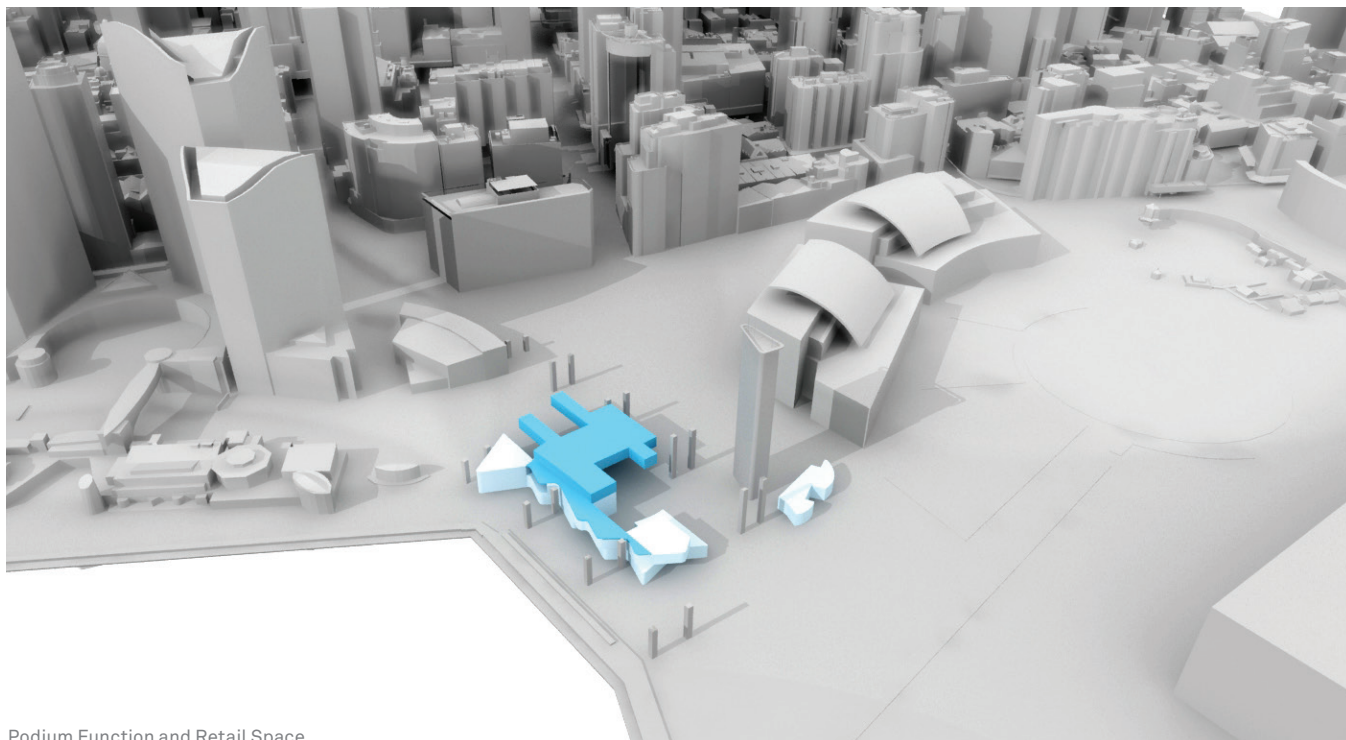
## Design elements



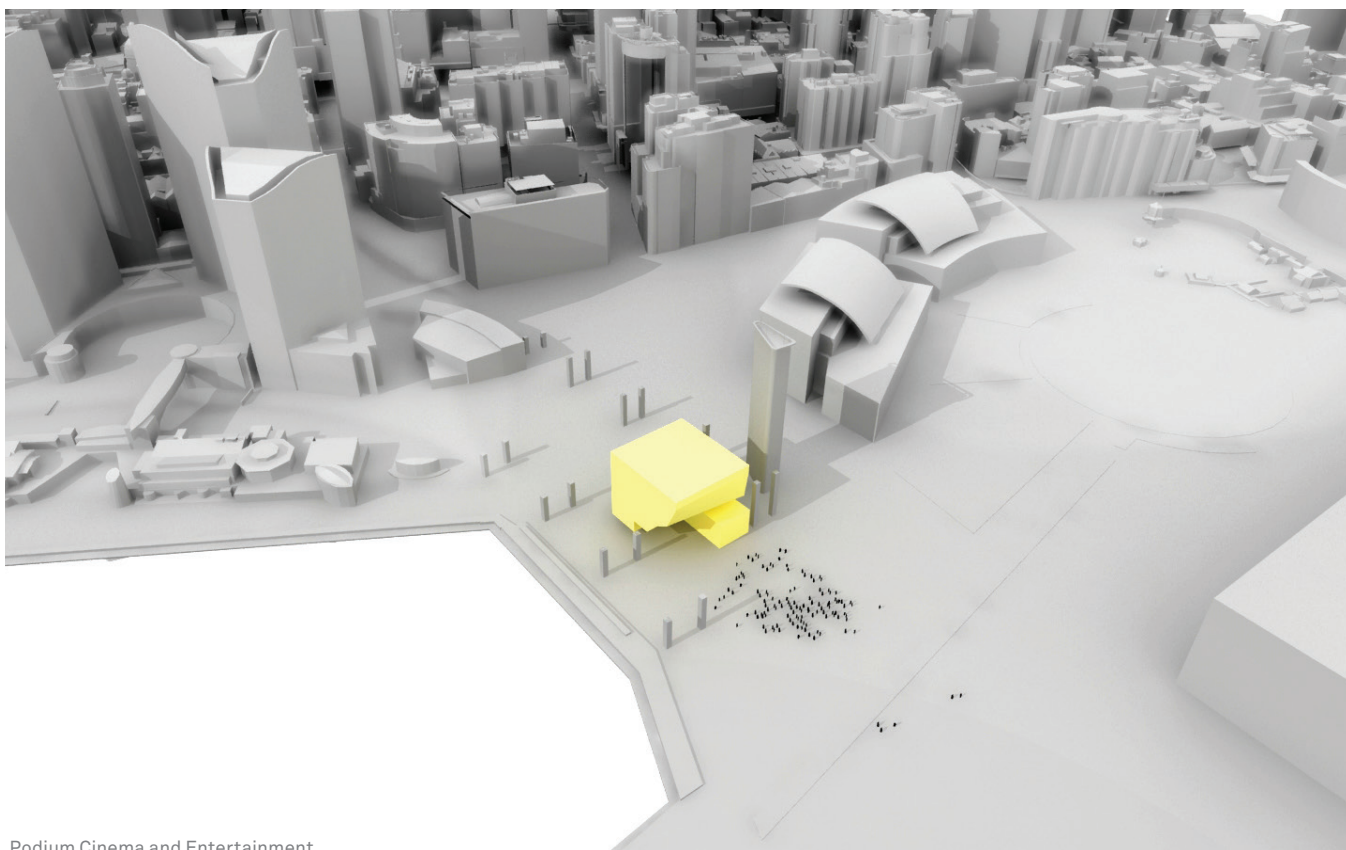
03

'The Ribbon' from Tumbalong Park.  
Imagery by HASSELL





Podium Function and Retail Space\_



Podium Cinema and Entertainment\_

### 03 Design elements

Podium retail, function  
and entertainment

**Similar to the ground floor, the first floor podium facade also undulates in and out but at a different rate to the ground floor, avoiding freeway pylons, providing elevated spaces for dining and providing “canopy” protection to the ground floor dining areas.**

The upper podium form turns the corner at the western end and returns south, providing a consistent language and canopy towards the Darling Quarter development. New amenities are provided in this location, replacing those behind the freeway pylons. Existing structures are replaced with a consistent shopfront, continuing the scale and retail language of the Darling Quarter development and providing a continuous retail promenade towards the waterfront. The design minimizes the visual impact of the roadways overhead and provides an activated facade for the length of the promenade. It also removes the unsightly views to back of house areas currently sitting behind the existing IMAX building.

Bike parking and change facilities with lockers are provided for 276 staff together with provision for parking 86 cars and bike parks for 56 visitors.





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## 03 Design elements

### Office tower

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The commercial office component of the project comprises 41,470 sqm NLA PCA Premium Grade space over 15 levels each with uninterrupted views of Sydney Harbour and the city from every floor. The floor plates range in net area from 900 sqm to 3,500 sqm with potential for up to 150 sqm of tenant adaptable interconnecting voids between each two floors.

The building has been designed to achieve a GBCA 6 star rating and a 5 star plus NABERS energy and 5 star NABERS water rating and incorporates multiple best practice sustainable design initiatives including tri-generation, triple glazed closed cavity curtain wall facade with integrated blinds. Refer to the “ESD” section of this EIS for further detail.

Two cores per floor are provided on the lower floors each containing lifts, fire stairs, male and female amenities and building services plant and services risers. As the building rises, the western core disappears leaving the eastern core to service the upper floors.



'The Ribbon' from Cockle Bay Wharf at night.  
Imagery by HASSELL