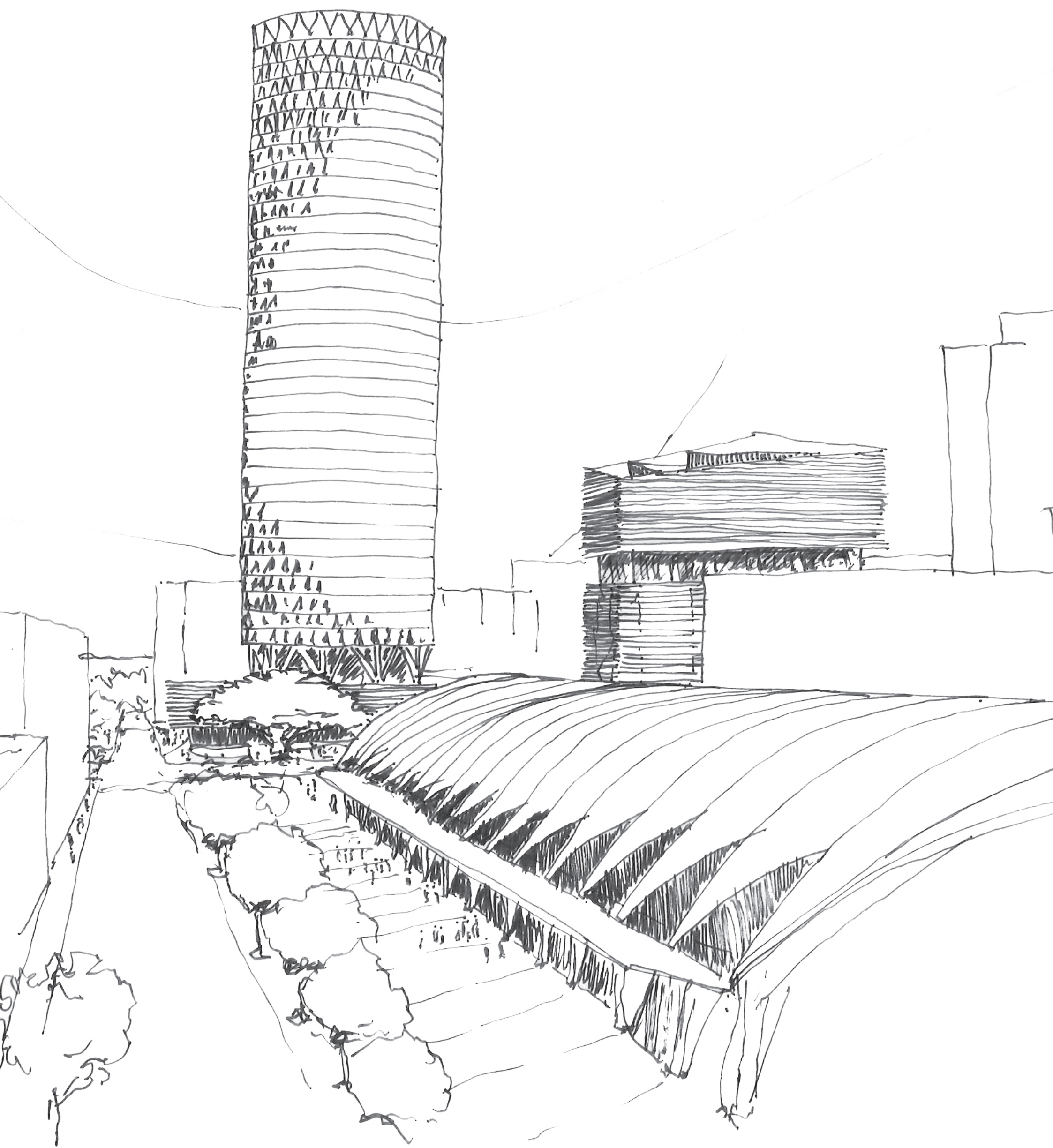


The Architecture of Sites 2A+2B

Sydney Olympic Park

nsw, australia



The Architecture of Sites 2A+2B

Sydney Olympic Park nsw, australia

Crowne Plaza Hotel
Boutique Workplaces
Commercial Offices + Marketplace

This statement has been prepared by
Fitzpatrick+Partners Architects for



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As signatories to this declaration,
fitzpatrick+partners seek to:

- Raise awareness of the climate and biodiversity emergencies and the urgent need for action amongst our clients and supply chains
- Advocate for faster change in our industry towards regenerative design practices and a higher Governmental funding priority to support this.
- Establish climate and biodiversity mitigation principles as the key measure of our industry's success: demonstrated through awards, prizes and listings.
- Share knowledge and research to that end on an open source basis.
- Evaluate all new projects against the aspiration to contribute positively to mitigating climate breakdown, and encourage our clients to adopt this approach.
- Upgrade existing buildings for extended use as a more carbon efficient alternative to demolition and new build whenever there is a viable choice.
- Include life cycle costing, whole life carbon modelling and post occupancy evaluation as part of our basic scope of work, to reduce both embodied and operational resource use.
- Adopt more regenerative design principles in our studios, with the aim of designing architecture and urbanism that goes beyond the standard of net zero carbon in use.
- Collaborate with engineers, contractors and clients to further reduce construction waste.
- Accelerate the shift to low embodied carbon materials in all our work.
- Minimise wasteful use of resources in architecture and urban planning, both in quantum and in detail.
- In Australia, we as architects are aware that Aboriginal and Torres Strait Islander peoples have long espoused the cultural, social, economic and environmental benefits embedded in the holistic relationship of Caring for Country.



Our vision is to
to create an
architecture of place,
responding to the
forms and alignments
of the Olympic legacy
with an expression
that is open and
inviting.

A considered
referential solution,
carefully refined
through detail and
proportion, relating
to the urban form
and neighbouring
buildings, and sitting
comfortably on the
skyline.

Activated spaces that
are bright, engaging
and ever changing.

An inherent efficiency
of structure, servicing,
and materiality
informing an
environmentally
appropriate
outcome.

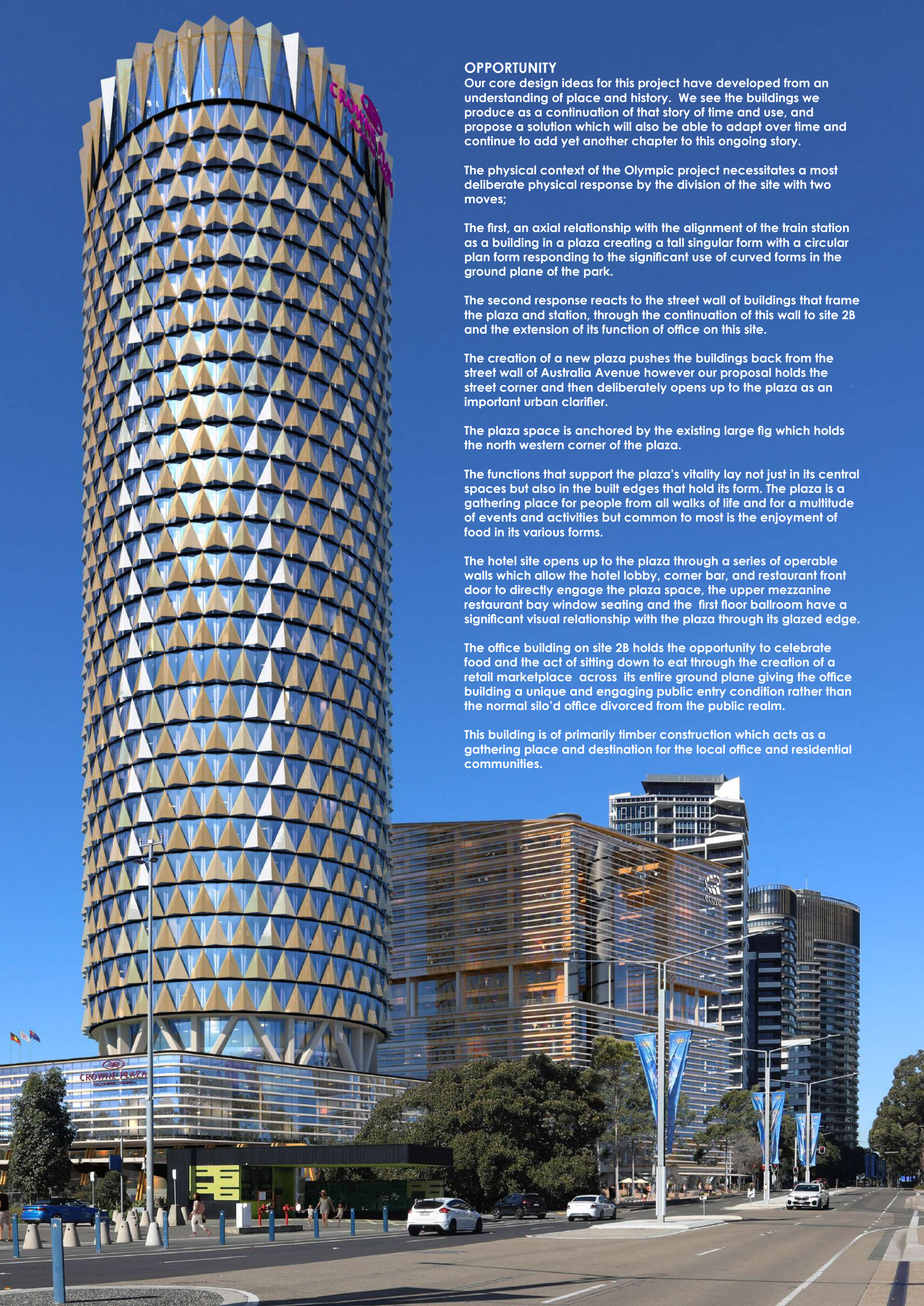
Legacy in the built environment is a given, we leave something behind when we build. The 2000 Sydney Olympic Games were a global event and the creation of the Sydney Olympic Park as a site of international significance began with those games.

But the site has a rich history also informed by events that occurred before the Games of the XXVII Olympiad.

It's industrial past left positive elements such as the large fig on the corner of our site and deep dramatic scars in the landscape such as the brickpit, which through intervention have become valued. The site also had a purpose to its original inhabitants the Wann clan, known as the Wann-gal. To these people we understand the site was a place of meeting, habitation and food collection.

This history or legacy is recognised in the proposed use of the site and the he choices of material, detail, colour and texture to both the base build and the internal design.





OPPORTUNITY

Our core design ideas for this project have developed from an understanding of place and history. We see the buildings we produce as a continuation of that story of time and use, and propose a solution which will also be able to adapt over time and continue to add yet another chapter to this ongoing story.

The physical context of the Olympic project necessitates a most deliberate physical response by the division of the site with two moves;

The first, an axial relationship with the alignment of the train station as a building in a plaza creating a tall singular form with a circular plan form responding to the significant use of curved forms in the ground plane of the park.

The second response reacts to the street wall of buildings that frame the plaza and station, through the continuation of this wall to site 2B and the extension of its function of office on this site.

The creation of a new plaza pushes the buildings back from the street wall of Australia Avenue however our proposal holds the street corner and then deliberately opens up to the plaza as an important urban clarifier.

The plaza space is anchored by the existing large fig which holds the north western corner of the plaza.

The functions that support the plaza's vitality lay not just in its central spaces but also in the built edges that hold its form. The plaza is a gathering place for people from all walks of life and for a multitude of events and activities but common to most is the enjoyment of food in its various forms.

The hotel site opens up to the plaza through a series of operable walls which allow the hotel lobby, corner bar, and restaurant front door to directly engage the plaza space, the upper mezzanine restaurant bay window seating and the first floor ballroom have a significant visual relationship with the plaza through its glazed edge.

The office building on site 2B holds the opportunity to celebrate food and the act of sitting down to eat through the creation of a retail marketplace across its entire ground plane giving the office building a unique and engaging public entry condition rather than the normal silo'd office divorced from the public realm.

This building is of primarily timber construction which acts as a gathering place and destination for the local office and residential communities.

DESIGN EXCELLENCE

The Jury concluded that the scheme would positively contribute to the urban context of Sydney Olympic Park and proposed the clearest urban design response - an environmentally appropriate outcome.

fitzpatrick+Partners undertook the Site 2 Australia Avenue, Sydney Olympic Park Architectural Design Competition, presenting their submission to the Jury on 20 August 2018.

The assessment of this process is discussed in the Architectural Design Competition Report prepared by Ethos Urban, dated 10 September 2018 and endorsed by the 5 jury members.

The maximum building height for the site is 102m, with the F+P competition scheme exceeding this height for the 2A site (hotel) but complying with it for the 2B site (office). This was supported by the competition jury.

The maximum FSR for the site inclusive of the 10% design excellence bonus equates to 6.05:1. At the time of submission, the F+P scheme was slightly over the number, with this being corrected to achieve compliance during the subsequent assessment process.

JURY RESPONSE

The Jury commended the circular tower form and the outstanding commercial building with the 'market hall' on ground floor being integrated with the urban plaza.

The Jury noted that the circular tower form reduces the façade area and minimises the extent of overshadowing.

The Jury noted the urban response of a taller, slim, circular tower was particularly appropriate to the immediate context of the established built form along Murray Rose Avenue and Dawn Fraser Avenue, defining Jacaranda Square, and the axial relationship to Olympic Park Station.

The Jury noted that the proposed integration of the hotel and the serviced apartments could result in operational efficiencies and was a logical combination of uses. The lobby will need further refinement to effectively address each entity. The Jury commented on the layouts of a number of the serviced apartments which will need to be resolved. The configuration and aspect of the roof level and potential for its orientation should be modified to maximise views from the pool and bar.

The Jury queried the tower facade and discussed the opportunities to further refine the facade and to improve environmental performance to the rooms - solar shading, glare and natural ventilation.

The Jury noted that the architect proposed relatively clear glazing (compared to adjacent buildings) and this should be preserved in the evolution of the design.

The location of the porte cochere design fronting Murray Rose Avenue was supported by the Jury however the levels and presentation to the street would require further refinement.

The Jury commended the design of the commercial building in particular the ground floor spanning over the railway corridor creating a 'market hall' which integrates well with the urban plaza.

The Jury noted that the ground floor has the ability to be used for multiple purposes including a unique destination for residential, visitors and workers. In particular the jury noted that the 'market hall' will be an attractive destination within close proximity to the future Metro station. The Jury commented on the proposed built form of the commercial building on Site 2B reducing impacts including overshadowing on the adjoining buildings and increasing separation between the adjoining residential building at 9 to 11 Australia Avenue.

The Jury commended use of cross laminated timber (CLT) for the commercial building to achieve a positive environmental outcome.

The Jury raised concern that the landscape design response did not appear to respond to the architectural proposal or the existing urban context of the Sydney Olympic Park. The proposed urban plaza and public domain does not provide a connected vehicular-accessible extension of Dawn Fraser Avenue. The Jury queried the lack of provision of trees within the urban plaza. The landscape shade structure was recognised, however the location of the shade structure within the envisaged extension of Dawn Fraser Avenue was queried.

The Jury noted that it was unclear whether the raising of the fig tree would be feasible and were concerned that raising the tree presents a risk to the life and health of the tree. The Jury noted that landscape design could be adapted to retain the tree at its existing level.

The Jury concluded that overall scheme would positively contribute to the urban context of Sydney Olympic Park and proposed the clearest urban design response. Providing an innovative circular landmark tower at an appropriate location and an outstanding commercial response with the creation of a ground floor 'market hall' which integrates well with the urban plaza.

The Jury selected the Fitzpatrick + Partners' scheme as the Competition Winner, subject to several required refinements which were resolved in subsequent presentations.

DESIGN DEVELOPMENT

fitzpatrick+partners and the consultant team have worked over the past 12 months to develop the design so to maintain the design integrity of the solution which was awarded design excellence.

This work has resolved the significant operational, brief, site and cost constraints that were identified during this design development process.

Whilst this application demonstrates that the developed solution maintains the aesthetic, structural, and urban design principles of the selected design competition entry and subsequent resolutions presented to the SOPA Design Review Panel, there have been some minor developments of the design.

1. Change from serviced apartments in the lower half of the hotel tower on site 2A to boutique commercial office suites.

This is as a response to market soundings and the abundance of serviced apartments in the locale. The amended design maintains the external aesthetic and adds a boutique commercial office lobby entered from Dawn Fraser East.

2. A reduction in the height of the Site 2A Tower, noting that the jury had originally "supported a 25 metre (24% non compliance) in height as the designed solution had adopted a slender profile which would have benefits to the overshadowing impacts on the surround sites. Furthermore the urban design and amenity benefits of a significantly lower building on the Site 2B that offsets the increased building height of the Site 2A tower was commended and supported by the jury."

The amended design maintains the outside diameter of the tower and setbacks as per the original design competition submission, with a reduced overall height from that of the competition scheme.

3. Development of the site 2A tower facade solution to address the outlook and thermal performance whilst addressing the juries requirements to maintain a facade solution which responded to orientation.

The amended design maintains the strong pointed triangular perforated metal sunshades, with the density and patternisation of the perforations responding to orientation. The facade behind the screens reads as a full height glazed curtain wall, with tapering vertical shadowbox spandrels responding to the external wall insulation requirements and the width of the walls between hotel rooms/commercial suites.

4. Development of the ground floor of the Site 2A Hotel tower to respond to the complex site levels, achieving 3 distinctive entry zones (porte cochere, all day dining/restaurant/bar and the lobby entry to the boutique commercial suites.

Additional street edge retail opportunities were created to ensure the building is wrapped with an active and engaging facade

5. Development of a structural solution for site 2B in response to the rail tunnel under the front of the site.

This has resulted in a similar steel transfer truss as per the competition solution. The truss has been relocated to the ground floor plane to improve its structural efficiency.

6. Modification to the Site 2B Ground floor Market Hall to create a Market Place.

This change is in response to the retail consultants findings that an internal market hall food environment would not work in this location, and that each offering would require a strong external visual identity, with the potential to provided differing seating options (street edge, internal and shared marketplace seating) so to commercially survive. The developed solution responds to the street edge levels, providing the shopfront with external street edge trading opportunities, as well as opening into the central marketplace environment. This solar and wind protected precinct is now open to the building's urban plaza, spanning the railway tunnel and allows potential customers to view into the marketplace and see the activity and operations without having to enter an internal volume.

This solution also responds to the requirements of the liquor licensing act, where each licenced space requires a defined edge.

7. Development of the site 2B commercial office floorplate to respond to potential small tenancies, full floor tenancies, and single building tenant options.

This required modifications to the core design and the positioning of the firestairs to achieve compliance.

8. Revision of the entry point through the Brise Soleil veil of the Site 2B commercial building to better respond visually to the market place, the external ground levels and building approach, Jacaranda Square and the forecourt of the Hotel to Site 2A.

This will reinforce the visual link to the F+B operations within the ground floor marketplace, enhancing the activation of this space.

9. Modification of the landscape design in response to the detailed site level analysis to provide appropriate access and amenity for all users. This included a decision to leave the Fig Tree located on Site 2A in its current position and height.

The landscape solution is discussed in detail in a separate document prepared by the Landscape Architect consultants.

BETTER PLACED

BETTER PLACED
The Government Architect for NSW has published a paper titled "Better Placed - An integrated design policy for the built environment of New South Wales"

The document has defined seven distinct objectives to be considered in the design of the built environment.

- Better fit
contextual, local and of its place
- Better performance
sustainable, adaptable and durable
- Better for community
inclusive, connected and diverse
- Better for people
safe, comfortable and livable
- Better working
functional, efficient and fit for purpose
- Better value
creating an adding value
- Better look and feel
engaging, inviting and attractive

The true power of this document is its ability to measure these elements and demonstrate the accountability of each in creating appropriate urban outcomes.

Instinctively our solution has developed as a response to each of these key elements. At several stages of the iterative design process we measured our ideas against these objectives. We were aligned.

BETTER FIT:
contextual, local and of its place

Our proposal seeks to understand the site context on a number of levels from the first peoples through its industrial past and the Olympic legacy through to the evolving and thriving community of today. The 2030 master plan for the park seeks to inform orderly development that allows for both the large events which underpin the parks logic and the development of a long term livable workable suburb.

Our proposal responds to site by developing a solution that recognises the significant urban differences between the two parts of the site with site 2A relating to the central axial nature of the iconic Sydney Olympic Park train station while site 2B acts as a more low key urban block in keeping with the street wall of the other buildings on the adjoining sites.

BETTER PERFORMANCE:
sustainable, adaptable and durable

By redistributing the building functions our proposal seeks to optimise the building systems and approaches to both living and working environments.

This approach allows the office building to be designed to take both open floor and strata suites in an optimised grid and structure while the hotel and boutique office suites share a similar functional depth and planning logic allowing both buildings to be adaptable in the long term. The facade design of both buildings seeks to optimise the internal conditions while providing superior connection to the outdoors.

Both buildings are designed in response to their surrounding environment and orientations, with this logic defining the facade designs, building spaces and function, materiality and forms.

A unique facade system has been developed for the tower on Site 2A, achieving a strong visual identity for the building, but with subtle shifts to respond to orientation.

The office tower upon site 2B is primarily constructed from engineered timber, resulting it being the largest timber building in the southern hemisphere. This structural, aesthetic and environmental response has created opportunities to resolve the complex site issues, creating a lower building informing a more connected and active ground plane solution than otherwise achievable.

BETTER FOR COMMUNITY:
inclusive, connected and diverse

The uses that activate the ground plane seek to further enhance the use of the public domain through the subtle activation of entries, outdoor and indoor dining opportunities in the sun and shade.

The design solution maximises the activated facade zones to the primary streets and corners - both on the ground plane and above, grouping the majority of service zones are held to the rear lane of the proposal.

The design solution resolves the complex site levels across the site, mostly informed by the extremely shallow rail tunnel under the site.



Our design for these significant sites has been informed and subsequently designed in consideration of the GAO NSW Better Placed design objectives.

This resolution creates real connections to the surrounding sites and public domain, as well as achieving equitable and easy access between the buildings.

Flat zones outside the primary active tenancy spaces have been achieved so to allow for an easy connection between the internal food and beverage uses and the outside. Building edges and overhead protection have been positioned and scaled to achieve external operational zones without inhibiting the free flow of people across and between the sites.

BETTER FOR PEOPLE:
safe, comfortable and livable

The entire public domain of the proposal is devised to provide equitable access for all to a public domain that marries in the levels that surround the boundary and provide a series of spaces for a variety of groups from hotel visitors to office workers to the broader public visiting the park.

The primary plaza space sits in full mid winter sun while the significant existing Fig tree provides a shady spot in the north west corner of the plaza and a safe interface with the broader public domain levels. The built edges to the space benefit from overhangs providing shelter to the active edges.

The creation of a landscape solution informed by a story of the site and context provides a further overlay of spaces and elements to create places to pause, watch and involve, whilst assisting in creating passive solutions to minimise vehicular intrusion issues within the primary pedestrian zones.

BETTER WORKING:
functional, efficient and fit for purpose

Our solution allows for the development of two efficient and aligned buildings being both a hotel and boutique workplace suites and a working building, office and market place with food and beverage retail outlets

Inherently the hotel reflects the nature of the precinct, providing spaces suitable for both the commercial, sporting and public uses of Sydney Olympic Park. This is not a traditional hotel, but one who's brief has been developed to allow for activation and an energy both during major events, the weekday and night and the quieter weekend.

BETTER VALUE:
creating and adding value

The value of the development has been enhanced through the creation of both an iconic hotel building in the park as one of two buildings, both much more attractive to potential future sale through the clarity of functional alignment.

Viewed together the built proposition seeks to add intrinsic value to the public domain in line with the master plan vision for the growth of the suburb.

The value and amenity of adjoining residential properties on Australia Avenue has also been enhanced through the redistribution of functions as the site 2B is now almost 33.5m lower than the permissible height envelope will allow for greater separation of built forms and view sharing possibilities for residents.

The creation of opportunities for an active ground plane with the potential to supply an offer currently not available in the park provides an attractor to business space users, hotel users, the surrounding residential owners and the public - further enhancing the marketable image of Sydney Olympic Park as an alternative for living, working and visiting.

BETTER LOOK AND FEEL:
engaging, inviting and attractive

The creation of a plaza space opposite Jacaranda Square serves to formalise the public space to the east of Australia avenue and provides a public definition to the plaza space as both a local and international public domain space. The reinforcement of the built edge to Australia Avenue and the introduction of a market place retail environment within site 2B both internal to the building form and spilling out into the edge and central spaces, allows the overall balance of the ground plane to have a welcoming and functional area for the local community to both relax and enjoy.



URBAN STRATEGY

PEDESTRIAN PRIORITY



WORK, REST, PLAY, A VARIETY OF SPACES



ADAPTABLE EDGES + LANDFORM



LIVING SCULPTURES AN URBAN DESTINATION



ZONING

The site sits on the edge of the Parkview Precinct and with an elevated position over the Bicentennial Park to the south, Mangroves to the east and the brickpit to the north. As such the views both locally and further afield are close to panoramic with the sporting and entertainment nature of the Olympic Site flanking the western face of the site through both the Sydney Showground and central precincts.

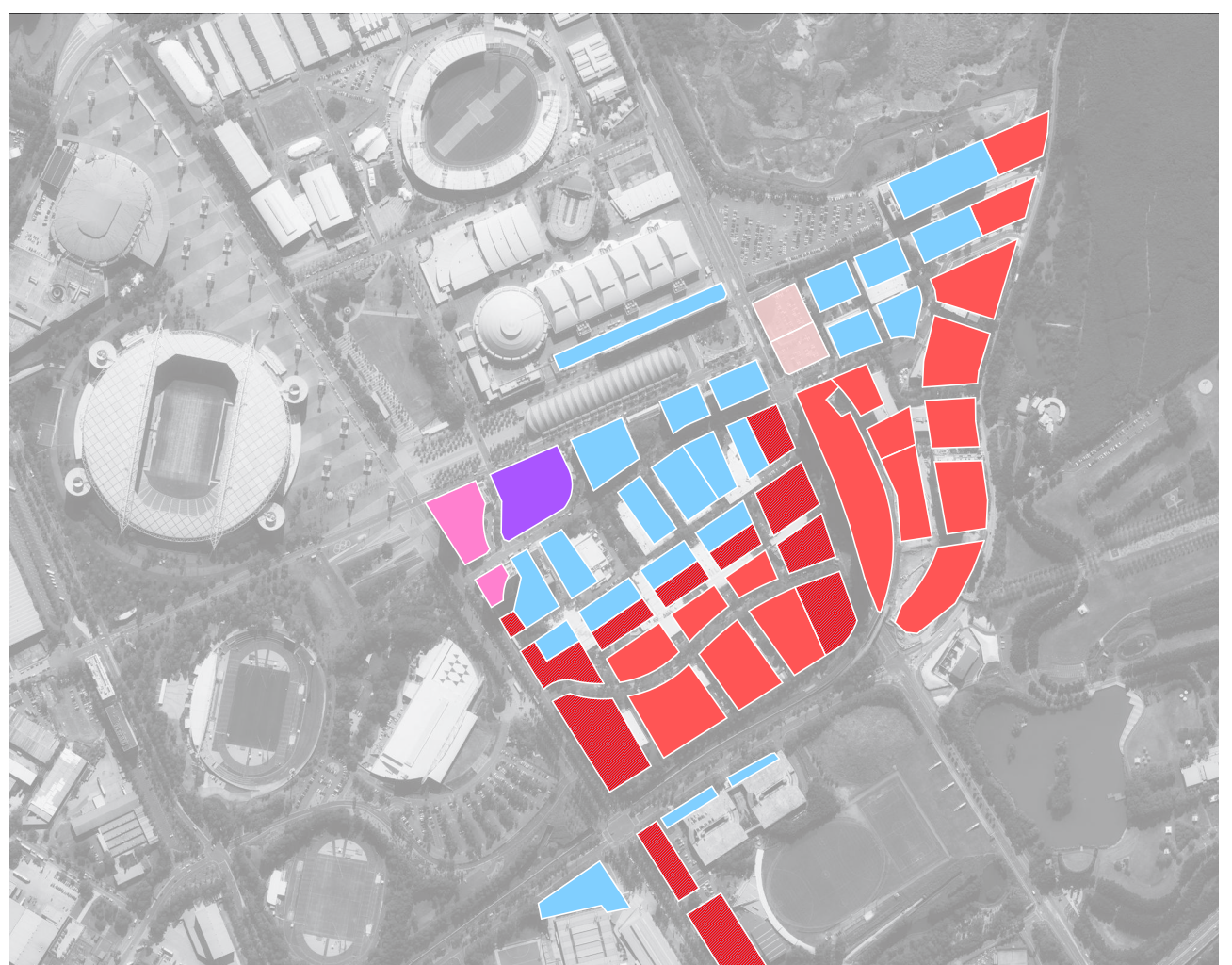
Sitting on the high side of the Parkview Precinct along Australia Avenue the sites have the capacity for the greatest height within the precinct.



USES

As a part of the Parkview Precinct the site sits as a transition from commercial to residential uses. The site has frontages to the activity and noise of the station and the quieter residential precincts to the south and east, as such, the built form will respond through the creation of a central focus with protecting bounding edges that distinguish loud from quiet, public from local.

The clarity of the built edge is also a key way finding strategy with a clear hierarchy between the events facing plaza and the quieter more residential streets that spring from it.

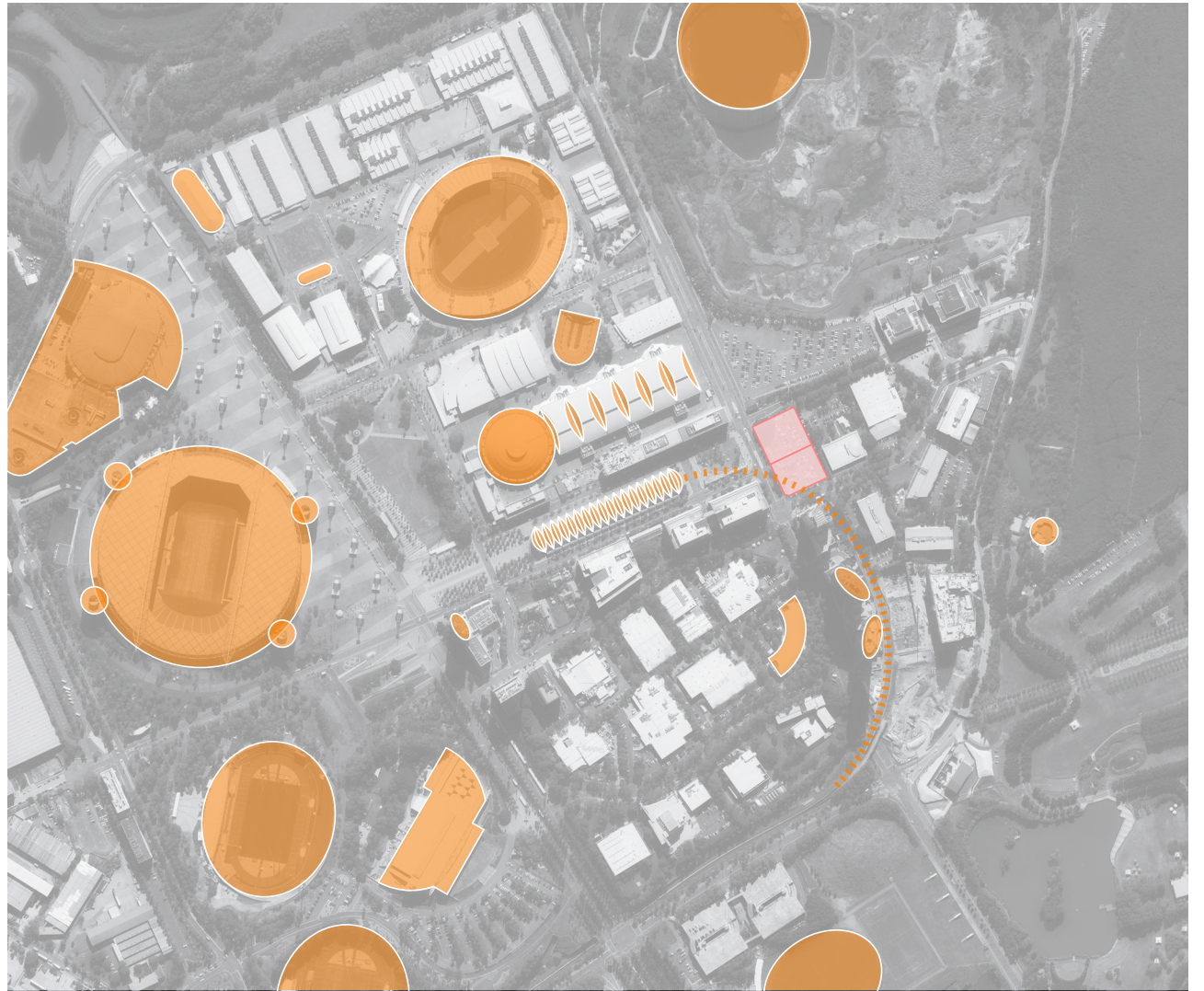


URBAN FORM

The urban context of Sydney Olympic Park offers a number of unique characteristics for buildings of this scale. Most notably the predominance of large scale and significant curved forms both viewed from the ground and on plan.

The spatial impact of these forms is notable across the park and within the stadia and Sydney Showground precincts where they serve to open up vistas and spaces while allowing the buildings to be viewed as objects on a plane.

Influencing sites 2A and 2B directly are the contrasting urban forms of the train station and the street wall of buildings that creates its frame. Like the other curved forms the station with its curved roof sits as a pavilion in an urban square creating a very strong visual axis with site 2A while the 6-8 storey street wall of buildings along Dawn Fraser and Murray Rose Avenues imply the continuation of same across Australia Avenue to hold the end of the public space.



ENDPOINT

The difference in site character between both sites places the station facing emphasis on site 2A as an urban marker closing the end of the public domain of the train station and announcing the transition to the parkview precinct.

The placement of the building back from Australia Avenue in line with the competition brief forms the public plaza in front and affords the building the status of Endpoint when viewed from within the main Stadia and central precincts.

By contrast site 2B is heavily informed by the built wall edge along Dawn Fraser Avenue which it should clearly continue.



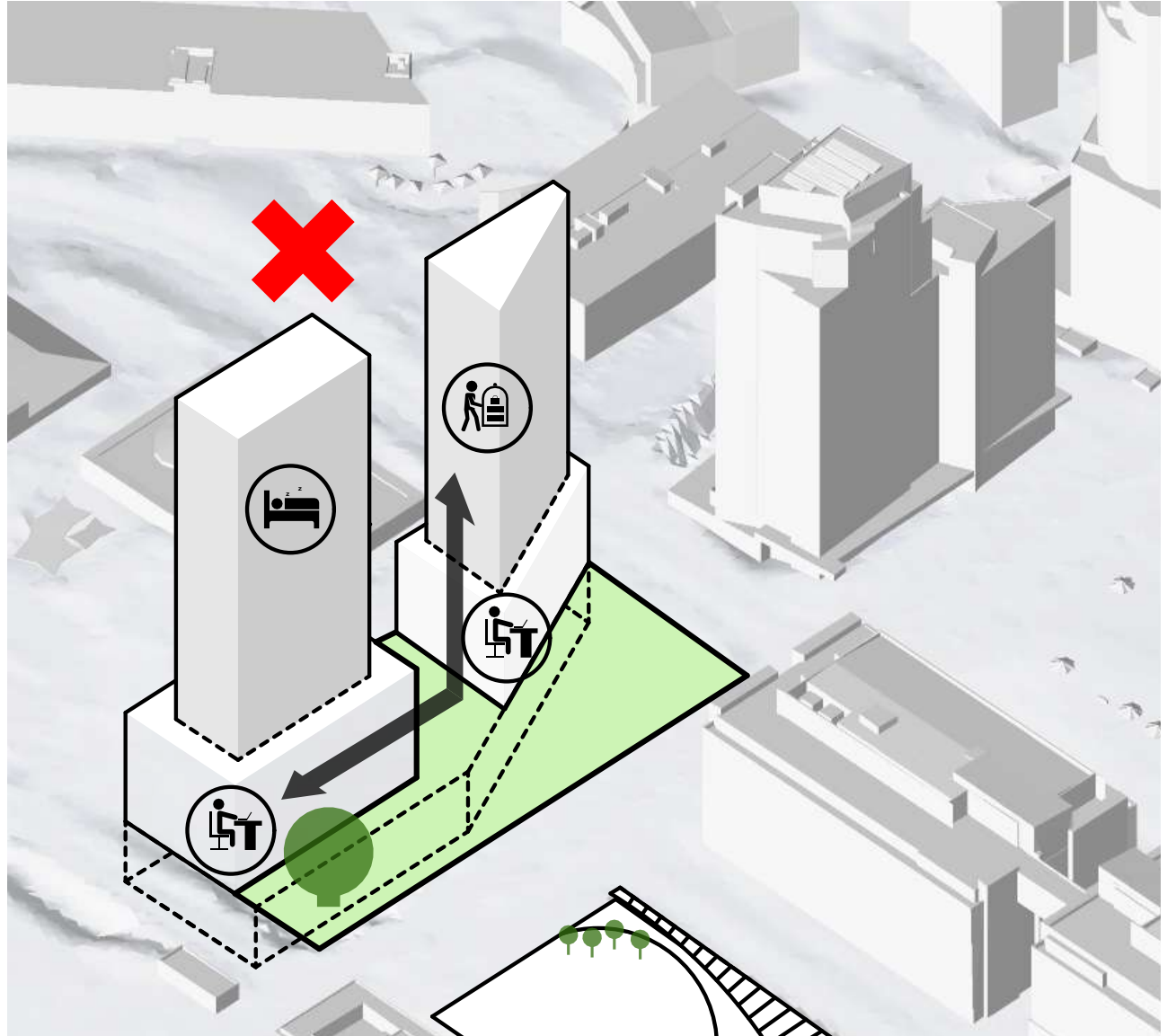
PROGRAM

The original design excellence competition brief envisaged two buildings of similar height, where the northern building, Site 2A incorporated a hotel in a tower component and commercial office space in the podium and where the Southern Building (2B) incorporated serviced apartments in the tower and similar commercial office space in the podium.

This functional split of office space and serviced apartments / hotel across both buildings has a number of negative impacts;

- It causes two built forms with tall and broad podiums and mid range towers.
- It necessitates a circuitous connection between hotel and serviced apartments for servicing
- Residential view sharing opportunities from adjoining sites are limited due to similar scale building on the adjacent site 2A
- Overshadowing of adjoining residential is maximised
- The opportunity to distinguish site 2A at the end of the train station vistas is limited by identical formal constructs of podium and tower
- The hotel is limited in its vertical scale and visual outlook
- The office functions are split causing multiple lobbies and shared loading docks for each office component

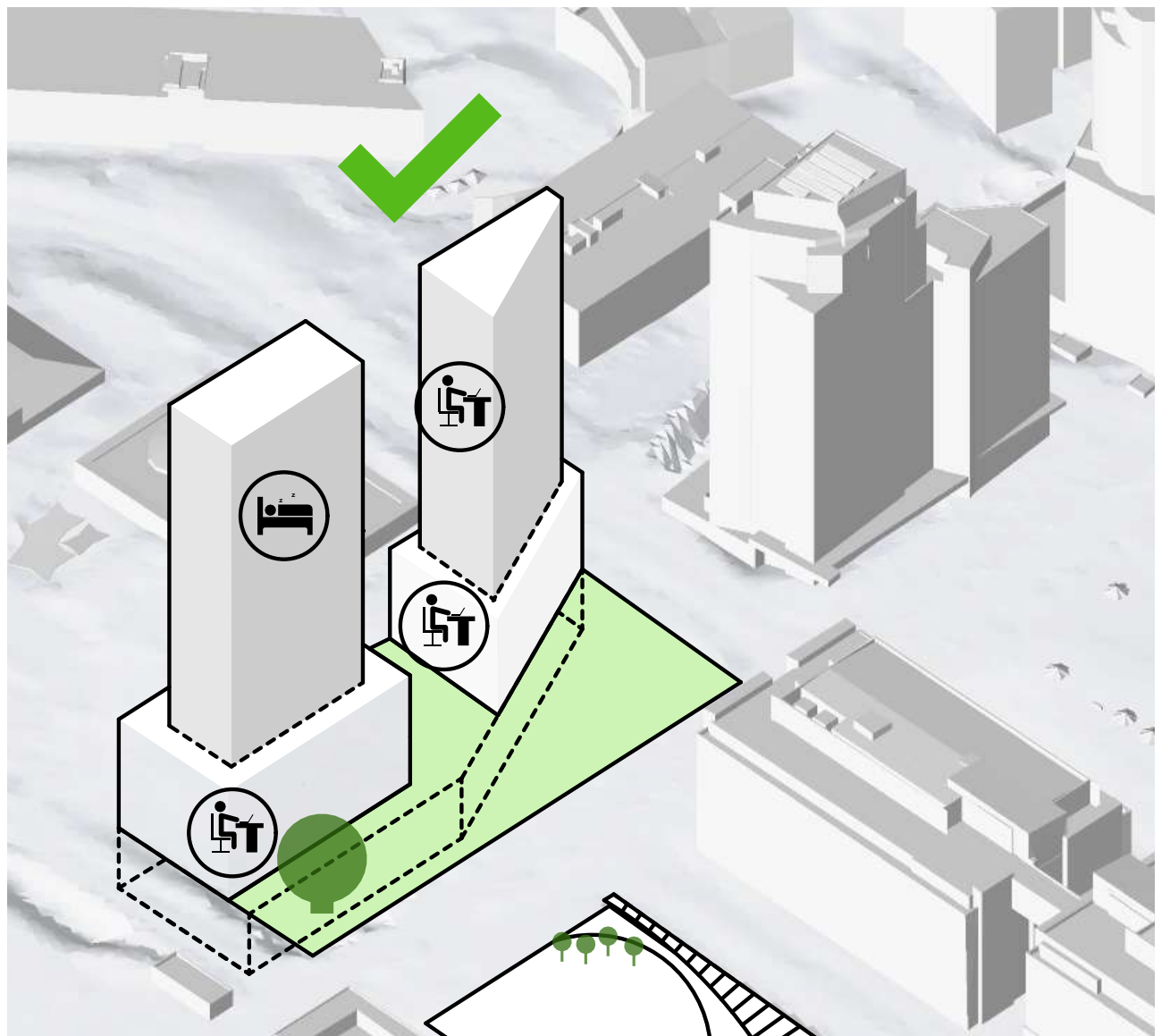
Our proposal reconfigured this diagram to align the residential uses in the northern tower (hotel and serviced apartments) and all of the commercial office space in the southern tower.



REVISED PROGRAM

Through development of the scheme after completion of the competition, the commercial objectives of the project shifted away from serviced apartments, preferring a move towards smaller strata office suites in response to market soundings.

The design has developed within the principles of the design excellence solution creating a more boutique commercial office offering in the northern tower with the office space in the southern tower more flexible and capable of suiting single building tenants, single floor tenants or multiple floor tenants.

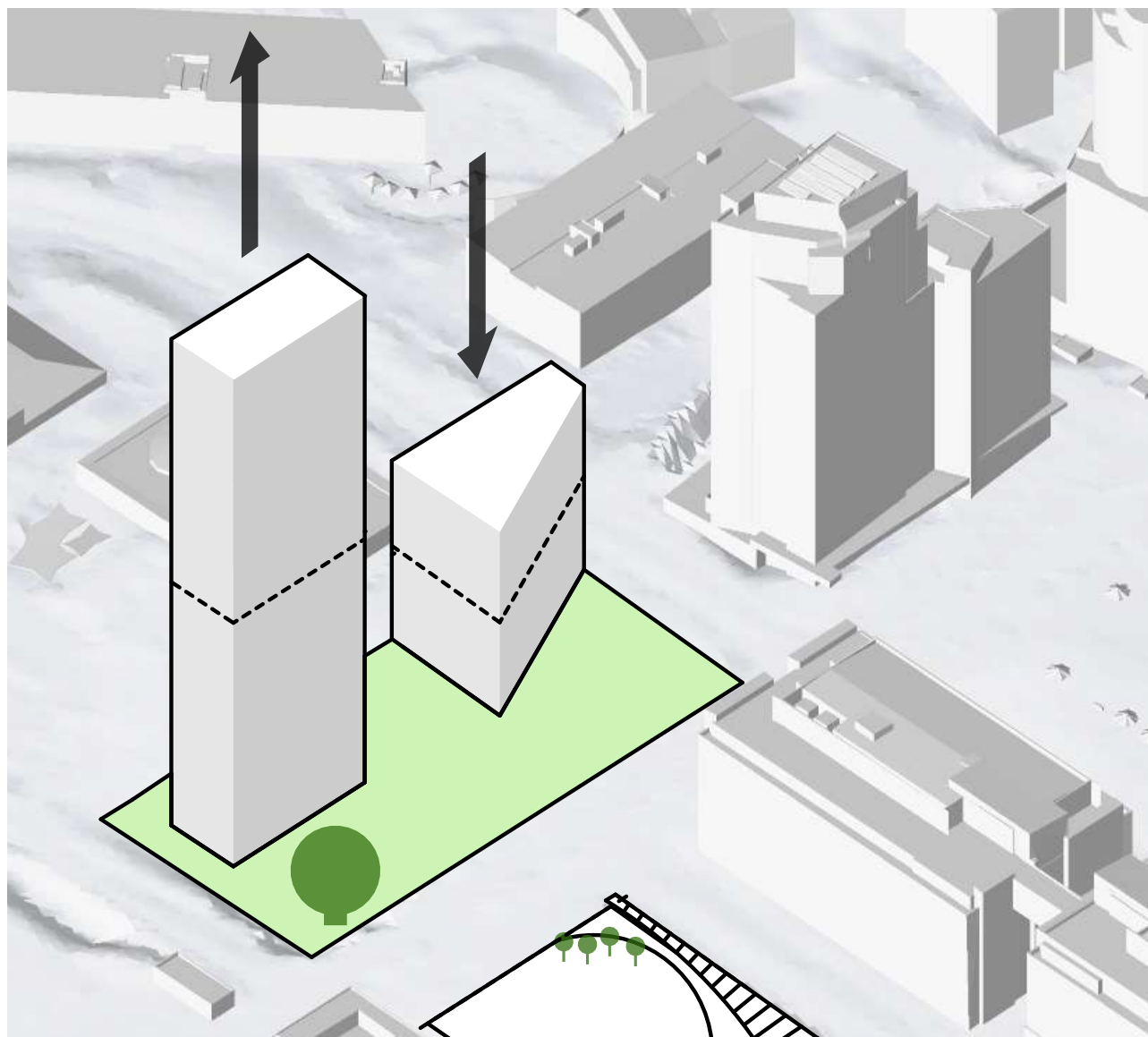


REALIGNMENT

The redistribution of the program into two different forms allow for a clarification of the urban diagram of the development.

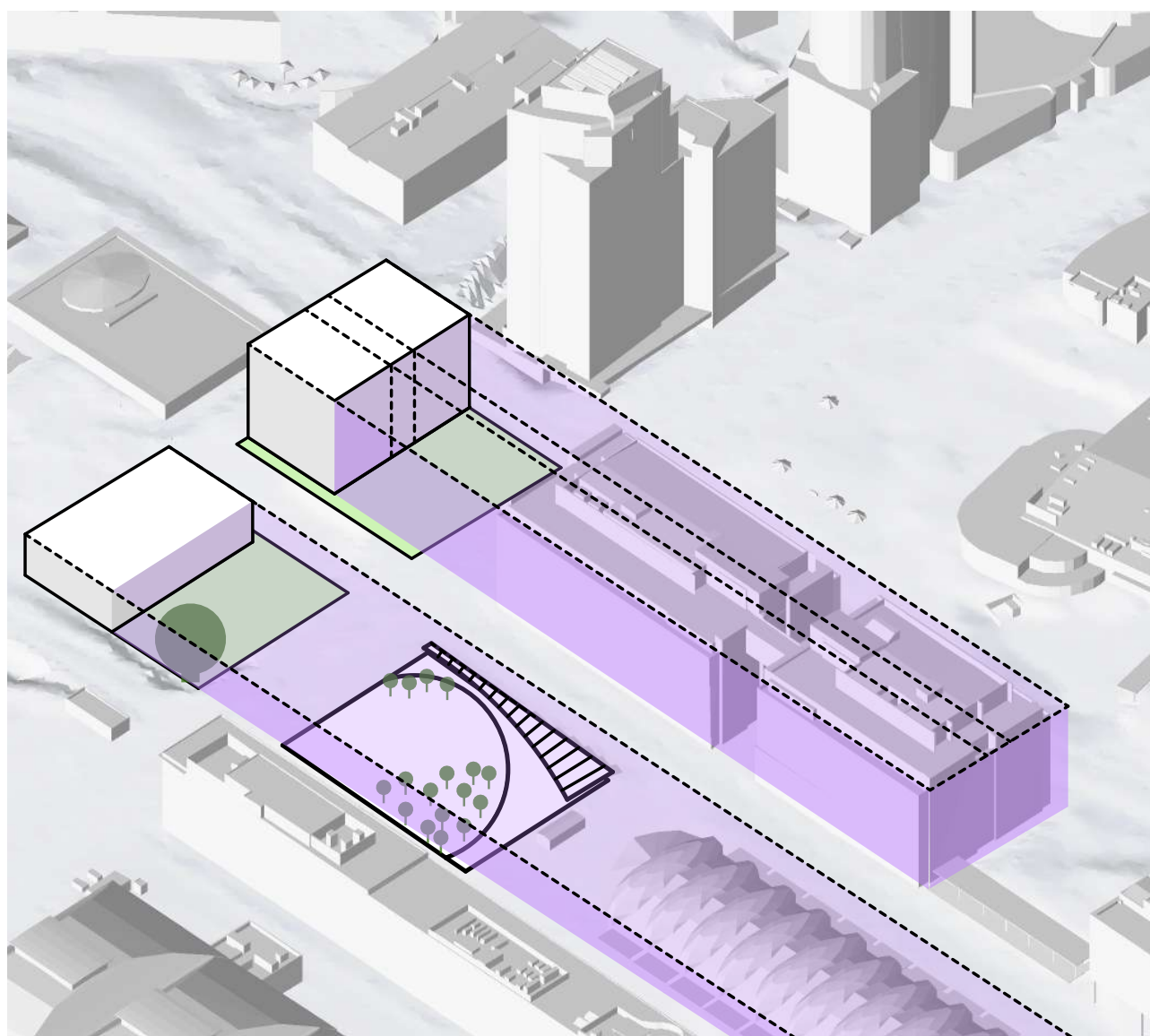
This allowed for a financially more efficient model of development. It created the potential for a roof top pool and bar to be truly iconic in location and outlook.

The lower southern building also would provide more light and outlook to the southern neighbouring residential tower.



PODIUM

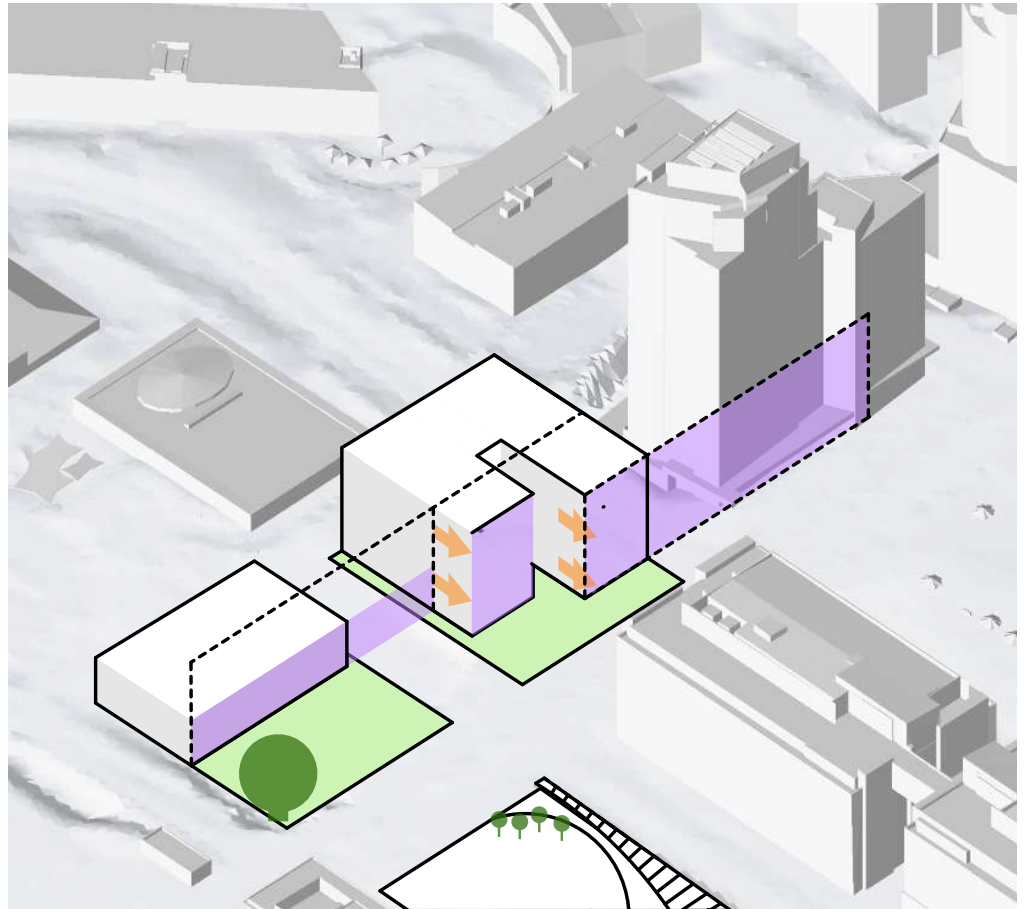
The distinction between the two sites based on the significant axial nature of site 2A also suggests a realignment of podium heights with Site 2A's podium relating in scale to the rail station pavilion in the plaza while site 2B reinforces the street wall of the Dawn Fraser Avenue facing buildings.



AUSTRALIA AVE

The impact of the train line below ground causes the erosion of the street wall and alignment of Australia Avenue above ground purely due to structural challenges with landing a building on this corner.

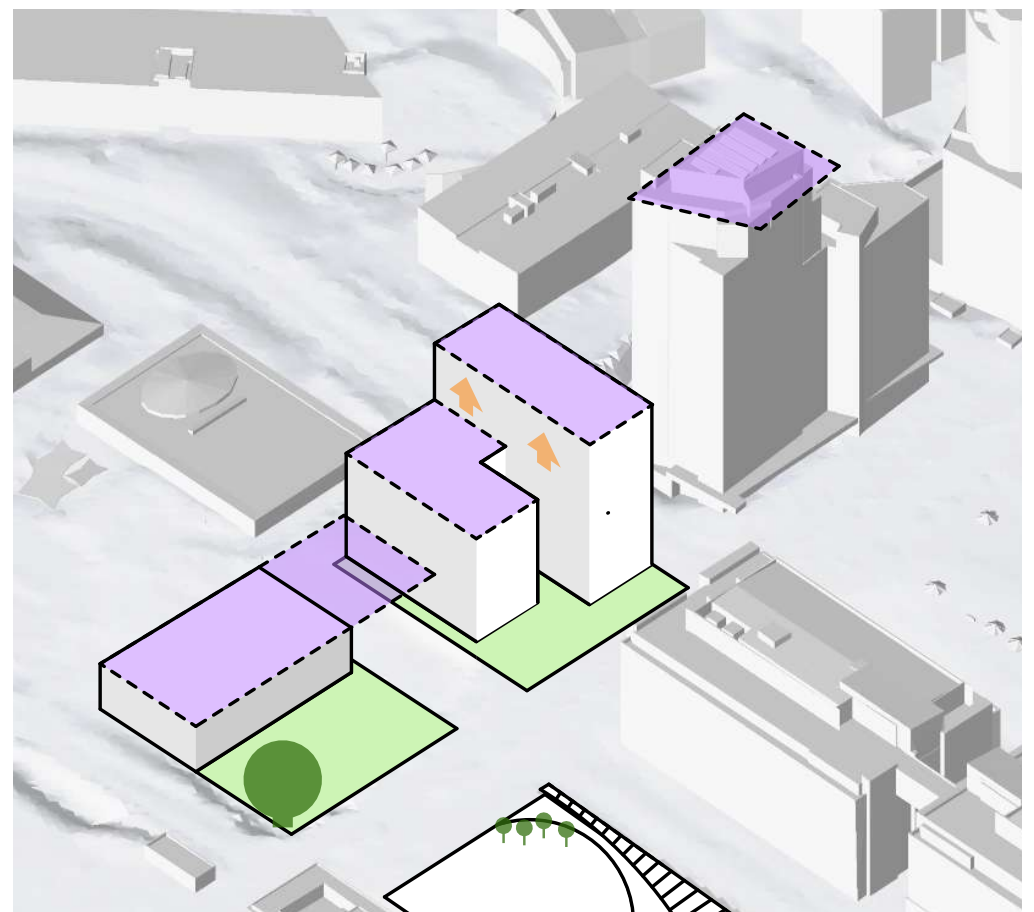
A more deliberate urban form would be to hold the corner of Australia Avenue and Herb Elliott Avenue then opening up to the new plaza that connects across Australia Avenue to Jacaranda Square.



STEPPED FORM

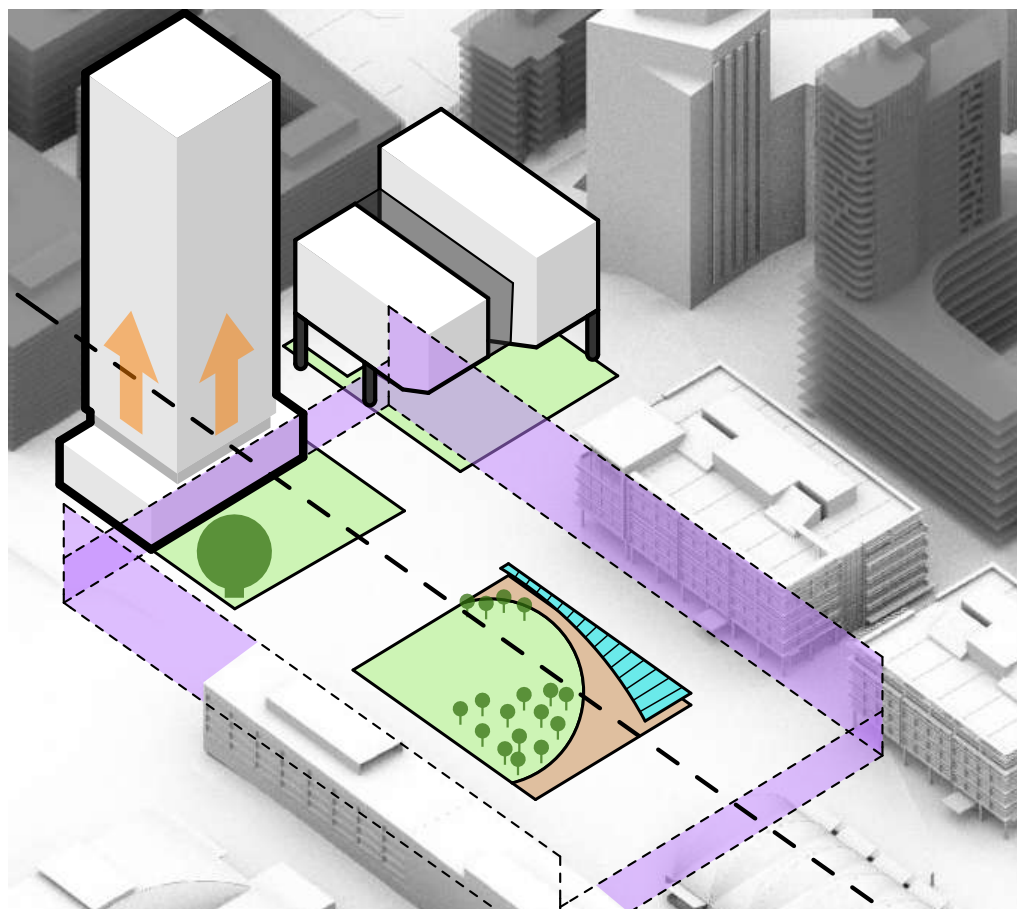
The transfer of some 3000sqm of GFA from site 2B to site 2A and the optimisation of area on site 2B, low down in a strong podium form minimises overshadowing of adjacent residential buildings.

This suggests a vertical section that follows the same logic as the plan form of Australia Avenue noted above, with the built form stepping down to the plaza space on site 2A by tilting the top of the building and opening up view sharing from the adjoining residential tower.



AXIAL TOWER

Completing the urban logic of the development the tower form of the hotel / boutique commercial office building on site 2A sits centrally on the train station axis and is elevated above a low scale podium to provide a marker building at the end of this important vista.

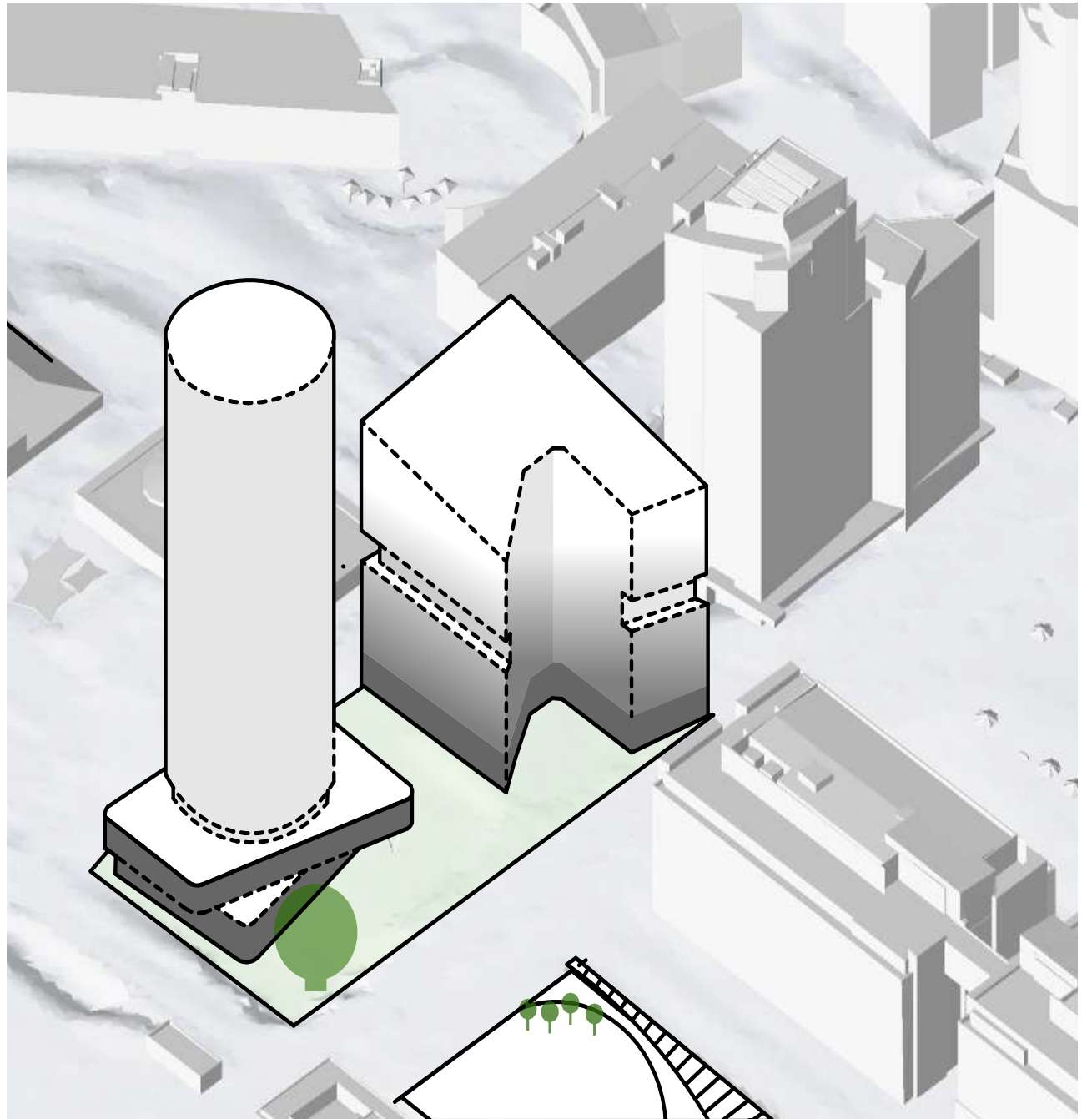


ACTIVATION

Maximising the facade areas of the podium to 2A and the 2B building increases the ground plane activation opportunities. The original competition scheme proposed an enclosed atrium space to Site 2B, terminating at the ground plane with an internal retail market hall environment.

Further design consideration and market research demonstrated that this solution would potentially deactivate the streetscape, internalising or hiding the retail and food activities, which would in turn lessen the interaction with the opportunity user and potentially limit the trading potential for the operators. Licensing laws would further restrict the configuration of the space, requiring delineation of the tenancy spaces.

The modified solution creates an open atrium space with the ground plane building edge wrapped with retail uses. These tenancies now offer the potential for dual tenancy frontages, offering footpath edge spaces, a centralised open air but roofed market environment or traditional internal dining spaces. The view lines allow all retail tenancy spaces with be clearly seen from the public domain, which, when combined with a curated offering.



FORM

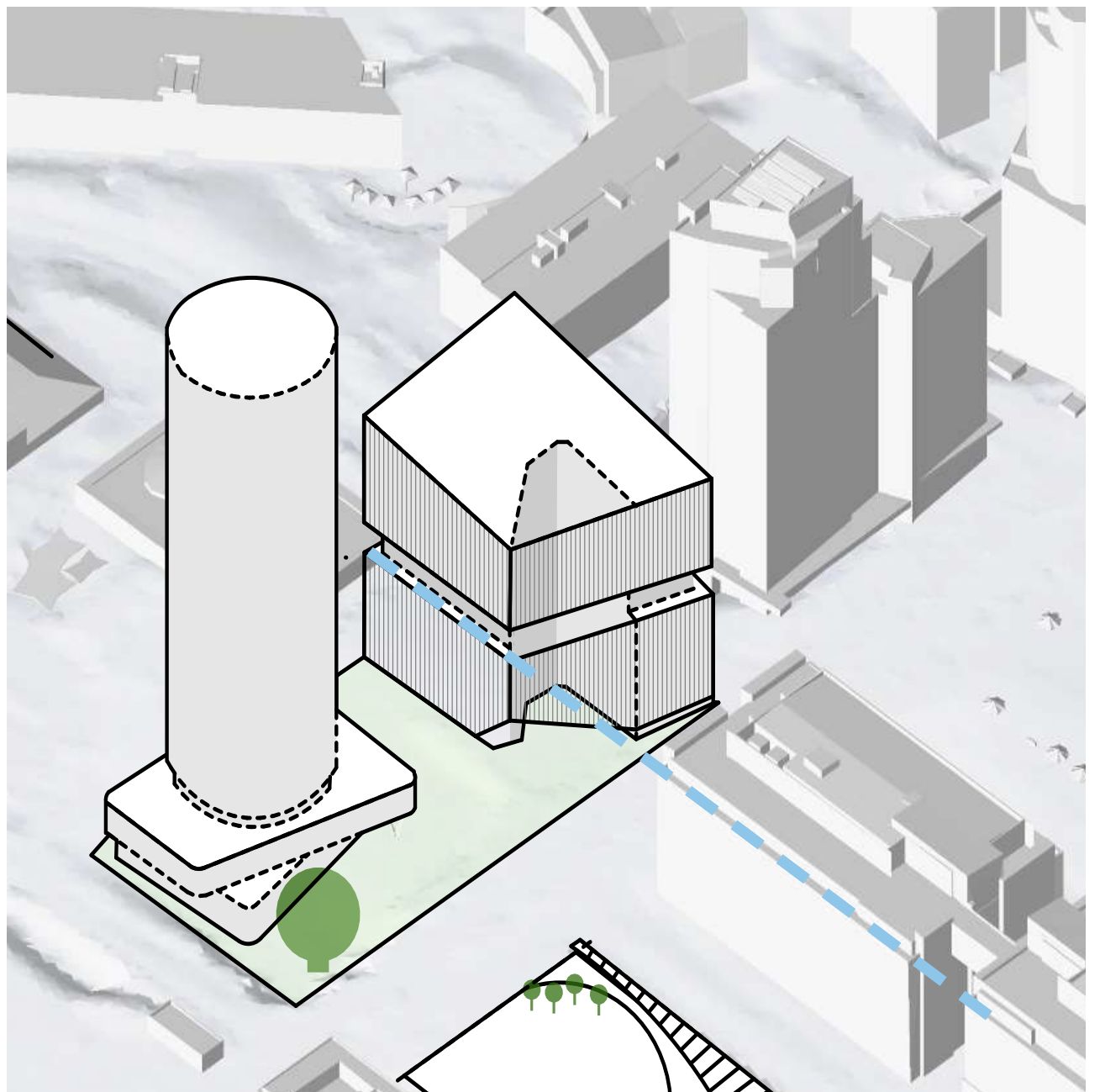
The final form reads at first glance as a solid block element, where the front face to Australia Avenue - when approached from the south opens up to the new plaza space, relating in plan to Jacaranda Square to the west.

This gesture provides early views to the Sydney Olympic Park Rail axis termination point - of the hotel tower.

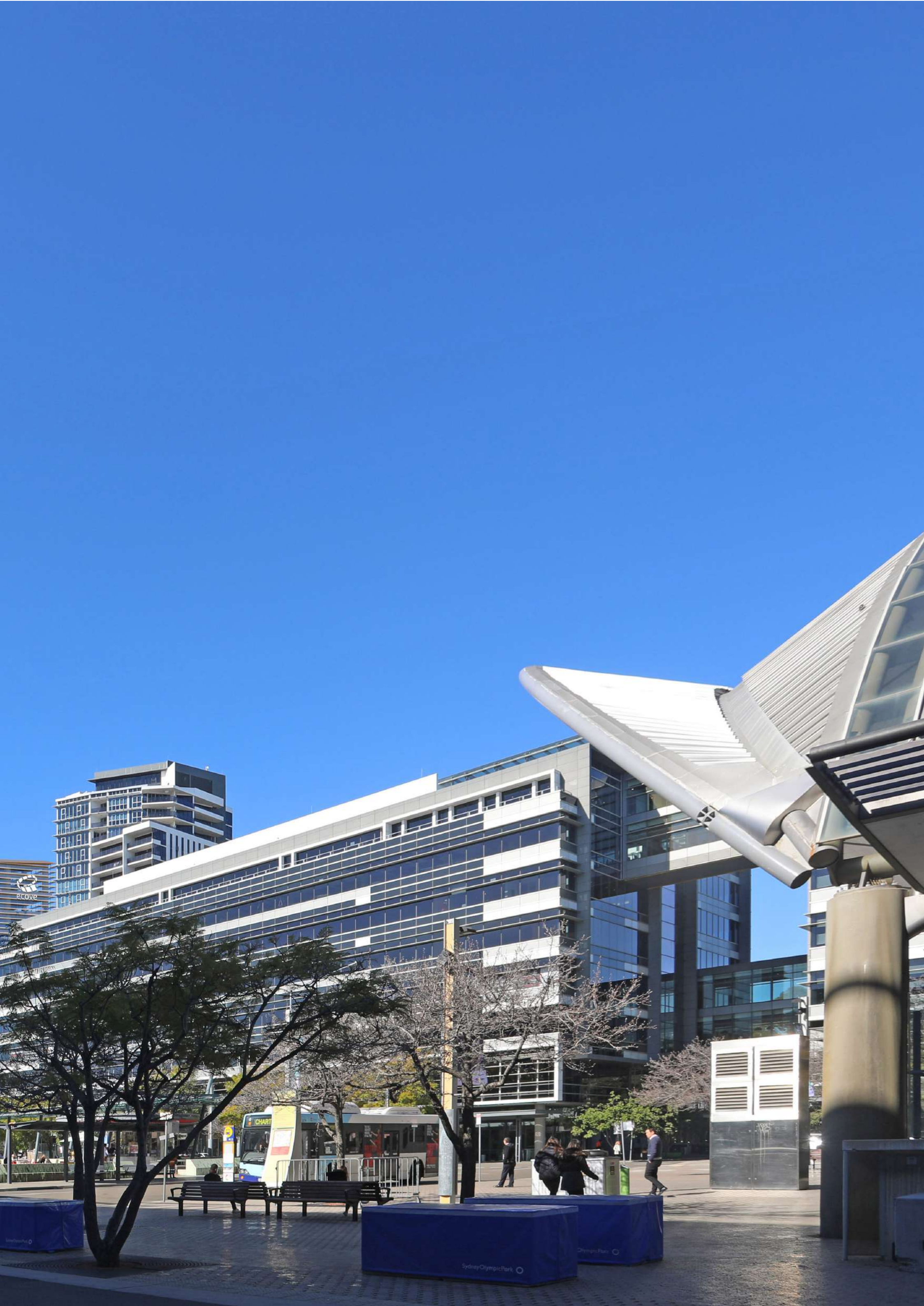
Appropriately the north west corner of the Site 2B office tower opens its corner up to reveal an inner active skin, with a vibrant food and beverage precinct at the base of the open air atrium. The activations wraps the dominant three podium façades of the building.

The mid level cornice to the Site 2B office tower respects the street wall building heights along Dawn Fraser Avenue east, reducing the overall visual bulk of the building.

The key plays are clear. The axial vista termination of the textured hotel tower with an expressive podium framing the plaza extension to Jacaranda Square and the respectful office tower to Site 2B, lowering its permissible height to respect its southern neighbours light and outlook, yet reinforcing the street grid and directing the ground plan activation.







OBJECTIVES

To achieve optimum planning, design, social, financial and environmental outcomes, with building development that is balanced with public open space.

A key rationale of our design proposal was to question the planning and functional break up across the two sites. Rather than treat both sites alike with 8 storey podiums and relatively squat towers above we allowed the urban form of the train station precinct to inform the design intent.

This approach provides a public open space and built form that better balances the development and public outcomes of the project by utilising the tower form on site 2A with a low scale podium as an iconic hotel with boutique workplace suites, while consolidating the primary office accommodation into an efficient and elegant podium form on site 2B.

The office building incorporates a F+B marketplace which could serve the dining and food needs of both local residents, office users and the greater events based populous.



DESIGN OBJECTIVES

To contribute to the public domain of Sydney Olympic Park with a new vibrant urban plaza and street network.

The nature of the public domain over time is something we believe will evolve from a largely pedestrianised realm in the near to midterm through to a shared vehicular/ cycle and pedestrian road in the longer term. In light of this, our proposal has set the built form up to allow for either outcome while proposing a better pedestrian environment for the short to medium term by linking the plaza across the Dawn Fraser East Extension to connect both buildings with a unified ground plane.

To create a premier large activated publicly accessible urban plaza (approximately 4,500m2) located in the frontage area between the proposed buildings and Australia Avenue which provides a connection to the public transport hub and town centre.

The form and nature of the urban plaza not only seeks to link the two buildings but to create a separate destination that supports the functionality of both the buildings internally and Jacaranda Square opposite. This occurs through the provision of additional areas of activation and places to dwell, relax, sit in the shade or enjoy a spot in the sun.

The F+B market place is considered an important piece of the plaza's function, partially enclosed but connected to the outside, this space is a focal food point within the development.



To retain the existing Moreton Bay Fig tree on the north western corner of the site.

One fig tree remains on site (at the corner of Australia Avenue and Murray Rose Avenue). Consistent with the above, this must be retained and protected. The design strategy will need to demonstrate and ensure that its health and longevity will not be affected as a result of the development, including factors such as altered drainage regimes, changes in available soil volume or through the construction of underground structures such as car parks.

Our proposal retains the Fig in its current location but better integrate the tree into the future life of both the street and the plaza.

The Fig sits in the correct location on the block however its levels at up to 3m below grade on the corner mean it is fenced off and underutilised as a fantastic piece of the evolving urban fabric and public domain.

Our proposal has investigated the possibility of lifting the tree but has found this is non viable and would most likely result in the loss of the tree. Subsequently the landscape design team has developed a stepped and porous solution to maintain the tree in its current location but allow the public space to step down and around the tree without affecting its existing root structures.

With the replacement of the concrete barrier to the west and careful pruning, the space around and under the tree will create a unique environment and complement the proposed surrounding uses.

The basement design maintains a clear unencumbered zone around the tree.

To maximise opportunities for ecologically sustainable design.

The development of the two sites increases the intensity of use and as such has a responsibility to work towards making the impact of said use as positive as possible.

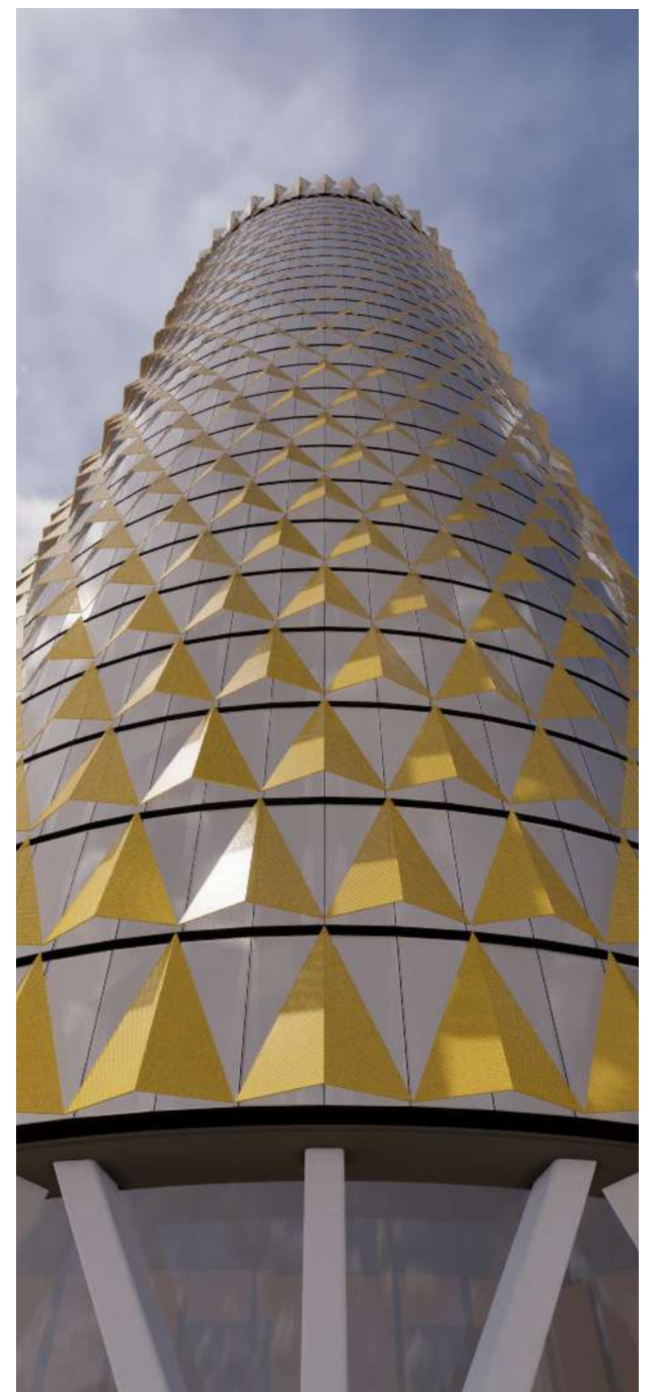
Early in its design evolution a number of passive and active design measures have been considered to advance this aim.

These measures stretch from building façade strategies around extent of glazing in the hotel tower which is less than 70% of the overall tower surface area through to a highly transparent glass façade to the office building which is shaded by a brise-soleil of horizontal louvres.

The office building on Site 2B is G+15 storeys high and as such the intention is to construct the building as a timber building with expressed serviced and ceilings making the materiality legible to the buildings occupants and passers-by while de-carbonising the construction to a significant extent.



PREDOMINANTLY SOLID FACADE WHEN VIEWED FROM ABOVE



PREDOMINANTLY GLAZED FACADE WHEN VIEWED FROM BELOW



THE FOOD AND BEVERAGE
MARKETPLACE

OBJECTIVES

COMMERCIAL OBJECTIVES

To produce a commercially viable and iconic accommodation, commercial and retail precinct.

The integration of uses into two tailored buildings with commonalities of servicing, floor plate sizing and functionality allows for greater building efficiency and floor plate optimisation which aids in the commercial viability of the overall development.

Additionally the creation of a standalone office building and a hotel with boutique workplace suites makes each far more attractive to the marketplace as standalone assets.



The creation of a taller tower form for the hotel and boutique workplace suites elevates all hotel rooms to a greater height than they would otherwise be. This serves to create more iconic views into and from the building and its public and private spaces.

The co-location of uses also allows for a clarity of functions on the ground level which provides a centre of mass to the retail offering as a unique marketplace food and beverage concept.

This adds to the richness of the commercial experience and providing a distinct point of difference to other office propositions in the park and beyond.

OBJECTIVES

INNOVATION OBJECTIVES

To create an imaginative, iconic, recognisable and activated architecture and urban design for the site.

The proposal, in seeking to align with the built form of the Olympic Park creates a tower of significant scale aligned on the centreline of the train station and acting as an iconic urban marker for the precinct.

We have paired this building in a plaza with a second built form that holds the podium language of the street while providing a unique office environment in the Precinct as both a physical object and a working environment.

SOCIAL AMENITY OBJECTIVES

To create a premier urban plaza for use by the public and future occupants of the hotel, office, retail and serviced apartments that makes a significant positive contribution to Sydney Olympic Park.

Through collaboration with Arcadia Landscape Architecture a civic space is proposed that picks up on the significant curved form architecture of the Olympic Park while providing a series of usable gathering spaces.

Through its changes in level and material the plaza is designed to feel active and inviting with small or large groups of people, thus acting as both a local civic space and a part of the event infrastructure of the park.

ACCESS OBJECTIVES

To prioritise pedestrians by providing wide footpaths access to transport hubs and major events.

The proposed plaza provides appropriate footpaths to the building edges allowing for external retail activation with accessible access-ways across the primary plaza spaces. These access-ways link the buildings primary entry points to the designated street crossing points creating logical linkages to the wider precinct. With the mixing of pedestrian and vehicle zones primarily at the hotel entry point and the crossing over the Dawn Fraser East extension, finishes and edge definitions have been designed to define the precinct as “Pedestrian Priority”.

Provide an integrated public plaza with the ground level plane of the proposed development that achieves the principles of connectivity and placemaking.

The ground plane level changes around the site see the levels of the plaza step and fold as one moves across it with the intention of providing the primary zone of external space at the same level as the internal spaces allowing the buildings to literally open up or fold back to integrate inside and outside across both retail and food dining activities.

URBAN CONTEXT

Strategic location: The site is located on Australia Avenue which is one of the major entry roads into Sydney Olympic Park. While the site sits within the Parkview Precinct, it marks the eastern edge of the Central Precinct – a high density mixed use area at the core of the town centre.

Responding to this axial relationship was the key generating urban principle of our proposal, as such we centred a tall circular tower form on the axis of the station, placing it over a two storey podium which served to acknowledge the scale of the station building and elongate the proportions of the slender tower. The circular form of the building responds to the unique urban context of the park with a significant proportion of buildings generated from curved forms in both plan and section. The resulting tower serves as a termination of the vista over the station and a marker of the Parkview precinct beyond.

Master Plan 2030 (2018 Review) envisages a well-defined frontage to Australia Ave. Together with Olympic Boulevard, the eastern frontage of Australia Avenue is best suited for taller development, with slender towers on a continuous street-defining podium.

The impact of the rail reserve serves to contradict this objective and the build form in the brief and reference design has allowed the train line exclusion zone below ground to determine the public domain such that the end of the station precinct bleeds out into the Parkview precinct rather than hold a more controlled urban form.

Projecting over the train line to create an edge that holds the street wall on Australia Avenue provides this stronger urban form clarifying the distinction between precincts and serving to create a better urban space in the sequence of spaces in the Park.

The site is also strategically placed along one of the organising axes around which the Town Centre is structured.

This further defined the visual need to hold the street alignment in the block from Herb Elliott to Dawn Fraser breaking only to open up the station Axis as previously noted.

The site is at the interface of two distinctive urban conditions, each of which should inform the urban form strategy: The ‘community axis’ – Site 2A will need to respond to and balance the distinctive scale and profile of the railway station as well as creating the fourth frontage to Jacaranda Square. The height and volumes should be balanced against the commercial developments on the Murray Rose and Dawn Fraser frontages. The Australia Avenue corridor – which establishes a language of podium and tower forms to define the alignment of this major avenue for both Site 2A and 2B.

Our proposal seeks to define its program and built form to reinforce these combined points through the division of uses and organisation of podium / tower forms and heights across both sites. The resulting taller tower on site 2A fits its urban context in both directions while site 2B has a 6 storey podium form which then has a two floor inset before expanding back out for the above podium floors to minimise the total height in keeping with the rest of the street.

PLANNING OBJECTIVES

The brief supports the key controls and aspirations of the 2030 master plan by contributing to the growth of professional office space and the provision of additional hotel infrastructure.

The proposal seeks to further these goals through the creation of a pair of unique buildings that stand apart from their competition through their scale, use mix and construction to create an iconic development that addresses the form and structure of the park together with its iconic status in Australia.

The design of the development also supports the creation of distinct neighbourhoods for the growing park through the ground floor uses and the built form response to the rail line which forms an edge condition between residential and event precincts.



OBJECTIVES

OLYMPIC LEGACIES

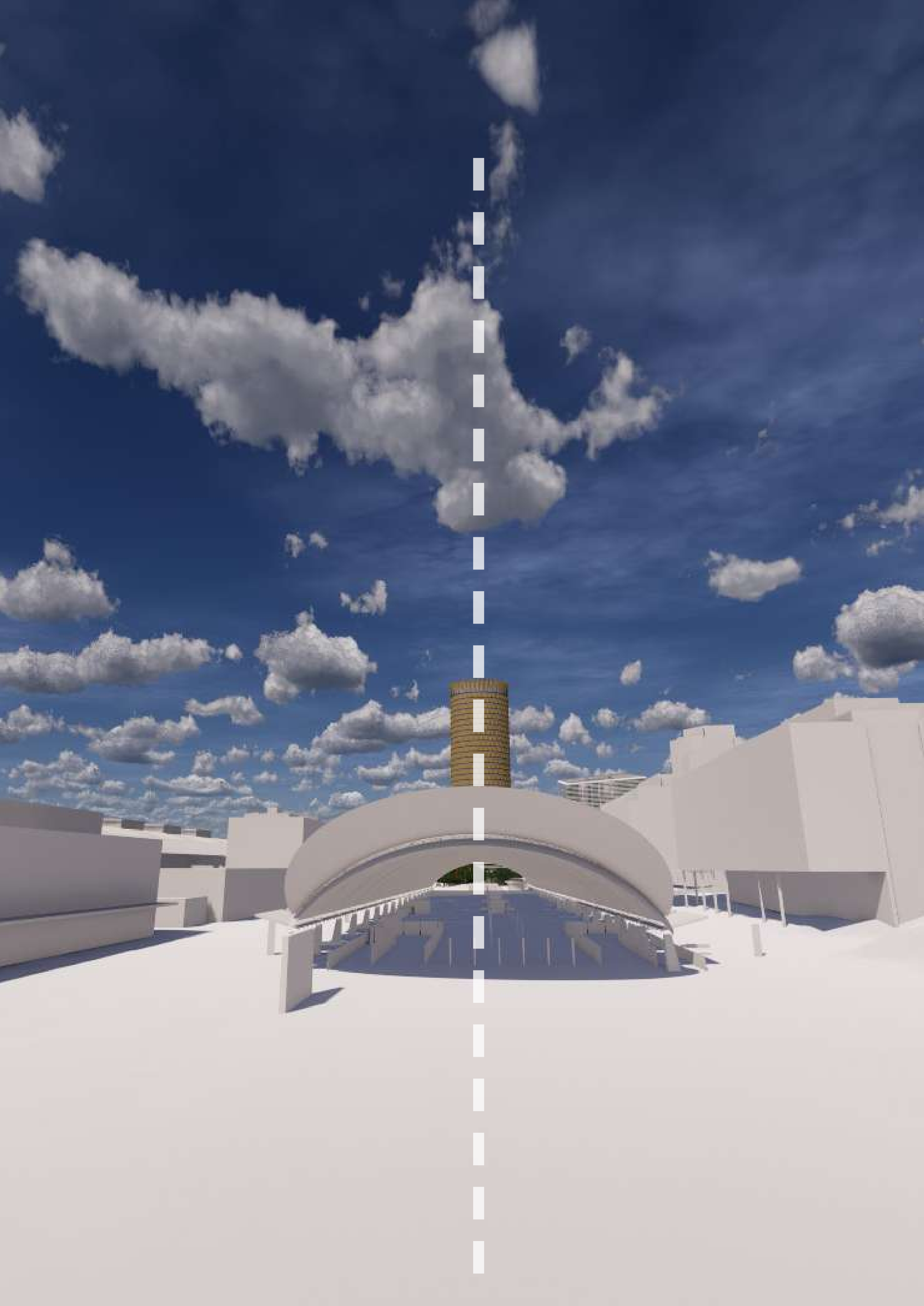
The ‘organising axes’ – Sites 2A and 2B are bracketed between Dawn Fraser and Murray Rose Avenues which form the major east-west axis connecting parklands to the north east with the Carter Street precinct to the south west. This is a major cross axis to Olympic Boulevard, the grand ceremonial and event axis which forms the main organising spine of the Town Centre. Dawn Fraser and Murray Rose Avenues define a civic spine, with the Railway Station, the Yulang and Jacaranda Square as existing features along this axis with active retail frontages to either side. Dawn Fraser and Murray Rose frontages are scaled to frame these features.

Site 2A sits within the frame while site 2B serves to form one half of the frame with the other being any future development on the car park 6 site. The difference in these two roles is integral to the proposal as mentioned above. The scale of the tower form supports and reinforces the Olympic legacy in a way that two equal tower forms above 8 storey podiums would not.

Sydney Olympic Park Railway Station – The railway station structure, generously scaled to accommodate high volume crowd movements, is one of the striking features of Olympic Park. Its distinctive vaulted profile is at the core of the Town Centre and is directly opposite site 2A. The design response will need to address this relationship, and particularly consider how the development will be framed by and seen from the station.

The train station is one of, if not the most, important building in the Olympic legacy as such the axial relationship with the hotel tower is of utmost importance, as is connecting the scale of the podium form with that of the station. This serves to maintain a strength in scales contrasting with the neighbouring sites that form the frame for the station. The towers circular form is legible from the station and the two buildings share a clarity of structure and expression together with a use of triangulated façade / roof forms. Our intention with this building is clearly one of respect and opportunity to form a strong mutually beneficial visual relationship.









DESIGN ELEMENTS

THE PLAZA

active, fun and relaxed

THE HOTEL LOBBY

welcoming and comfortably cool

THE HOTEL BALLROOM

a spacious room with a view

THE HOTEL ROOM

a dramatic window arrangement draws you to the view

WORKPLACE SUITES

an engaging community

THE ROOF TOP BAR

iconic public bar venue adjacent the hotel pool

THE OFFICE

timber, open and sustainable

THE MARKETPLACE

Food, gathering, local and communal



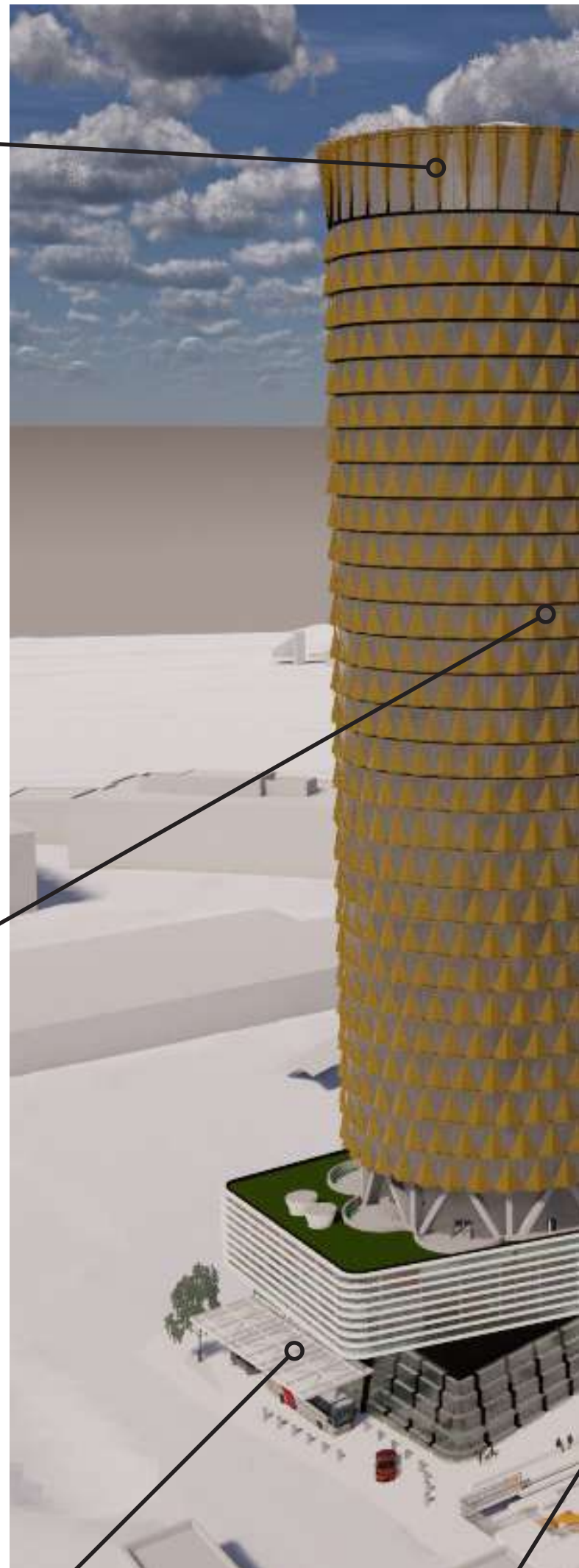
ROOFTOP BAR



HOTEL ROOMS



HOTEL AND RESIDENCES LOBBY



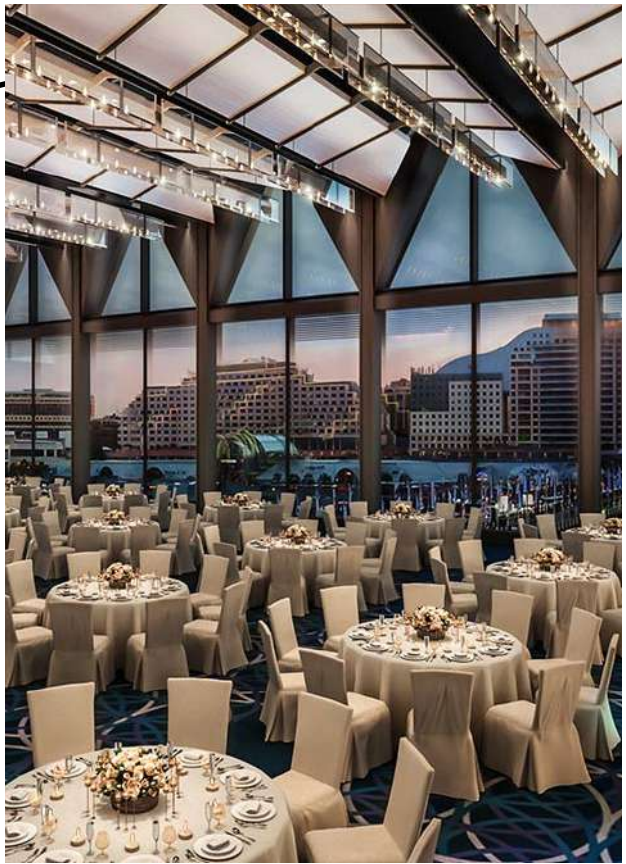
RESTAURANT



OPEN PLAN OFFICE



OR OFFICE SUITES



THE BALLROOM



THE FIG



FOOD AND BEVERAGE MARKET HALL

SITE 2A

- CROWNE PLAZA HOTEL
- BOUTIQUE WORKPLACE SUITES
- RESTAURANT
- SUPPORT RETAIL

The hotel and boutique workplace suites have been consolidated into one elegant circular tower form with a central core and a radial plan of identical spaces per floor.

The two storey podium is in scale with the train station opposite. The podium contains the porte-cochère and lobby accessed off Murray Rose Avenue. The hotel lobby and the all day dining/flexible workplaces overlook the plaza space. The hotel bar and entry to the upper level restaurant are located on the corner of the plaza and Dawn Fraser Avenue. Both of these facilities are designed to operate as stand alone spaces with a strong street identity.

Both of these spaces have the ability to open up placing the internal activities of the hotel as urban elements in the public domain.

The southern street elevation incorporates a retail outlet on each side of the boutique workplace suite lobby, providing a continuation of the street activity from the plaza along Dawn Fraser Avenue.

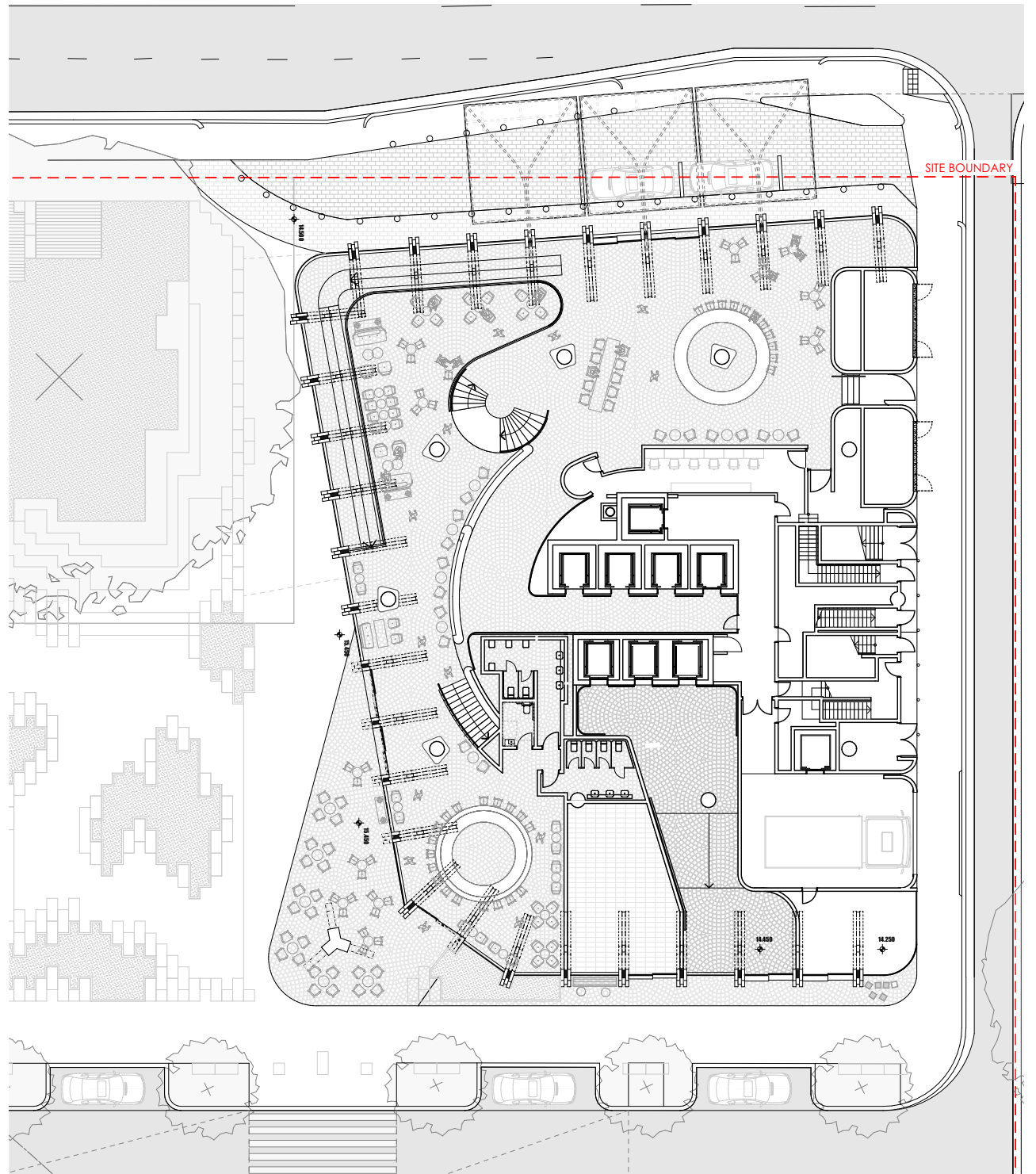
The eastern face of the building to the new service lane contains the primary back of house areas on ground including loading, plant and stores.

The hotel ballroom on level 1 sits to the south of the tower form overlooking the plaza and Dawn Fraser Avenue. The ballroom is devised as an urban room with a glazed facade which can allow views to the station or be closed off with floor to ceiling curtains allowing an exclusive internal atmosphere to be created. Level 1 also contains, meeting rooms and pre-function space with a finishing kitchen, staging areas and stores.

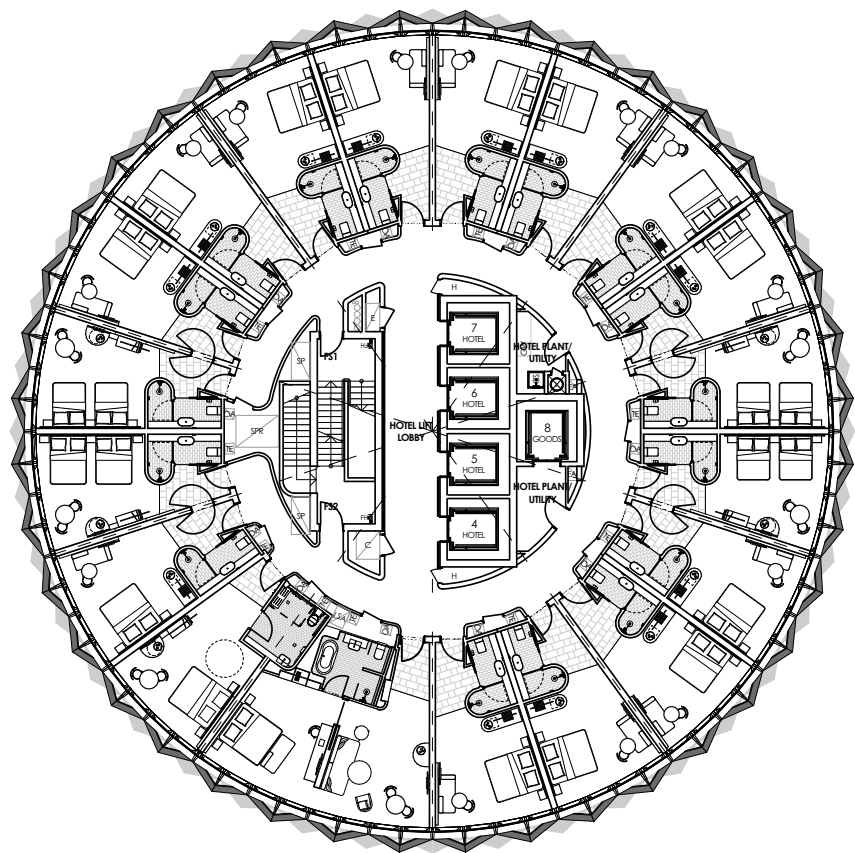
Above the podium are the boutique commercial suites over 13 levels, from level 2 to level 13, with the first of these levels having private outdoor spaces on the partially landscaped roof of the podium.

Levels 14-29 are the Crowne Plaza hotel rooms. The efficient and simple room planning maximises the form to offer expansive windows drawing the visitor into the room and towards the view. Due to the redistribution of functions between sites the lowest hotel room has been lifted from level 2 to level 14 ensuring spectacular views for all rooms.

The towers crowning moment is the roof top bar and pool which provides panoramic views of the city skyline and the Olympic park precinct.



GROUND LEVEL CROWNE PLAZA HOTEL AND BOUTIQUE WORKPLACE SUITES



TYPICAL HOTEL ROOMS FLOORS - CROWNE PLAZA HOTEL

SITE 2B

- COMMERCIAL OFFICE BUILDING
- FOOD+BEVERAGE MARKETPLACE

This building of ground + 15 floors will offer an unique combination for workplaces suitable for full building tenants, single floor tenants or even small office suites down to 50m² all located above an active retail ground plan incorporating a food and beverage market place at the base of the building's open atrium.

The building is devised as a podium form with a minimal ground floor undercut and articulated by a 2m setback over levels 7-8 aligning with the height and scale of the other office buildings between Dawn Fraser Avenue and Herb Elliott Drive.

The floor plate is based on a 8.4 x 8.4 structural grid in timber with primary steel trusses spanning across the ground floor to bridge the rail corridor - without landing any structure in the rail exclusion zone.

The design of the marketplace environment is based on feedback from retail operational consultants so to ensure the commercial success of the tenancies and the overall marketplace environment. This advice has determined the requirements of optimum sized tenancy spaces, each requiring independent street frontages and outdoor seating, typical internal environments and access to a shared open marketplace environment.

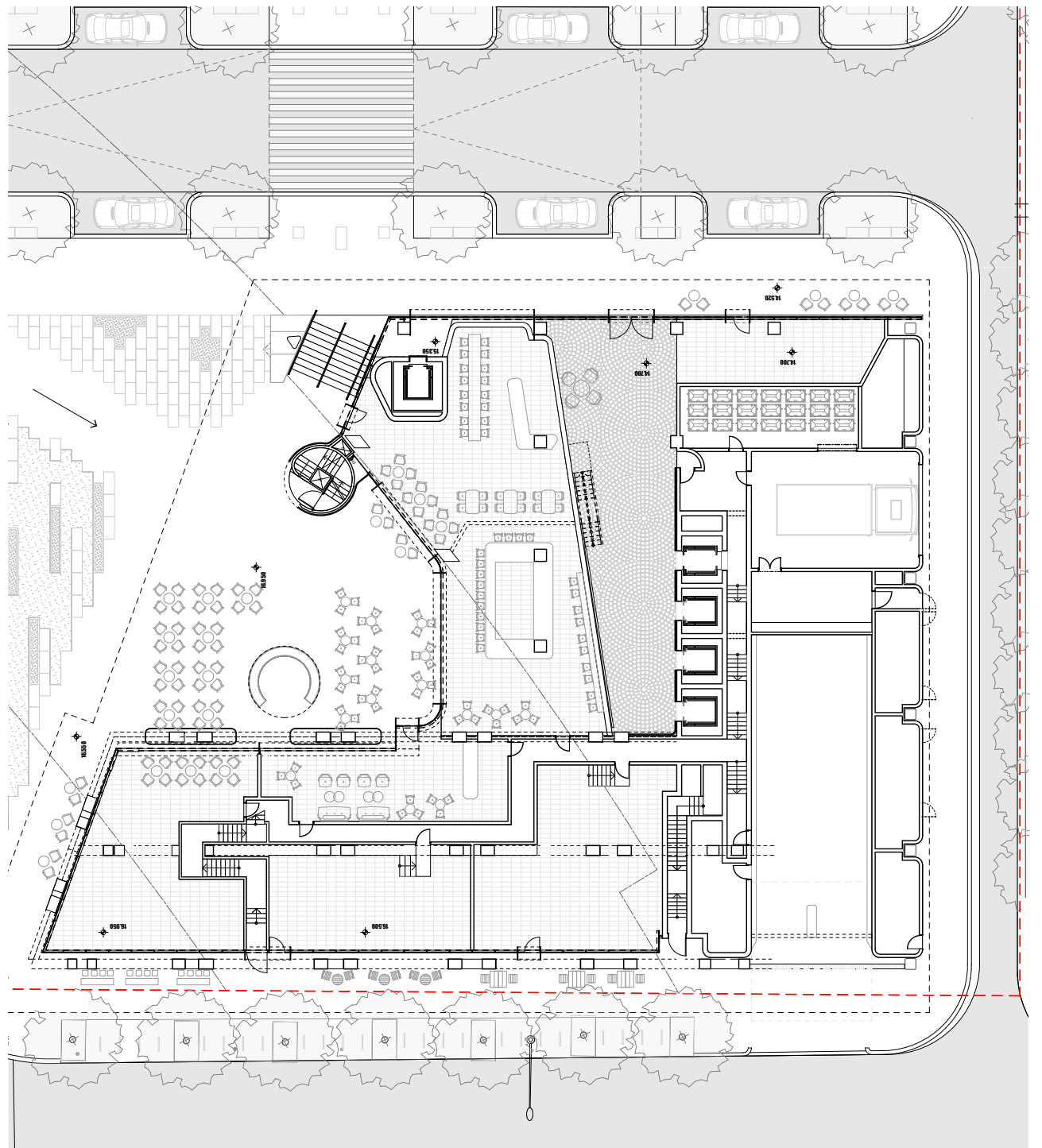
The marketplace is situated at the base of the open air atrium, providing dramatic views up the 15 storey volume to the transparent roof.

In order to achieve a flexible floor plate on this site an open atrium typology is used to increase the extent of facade while the building spans across the railway corridor in order to maximise the typical open plan floor plate size.

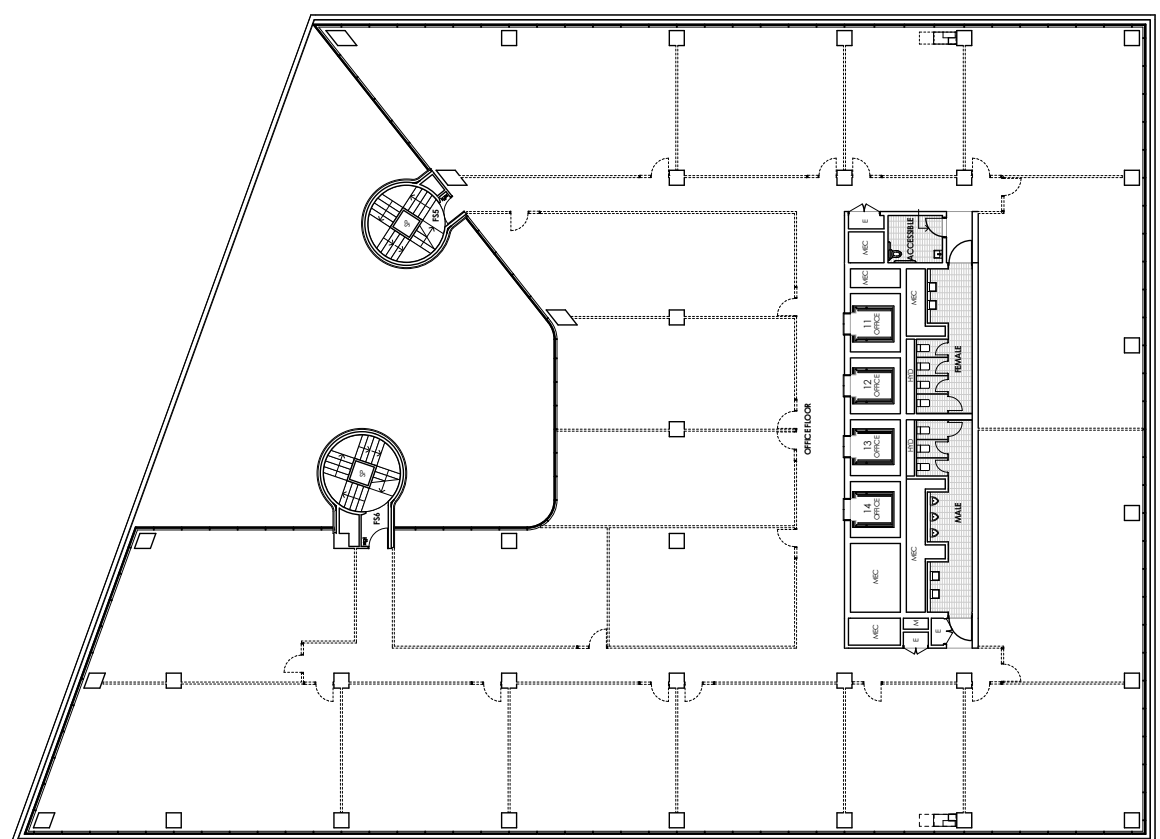
This configuration assists in resolving the spatial requirements of small independent tenancies, full floor tenancies and even whole building tenants within the 1500m² NLA floorplates. This assures the building of success, providing flexibility for fitout and vertical connections through a workplace.

The building block is then wrapped in a horizontal louvre brise soleil system, providing appropriate solar protection to the internal volumes and visually reinforcing the solidarity of the single large plate logic.

This massing strategy then reinforces the block form of the street grid and holds the corner of Herb Elliott Drive and Australia Avenue.



GROUND LEVEL SITE FOOD AND BEVERAGE MARKETPLACE



TYPICAL COMMERCIAL OFFICE FLOOR PLATE SHOWING POTENTIAL SUBDIVISION

FACADE

DYNAMIC, EXCITING AND UNIQUE

The differences between the two sites in terms of their urban placement have defined very different built forms and the internal function of both buildings define two very different facade expressions.

The office building has duelling interests for maximum connection with the outdoors as part of a healthy building strategy for the occupants while protecting them from the sun both in the form of glare and solar energy. The design solution solves these paradoxical interests by providing a floor to floor high performance curtain wall with high levels of visual light transmission protected by an external brise-soleil of aluminium louvres.

The insulated spandrel panel zone to improve the U value of the overall system is positioned over the timber structure edge beam, treated as a shadow box with an internal treatment to match the Glulam Timber finish - in affect, visually disappearing.

The aluminium louvres are tilted slightly down to increase the solar protection and direct the eye to the ground.

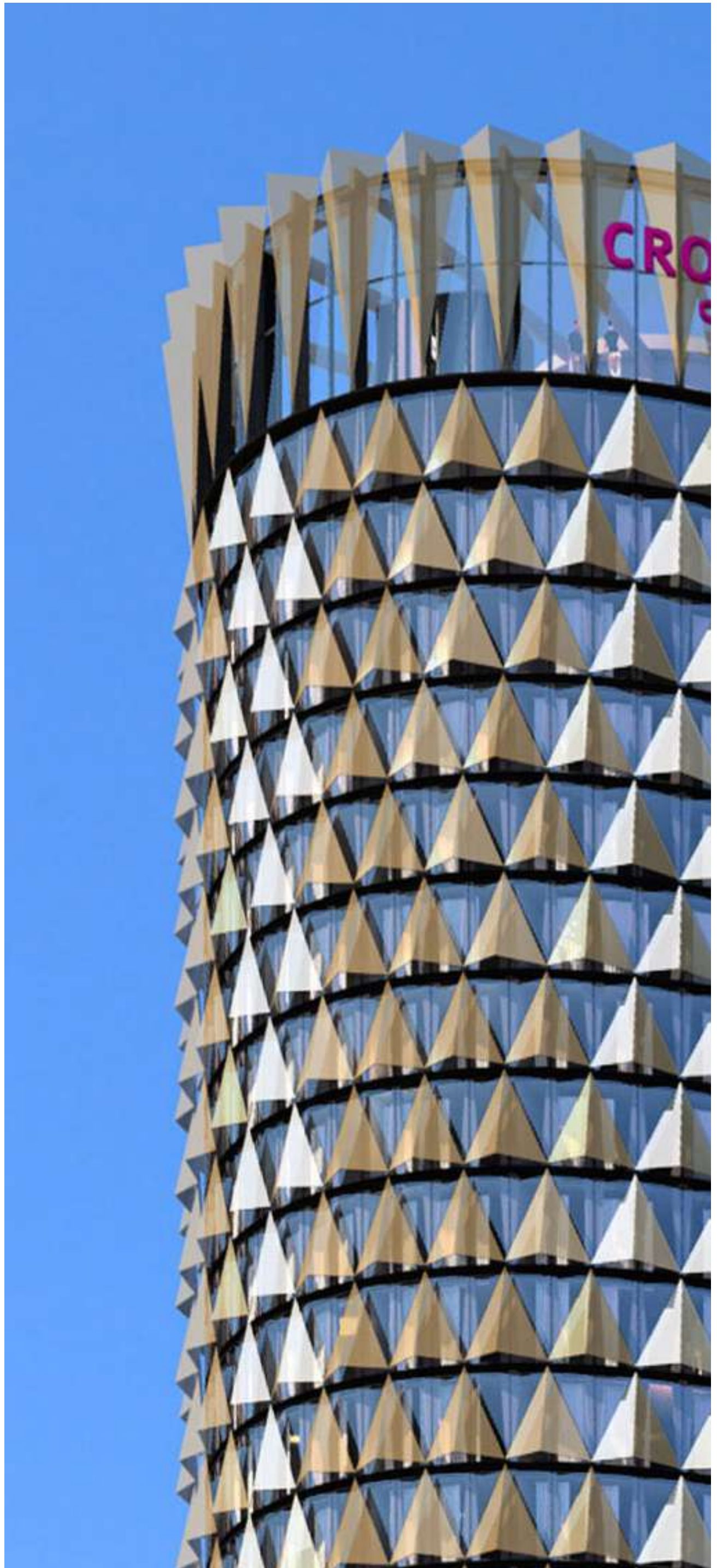
The effect of this facade strategy is to allow the internal timber structure and floors of the building to be clearly legible from the street while allowing the occupants to have strong connection to the external environment. As a consistently applied logic the office building facade is simple and calm in keeping with its street wall purpose.

The Hotel tower by contrast is derived from the repetition of the room module consistently around the perimeter of the building firstly wrapped in a high performance glazed wall incorporating a 30% insulated vertical spandrel also tapering in concert with the external sunshades. The secondary external sunshade system is defined as triangulated perforated metal panels interlocked and following the curve at a rate of 2 full panels per room or 40 panels per floor.

The resulting diamond facade has a dramatic expression as the triangular external metal sunshade forms slope away from the building by 600mm at floor level giving a three dimensionality to the building.

As such, the internal glazed facade controls the U value of the system, whilst the external sunshade responds to Solar Heat Gain Component.

This allows the perforation panel to change in relation to its orientation and potential solar height gain.



SITE 2A HOTEL TOWER FACADE



SITE 2B COMMERCIAL OFFICE TOWER FACADE

DATA + SUPPLEMENTAL





HEIGHTS AND SETBACKS

The LEP Building Height Map designates this site with a permissible height of 102 metres.

The Design Excellence Competition Entry proposed a maximum height for site 2A of 127 metres. The height for Site 2B is 68.5 metres, 33.5 metres below the State Environmental Planning Policy (State Significant Precincts) 2005 - designated permissible height (SEPP).

The logic of the design competition solution was to create a building with a lower height for Site 2B so to improve the light and outlook amenity for the residential tower to the south of Site 2B over that which a compliant but taller building would achieve.

The lost area from this neighbourly response of creating a lower building was partially placed in the same building by making its footprint longer.

This outcome required the development of a structural solution to allow the building to span over the subterranean rail tunnel, creating a more appropriate urban outcome, reinforcing the street grid and enabling street edge activation.

The remainder of this offset area was added to the Site 2A tower, creating a slender and iconic tower on one of the Sydney Olympic Park's major visual alignments.

The jury responded to this concept with the following:

"The Jury noted that the circular tower form reduces the facade area and minimises the extent of overshadowing."

The Jury noted the urban response of a taller, slim, circular tower was particularly appropriate to the immediate context of the established built form along Murray Rose Avenue and Dawn Fraser Avenue, defining Jacaranda Square, and the axial relationship to Olympic Park Station.

The Jury concluded that the overall scheme would positively contribute to the urban context of Sydney Olympic Park and proposed the clearest urban design response. Providing an innovative circular landmark tower at an appropriate location and an outstanding commercial response..."

The Design Excellence Competition scheme for Site 2A has subsequently been developed with approximately 6.5 metres reduction in height from that initially proposed at the Competition Stage.

The building height is measured as per the SEPP definition.
Building height (or height of building) means the vertical distance, measured in metres, between ground level (existing) at any point to the highest point of the highest habitable floor (including above ground car parking) of the building, excluding plant and lift overruns, communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Understanding the ground plane has been extensively modified over time, for the intent of the assessment, the level 29 slab has been defined as equivalent to 102 metres above ground level as per the attached study.

The top of the tower currently consists of plant room space over three levels, and an accessible roof top facility as per the competition entry, incorporating an open air pool, a small gymnasium, a guest bar and support facilities.

The current proposal has approximately two floors which exceed the permissible SEPP height plane.

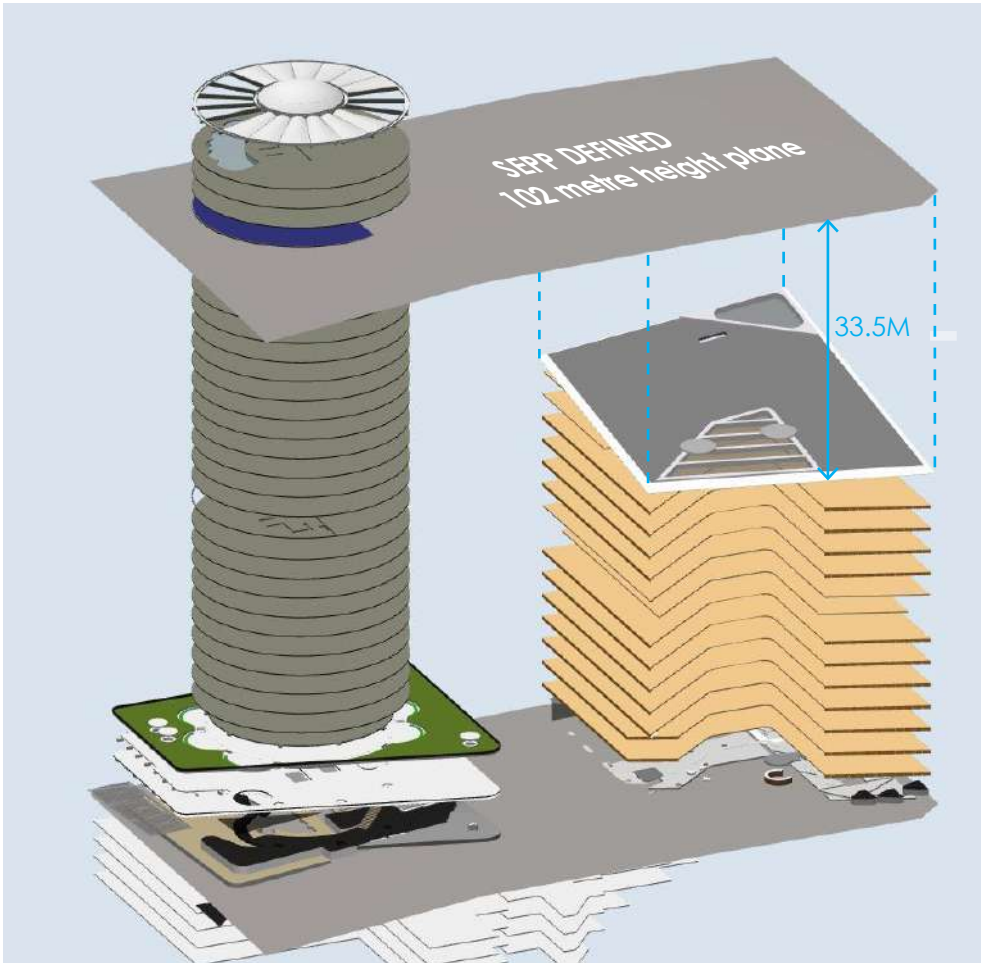
Should the double level mid plant be relocated to the top of the building, the built form would be compliant with the SEPP requirement, but the building would not be any lesser in height.

By using a mid plant configuration, the building forms and uses become more efficient, and the mechanical systems run more efficiently.

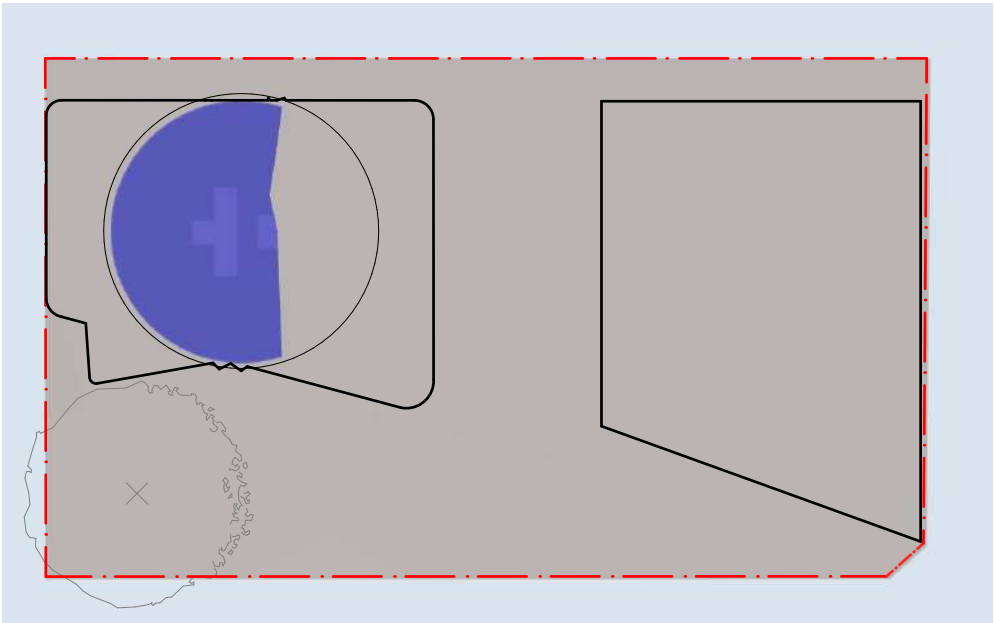
We consider this meets the intent of the SEPP.



LEP BUILDING HEIGHTS MAP
MAXIMUM PERMISSIBLE HEIGHT **102m**
Clause 18: height
102m maximum height measured from existing ground level

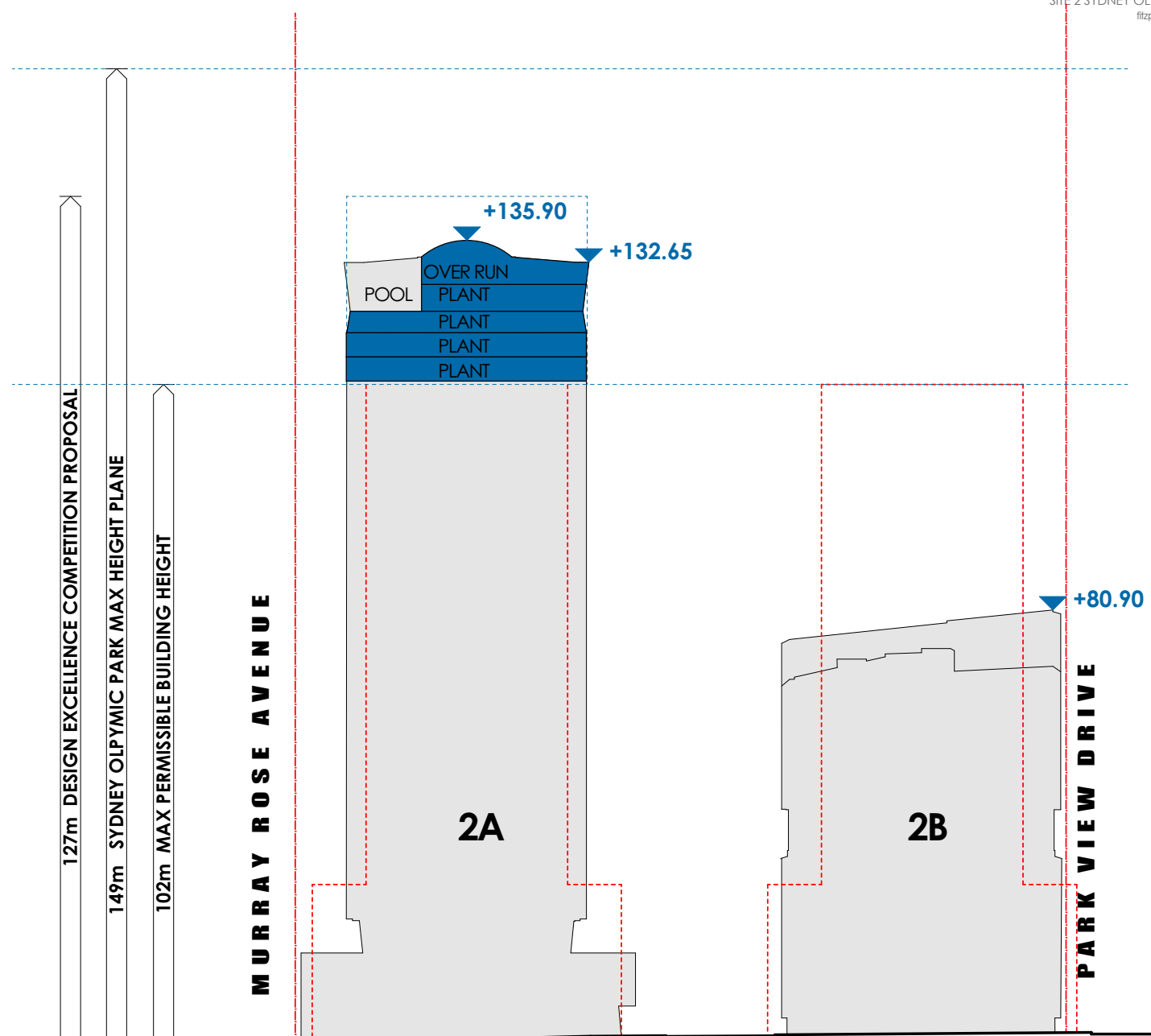


SIMPLIFIED EXISTING GROUND PLANE LIFTED BY 102M ABOVE CURRENT GROUND LEVEL SHOWING SLAB PROJECTION THROUGH NORTHERN EDGE OF HEIGHT PLANE BY 0.495METRES



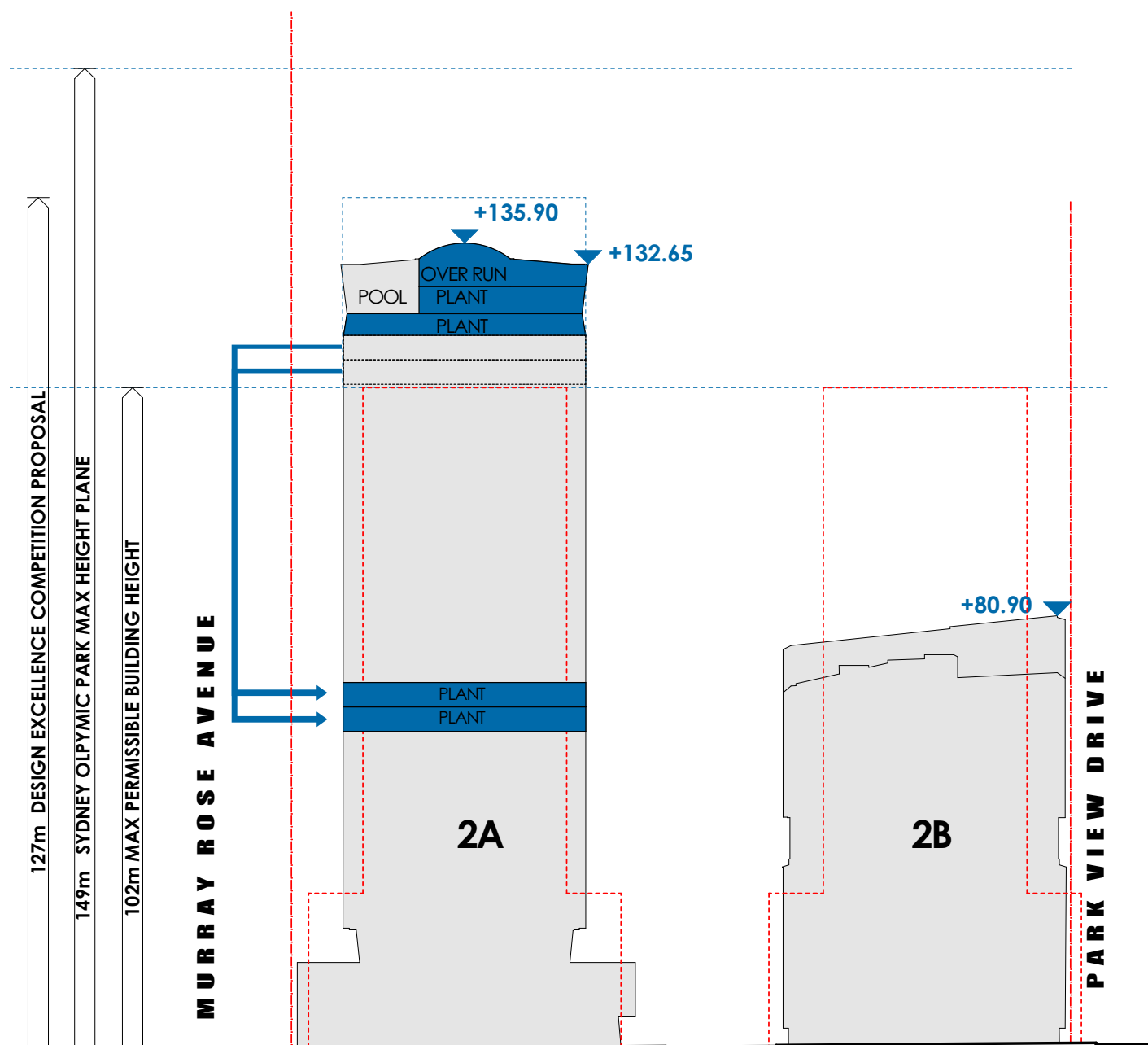
102METRE HEIGHT PLANE SHOWN IN GREY
BLUE ZONE IS PART OF LEVEL 28 SLAB PROJECTING THROUGH 102METRES ABOVE NATURAL GROUND LEVEL
VARIATION IS MAX 0.495 METRES AT THE NORTHERN EDGE (LEFT) TO 0 METRES AT THE SOUTHERN EDGE (RIGHT)

COMPARISON MODEL
The maximum height of the Site 2 A tower, with all the plant floors grouped at the top of the building is RL 135.90, being 6.5metres below the height of the Design Excellence Competition submission and achieving SEPP Building Height Compliance



WESTERN ELEVATION - PLANT ON ROOF

ACTUAL PROPOSAL
Matching the overall building height of the comparison model, the proposed solution places the same quantum of plant throughout the building to achieve the most efficient mechanical and operational outcome.
We consider this meets the intent of the SEPP.

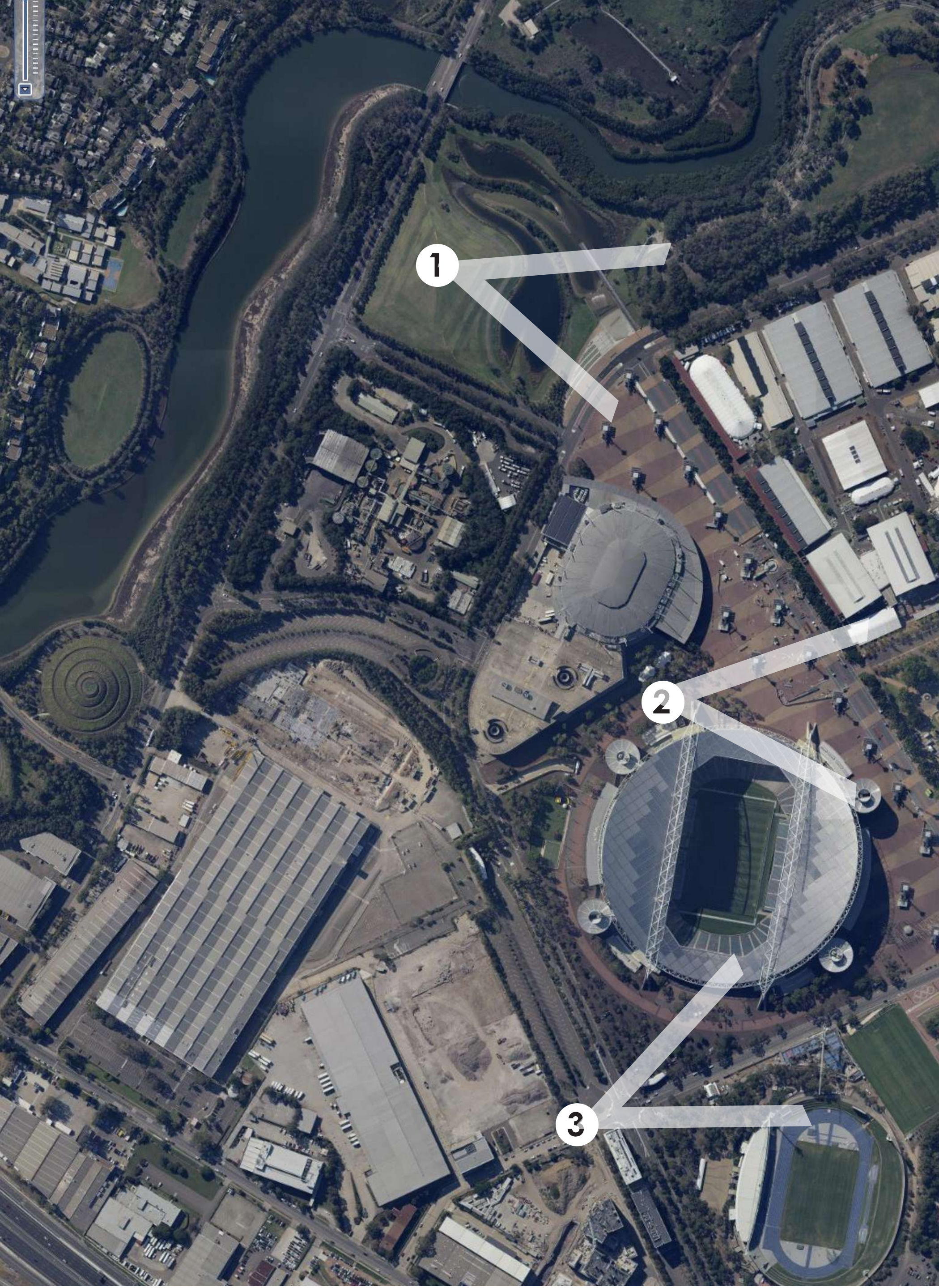


PROPOSAL - PLANT DISPERSED

VIEWS TO THE SITE



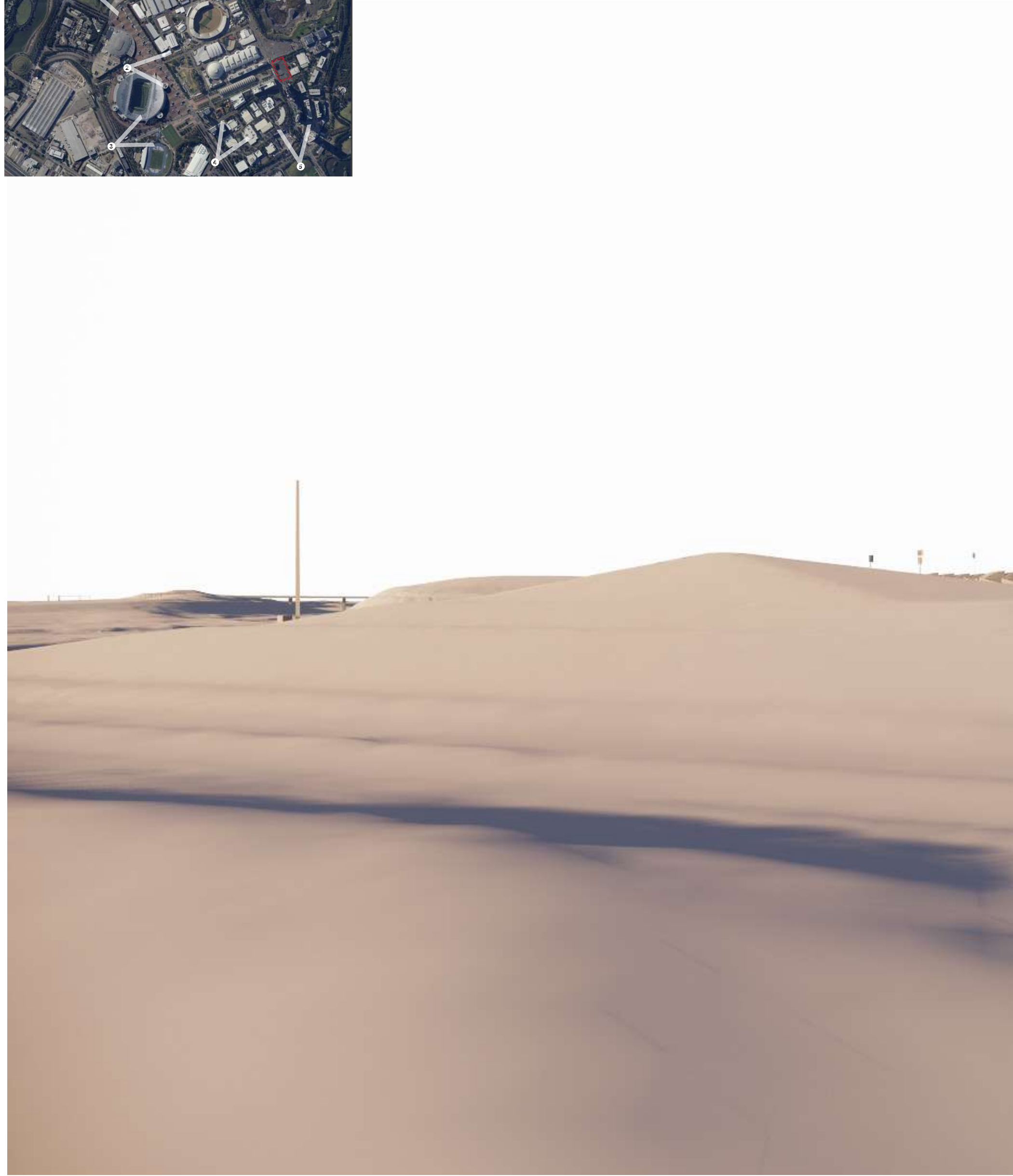
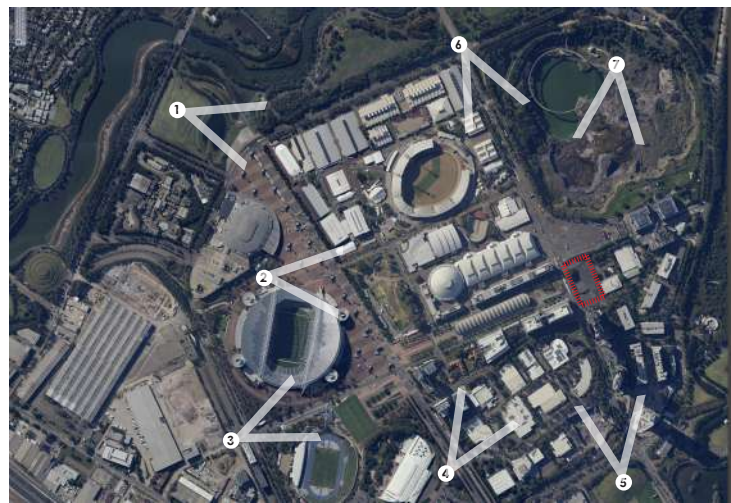






LOCATION 1

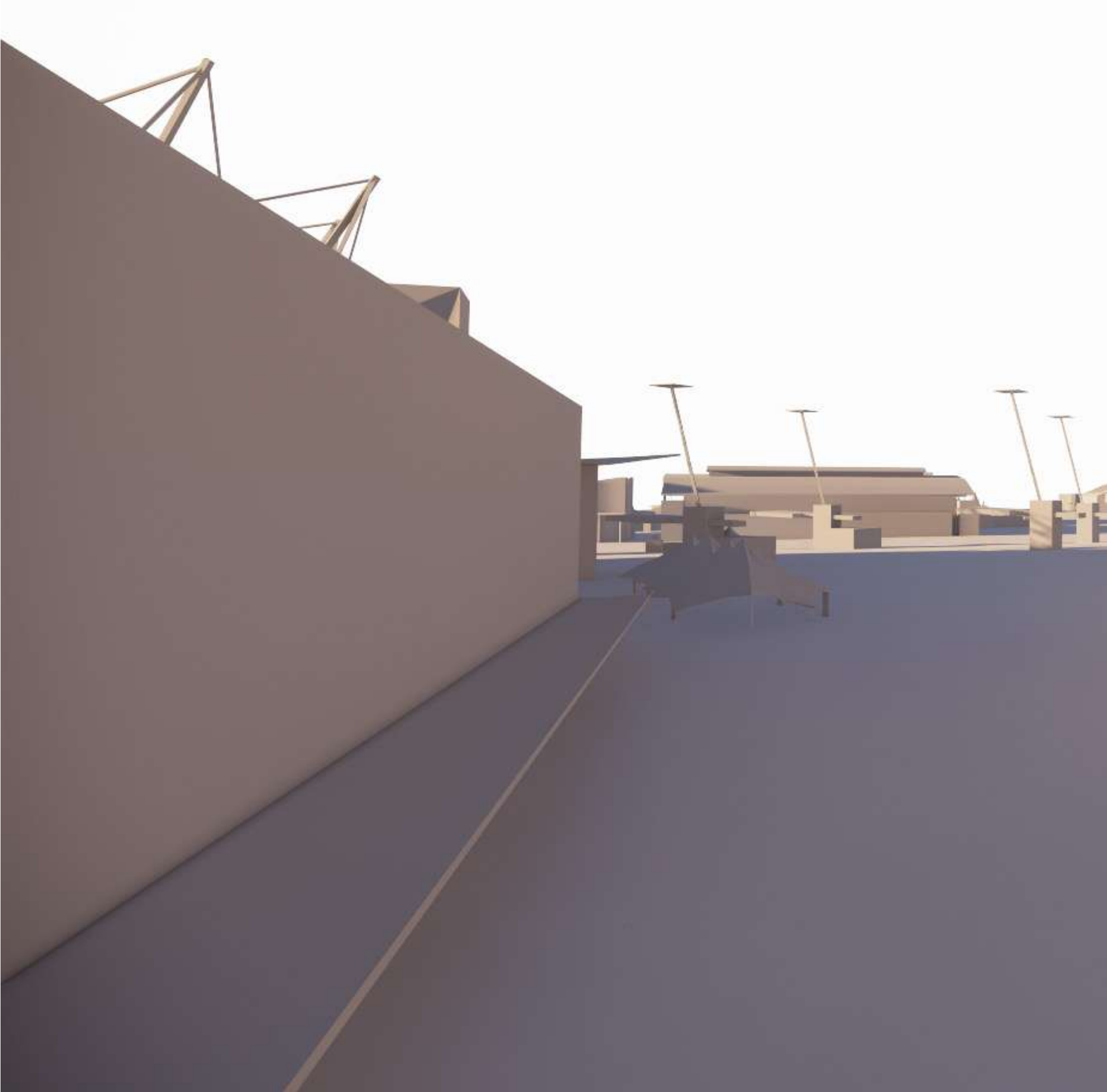
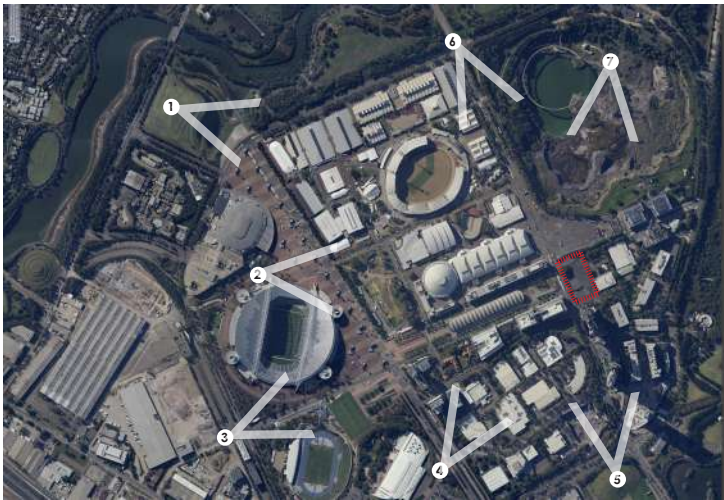
VIEW TO THE SITE

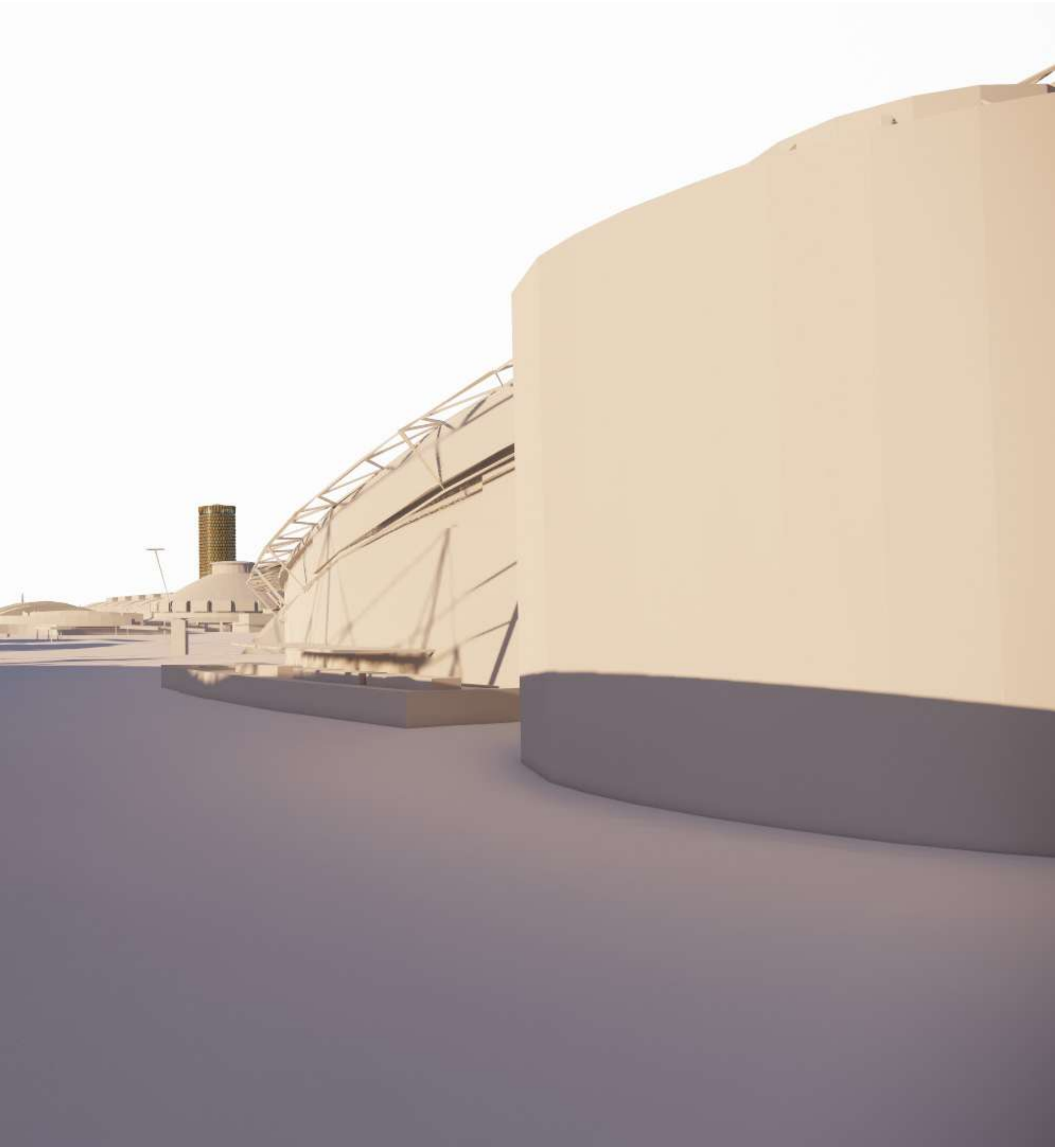




LOCATION 2

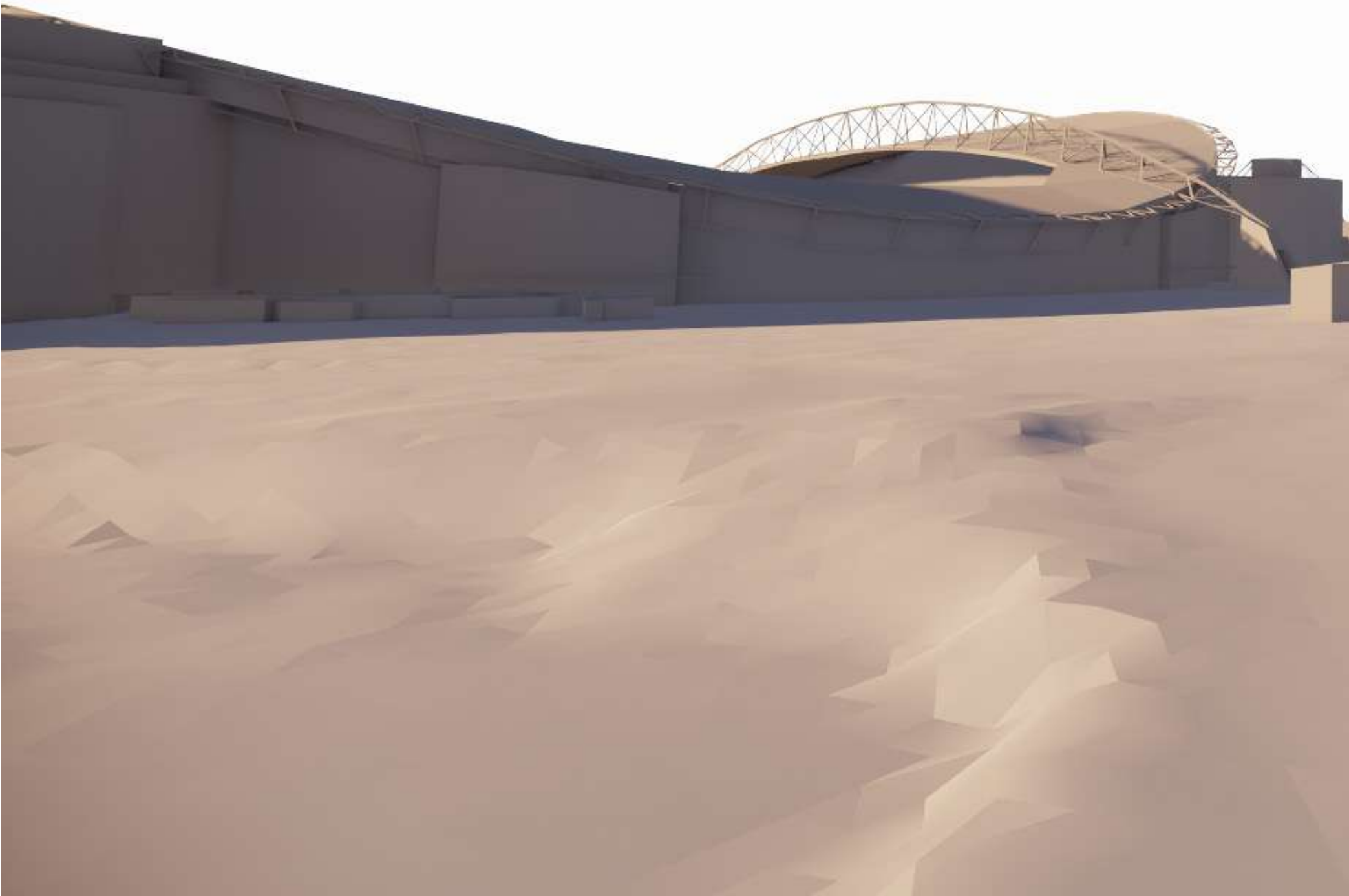
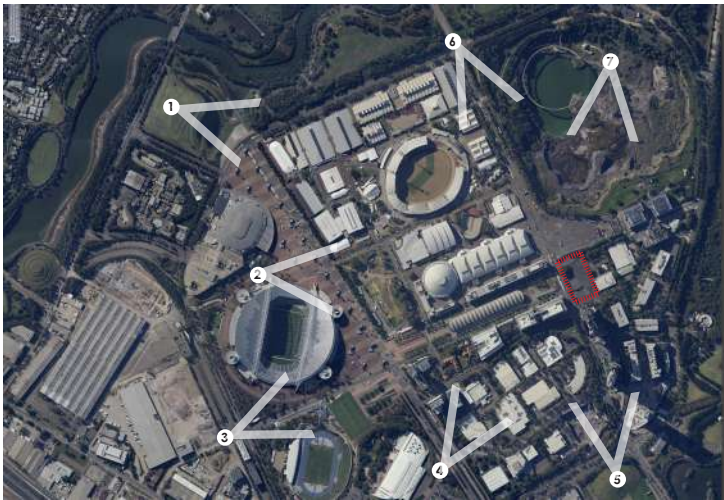
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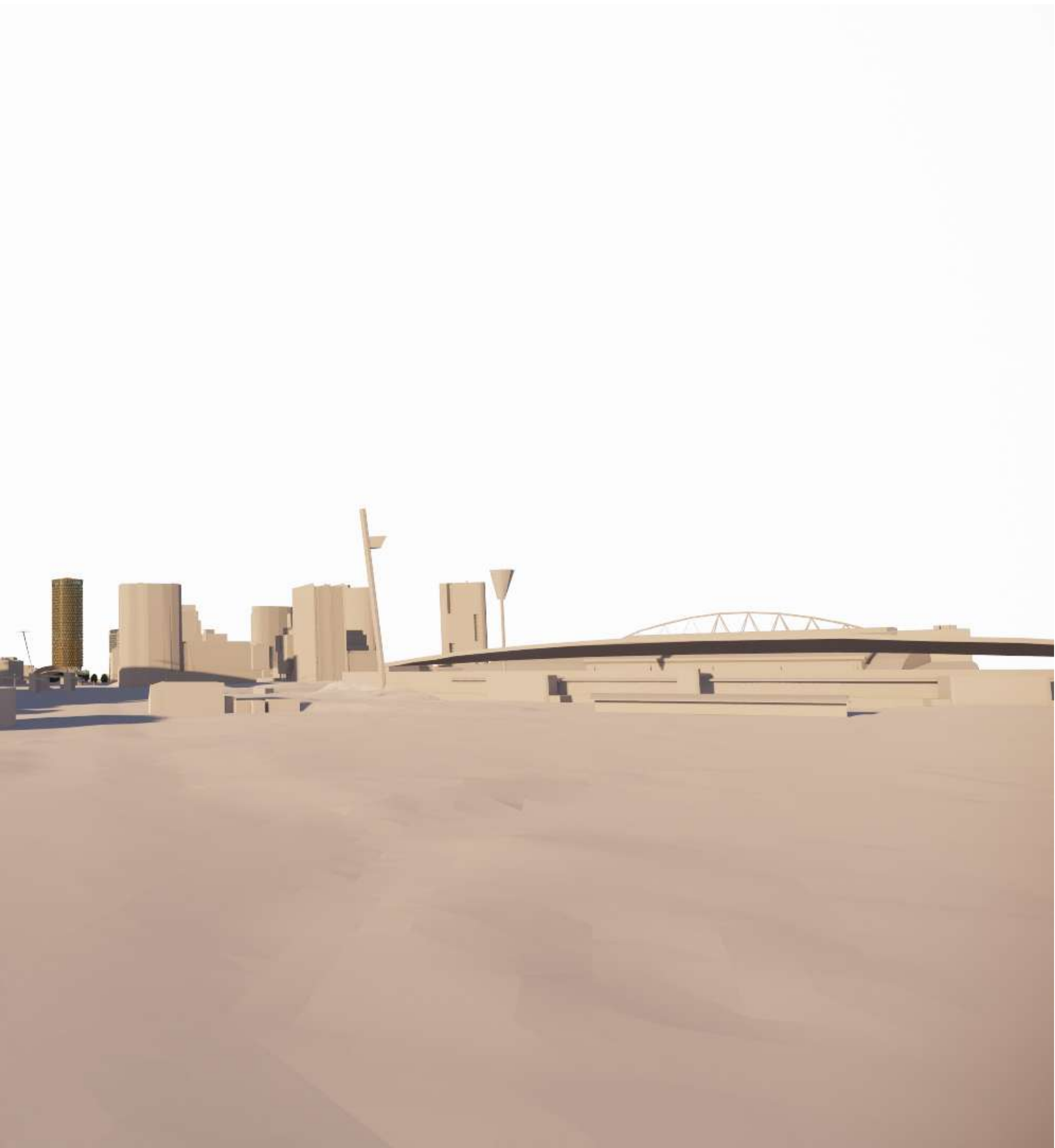




LOCATION 3

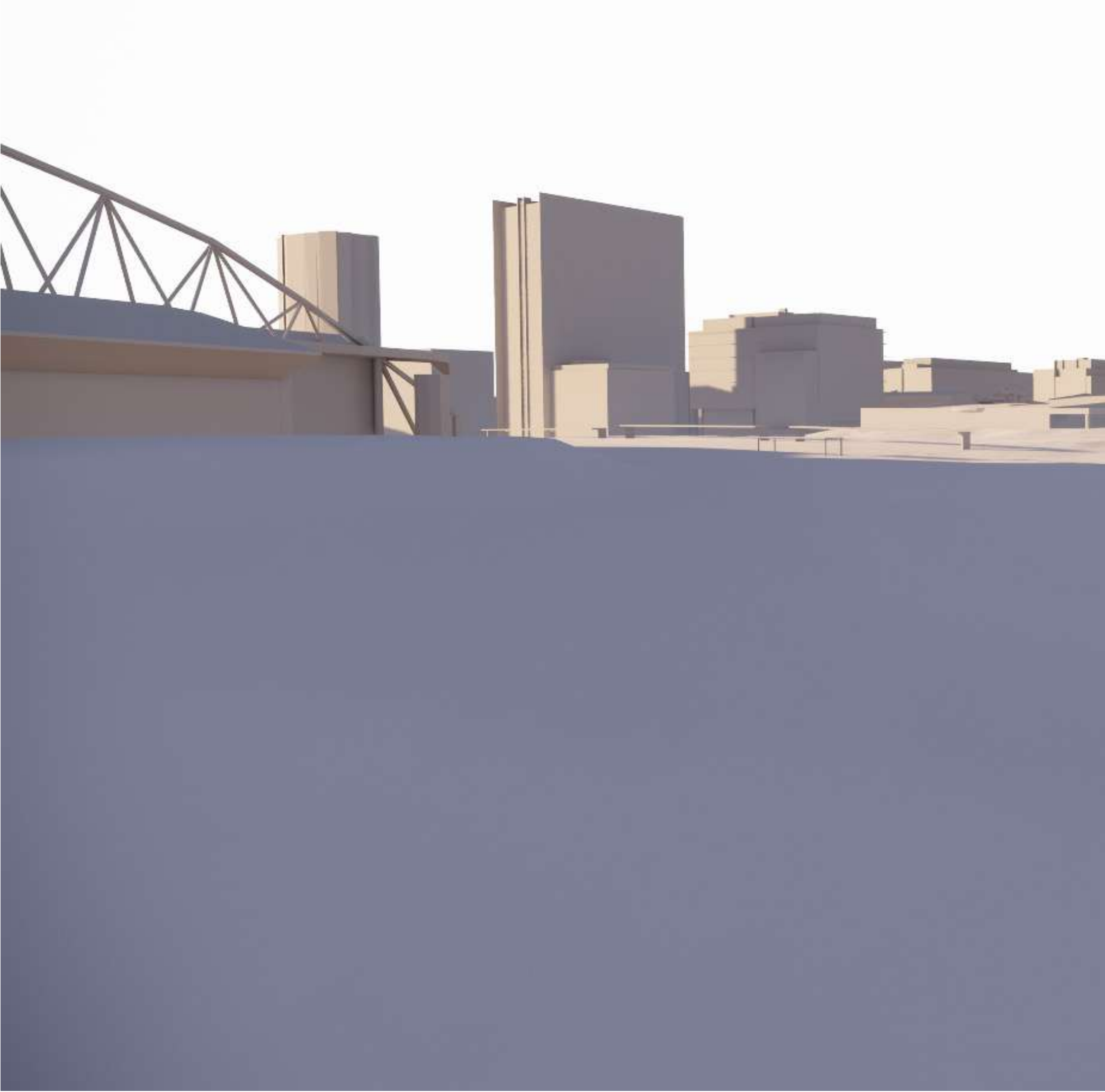
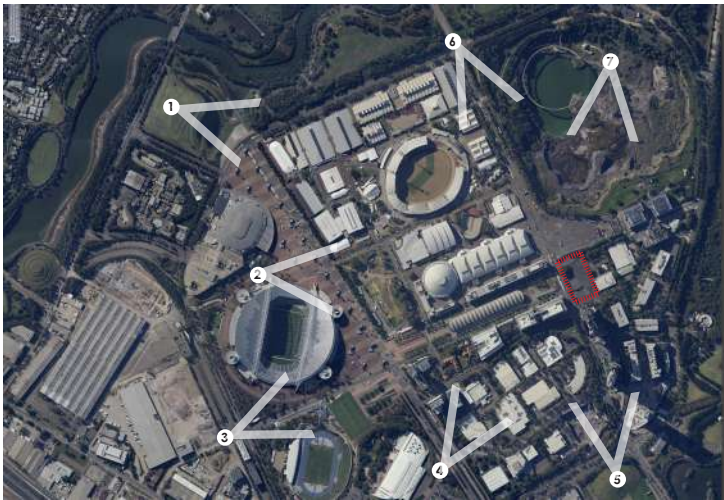
VIEW TO THE SITE

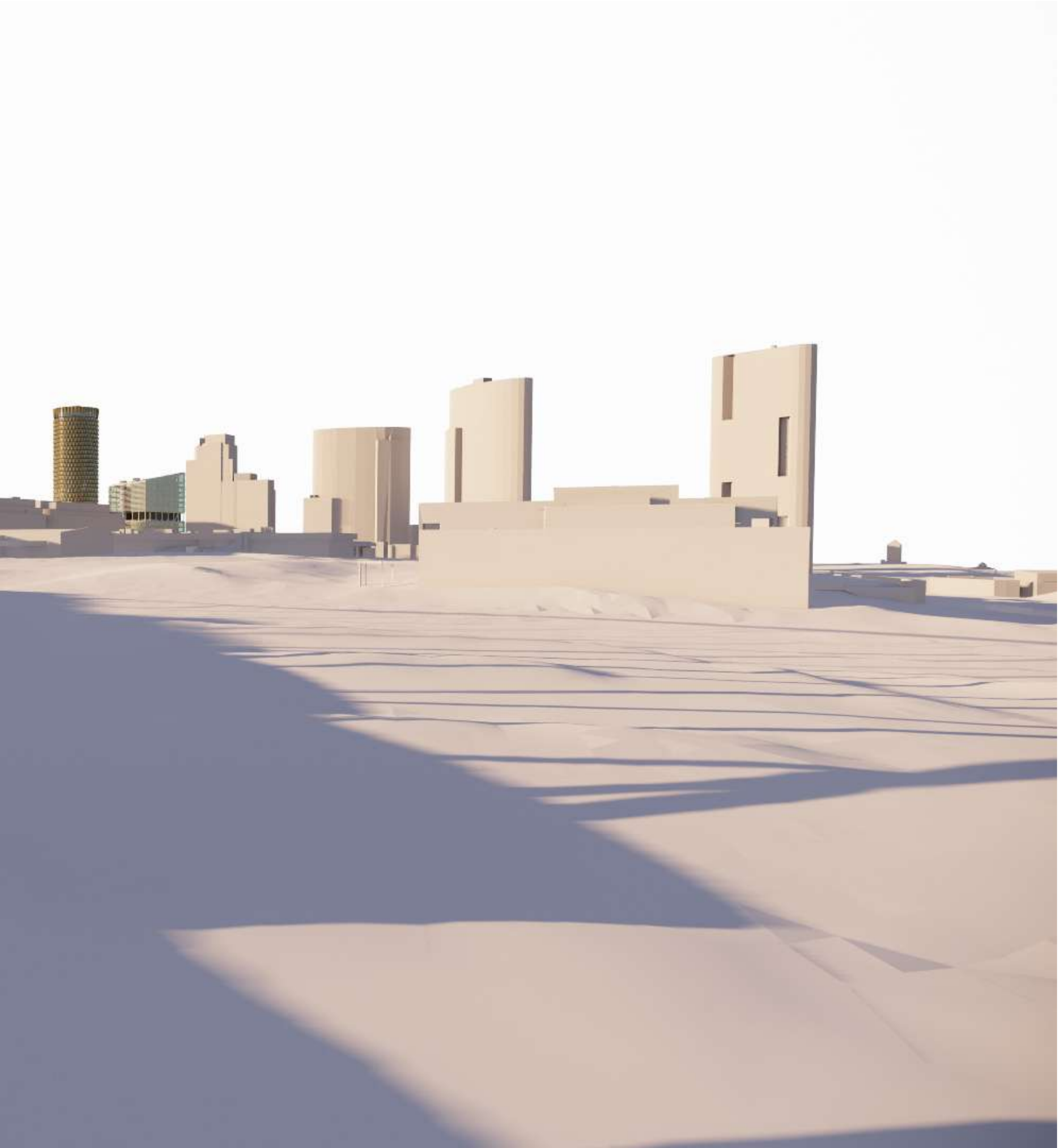




LOCATION 4

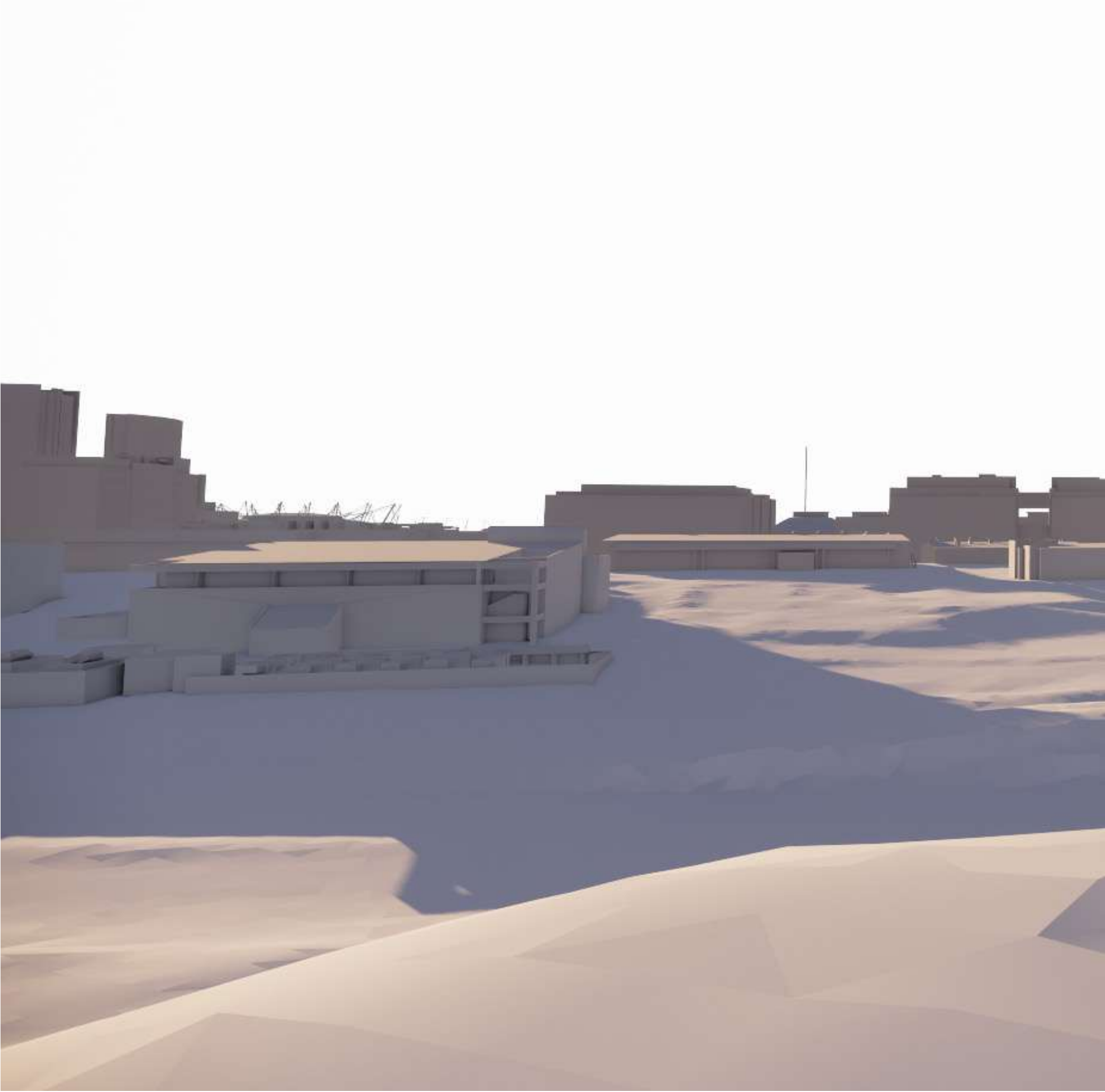
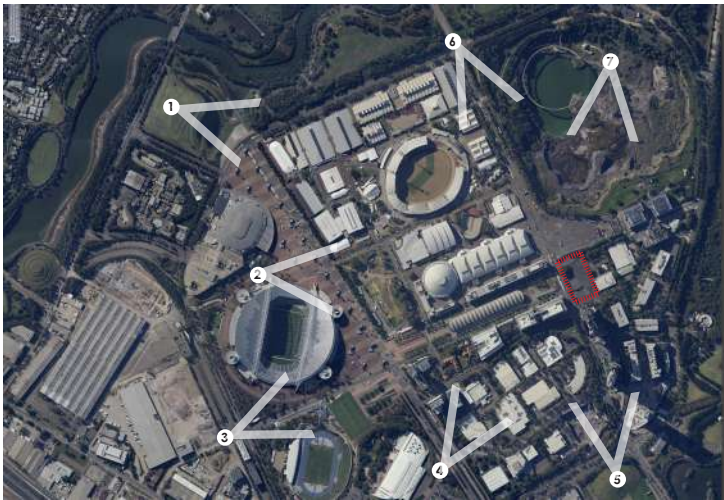
VIEW TO THE SITE

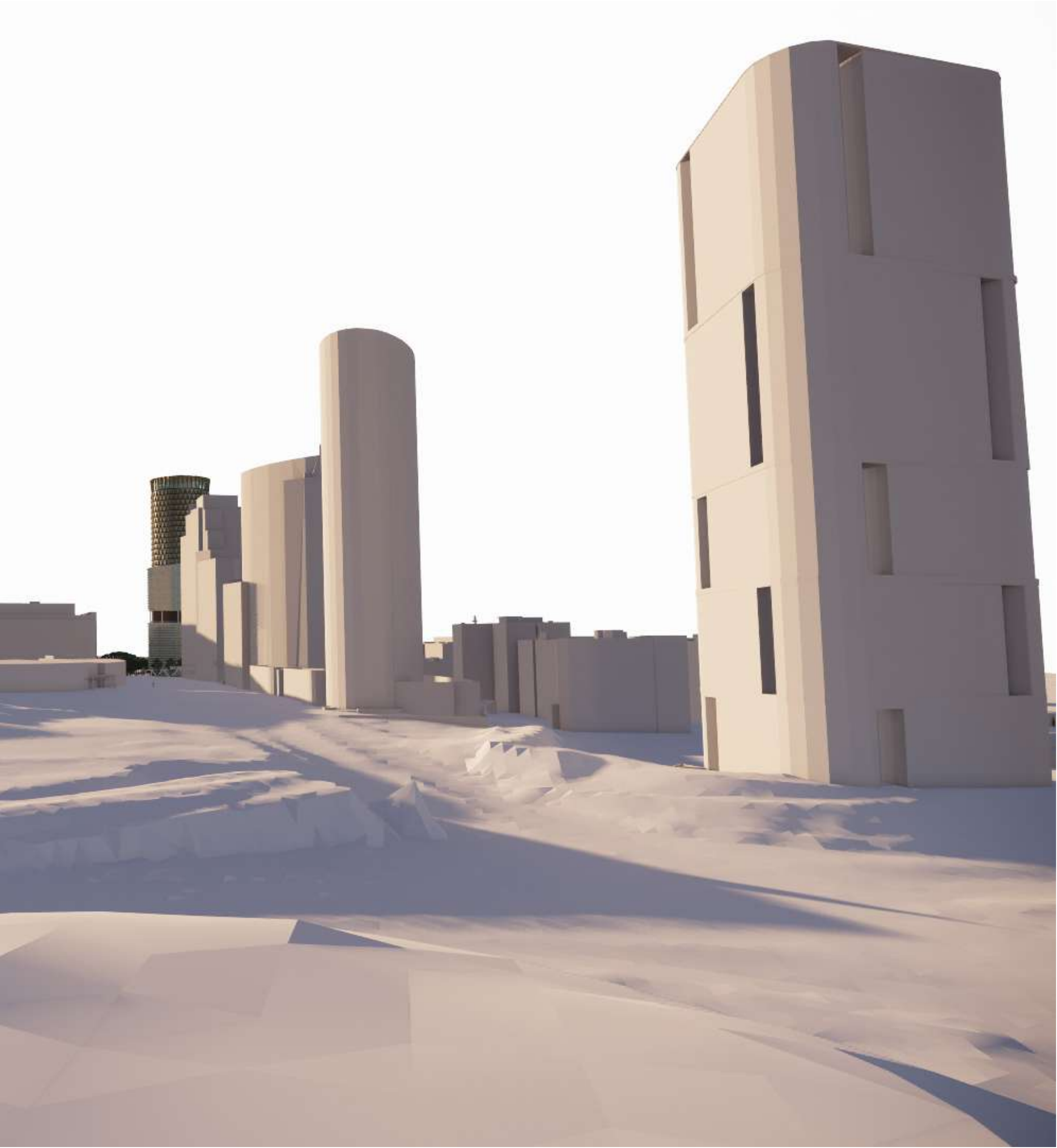




LOCATION 5

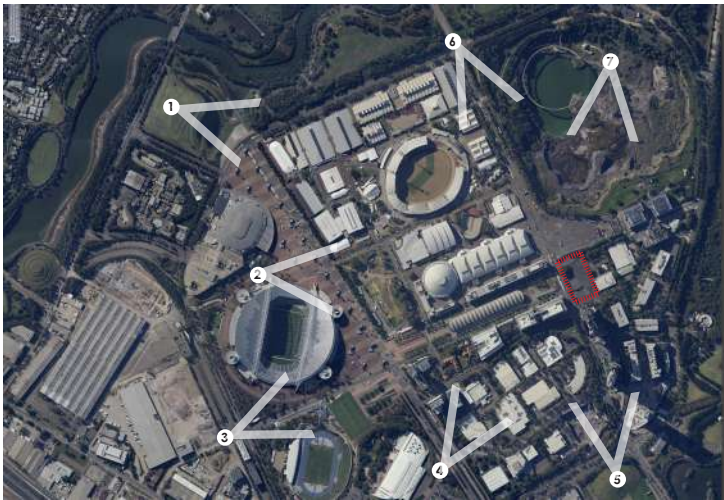
VIEW TO THE SITE

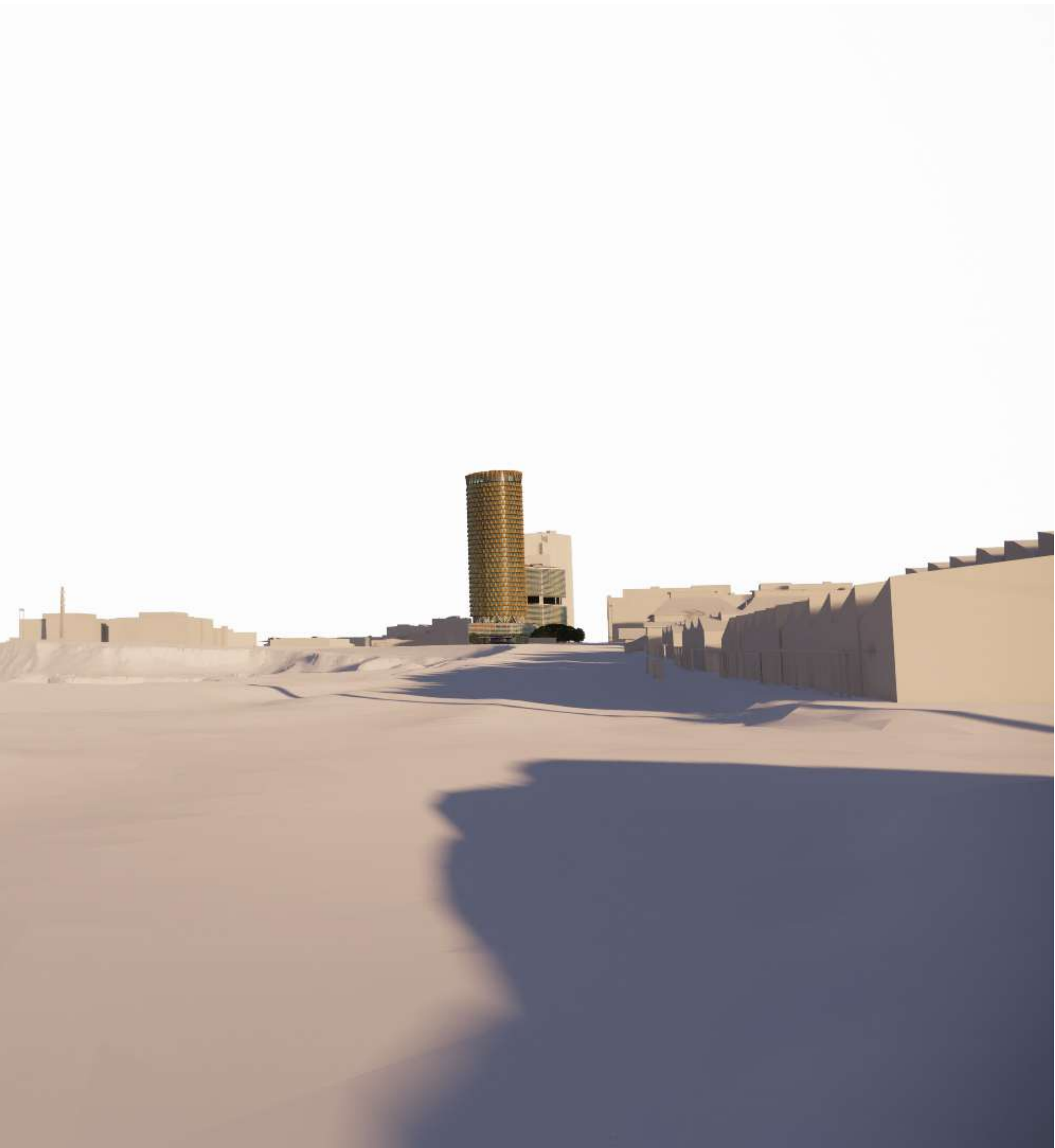




LOCATION 6

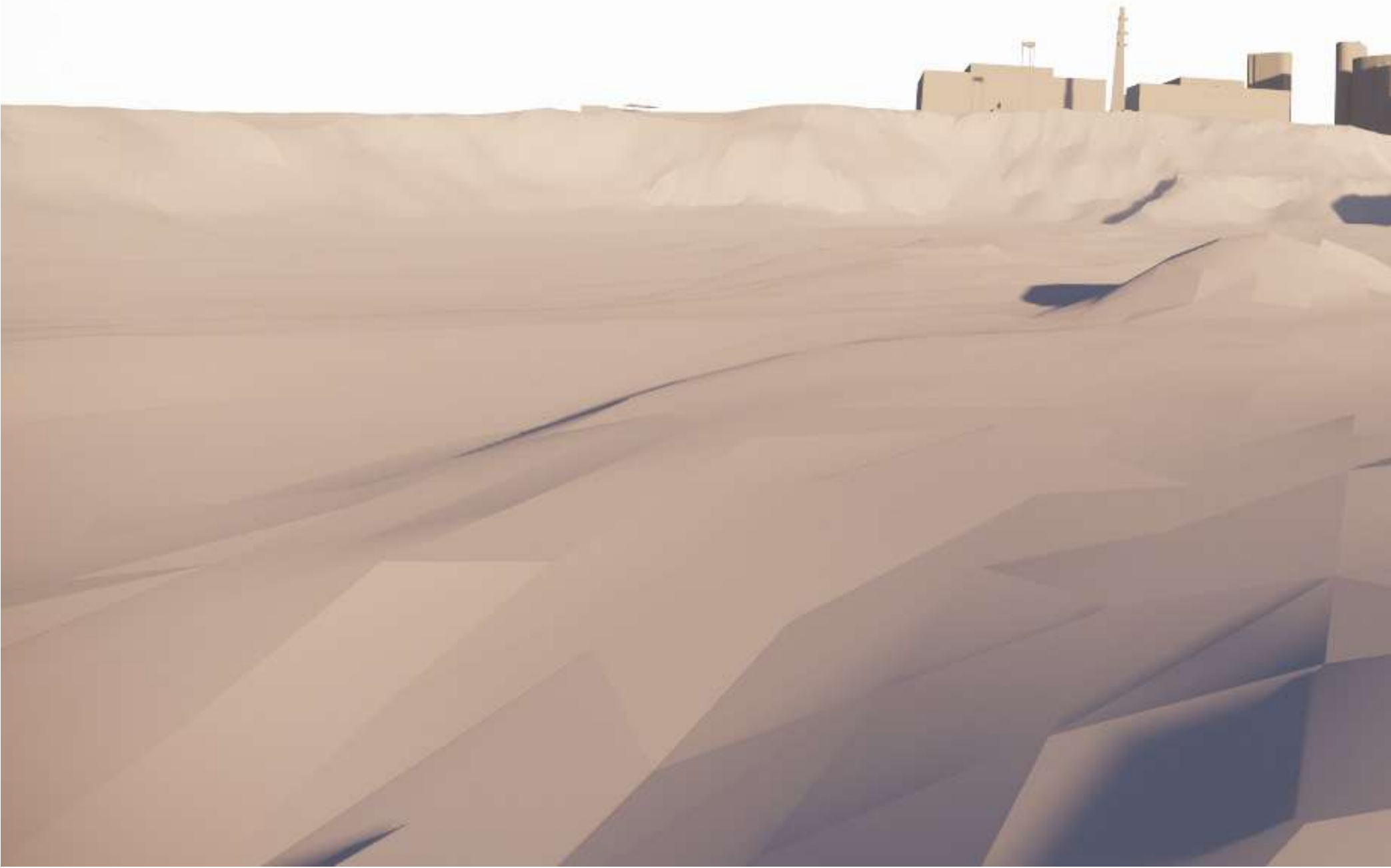
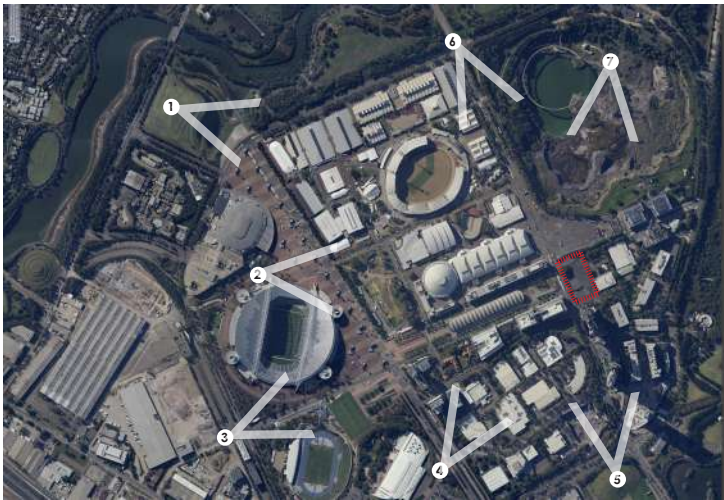
VIEW TO THE SITE

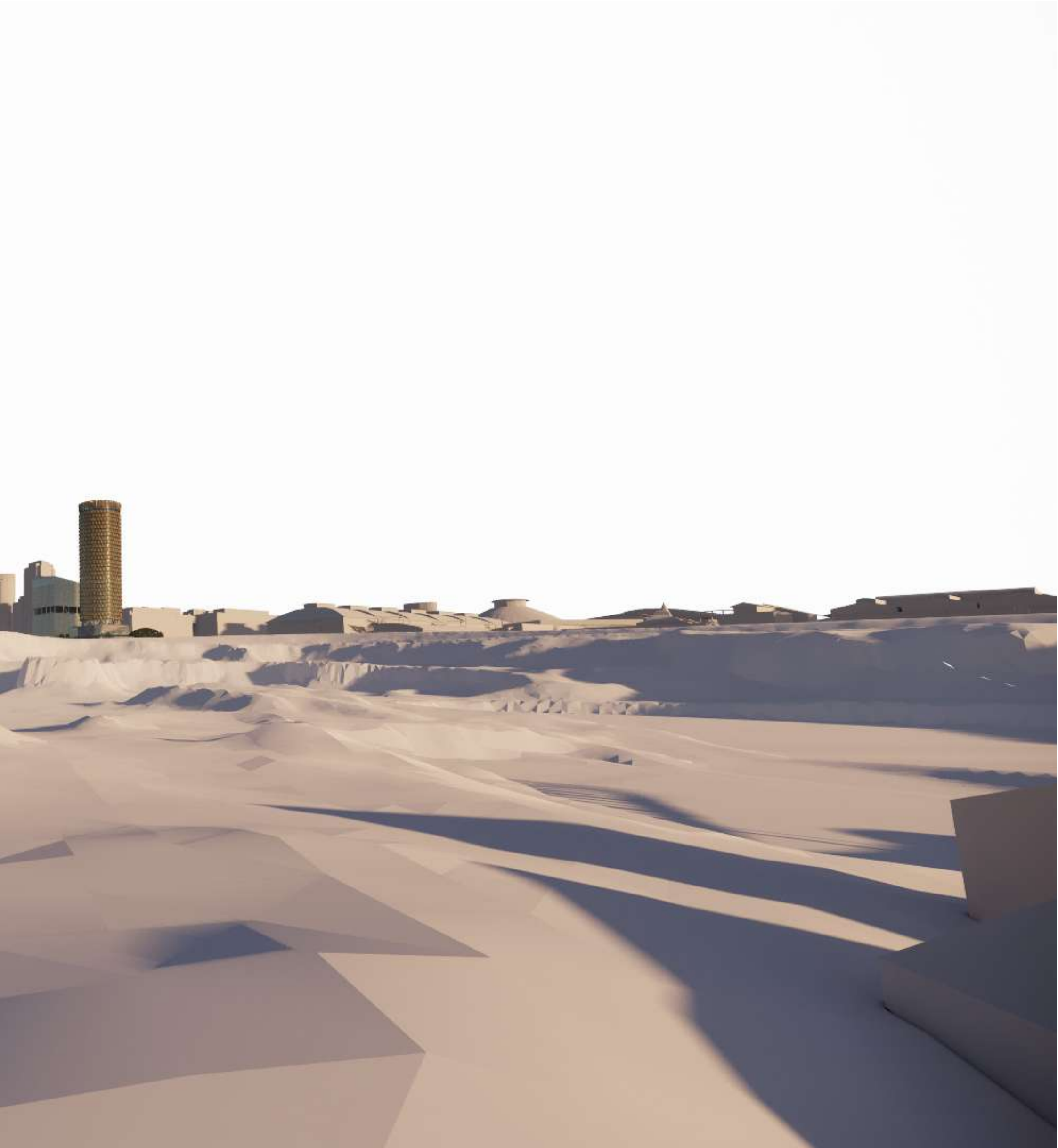




LOCATION 7

VIEW TO THE SITE





AREA SUMMARY

Site 2A + 2B

Sydney Olympic Park

Site	
Site Area	7,711m²
Permissible FSR	6.05:1
Allowable GFA	46,652m²
total GFA	43,660m²
Actual FSR	5.66:1
Difference in GFA	-2992m²

Site 2A - Crowne Plaza Hotel	
Hotel rooms	304
Total GFA	22,742m²

Site 2B Office	
GFA	20,918m²

AREA SCHEDULE Site 2A Planning Submission

Site Area	7,711m²
FSR	6.05:1
Allowable GFA	46,652m²
Total 2A & 2B GFA	43,660m²
Difference in GFA	-2,992m²

		FECA		
Level	Use	GBA (sqm)	GFA (sqm)	NLA* (sqm)
Roof	LMR	-	0	-
Lift Overrun/ Machine Room	lift overrun / machine room	-	0	-
		141	0	0
Level 30	Pool / Plant / Gym	714	253	590
Plant	Plant	903	0	0
Level 29	hotel rooms	907	694	645
Level 28	hotel rooms	907	694	645
Level 27	hotel rooms	907	694	645
Level 26	hotel rooms	907	694	645
Level 25	hotel rooms	907	694	645
Level 24	hotel rooms	907	694	645
Level 23	hotel rooms	907	694	645
Level 22	hotel rooms	907	694	645
Level 21	hotel rooms	907	694	645
Level 20	hotel rooms	907	694	645
Level 19	hotel rooms	907	694	645
Level 18	hotel rooms	907	694	645
Level 17	hotel rooms	907	694	645
Level 16	hotel rooms	907	694	645
Level 15	hotel rooms	907	694	645
Level 14	hotel rooms	907	694	645
Level 13 Upper	strata office/plant mezz	509	284	325
Level 13 Lower	strata office/plant	907	359	296
Level 12	strata office	907	732	645
Level 11	strata office	907	732	645
Level 10	strata office	907	732	645
Level 6	strata office	907	732	645
Level 6	strata office	907	732	645
Level 7	strata office	907	732	645
Level 6	strata office	907	732	645
Level 5	strata office	907	732	645
Level 4	strata office	907	732	645
Level 3	strata office	663	493	407
Level 2	strata office	663	489	406
Level 1 Mezzanine	plant/admin	803	0	49
Level 1	junior ballroom/ meeting rooms	1,645	1,362	1,425
Ground - Upper	restaurant	836	505	586
Ground - Lower	hotel & comm. entry /loading	1,500	1,030	968
Basement 1	public parking	5,210	275	504
Basement 2	parking	5,088	0	447
Basement 3	parking	5,088	0	176
Basement 4	parking	5,088	0	179
		52,433m²	22,742m²	22,483m²

NLA = m² inside
hotel rm / strata
office only

Office NLAR 7239.00

AREA SCHEDULE Site 2B Planning Submission

Level	Use	FECA	COMMERICAL	
		GBA (sqm)	FULL FLOOR GFA (sqm)	COMM SUITES NLA* (sqm)
Roof				
Level 15 Plant	Plant	631	-	-
Level 14	Office	1,298	57	58
Level 13	Office	1,697	1,118	1,095
Level 12	Office	1,697	1,496	1,489
Level 11	Office	1,697	1,512	1,505
Level 10	Office	1,697	1,512	1,505
Level 9	Office	1,697	1,512	1,505
Level 8	Office	1,373	1,512	1,319
Level 7	Office	1,373	1,196	1,184
Level 6	Office	1,697	1,512	1,505
Level 5	Office	1,697	1,512	1,505
Level 4	Office	1,697	1,512	1,505
Level 3	Office	1,697	1,512	1,505
Level 2	Office	1,664	1,481	1,472
Level 1	Office	1,664	1,467	1,460
Mezzanine Plant - over Driveway	Plant	169	0	0
Ground	Entry / Retail	1,524	811	681
Basement 1	public parking			
Basement 2	parking			
Basement 3	parking			
Basement 4	parking			
		24,969m²	20,918m²	20,663m²
		Excludes terrace louvre area	19,982m² Office NLA only	18,109m²