

DESIGN
SUITES
by GPT

580 George St_L16

Date: 09.11.2023_V3

gpt[•] × BVN

CREATING STICKY
SPACES THAT
ENGAGE WITH THE
USER ON ARRIVAL



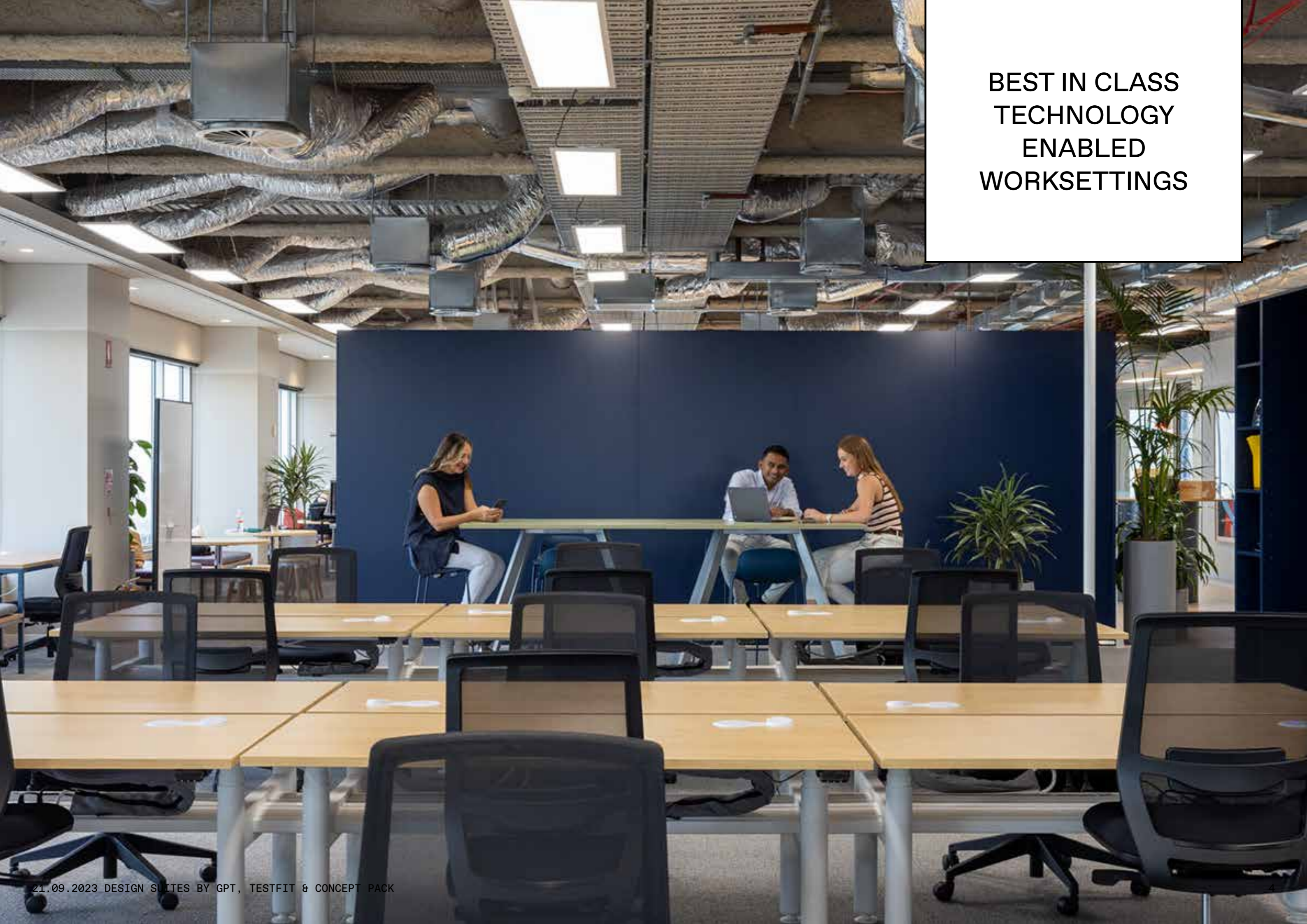
SPACES THAT
FOSTER
CONVERSATION,
BOTH IN AND
OUT OF MEETING
ROOMS



**QUIET SETTINGS
FOR RETREAT AND
FOCUS**



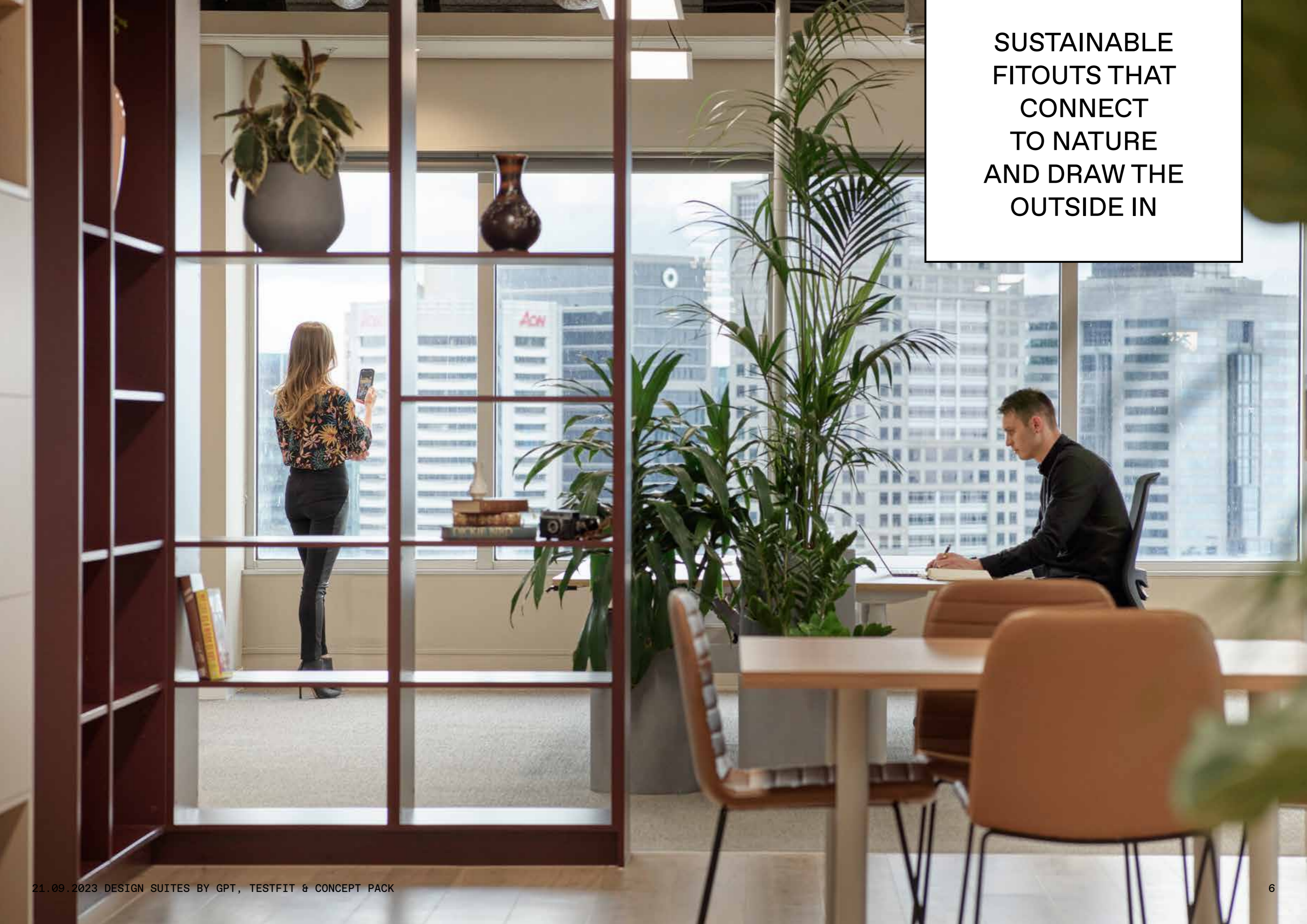
BEST IN CLASS
TECHNOLOGY
ENABLED
WORKSETTINGS



SOCIAL SETTINGS
THAT FORM THE
HEART OF THE
WORKPLACE



SUSTAINABLE
FITOUTS THAT
CONNECT
TO NATURE
AND DRAW THE
OUTSIDE IN

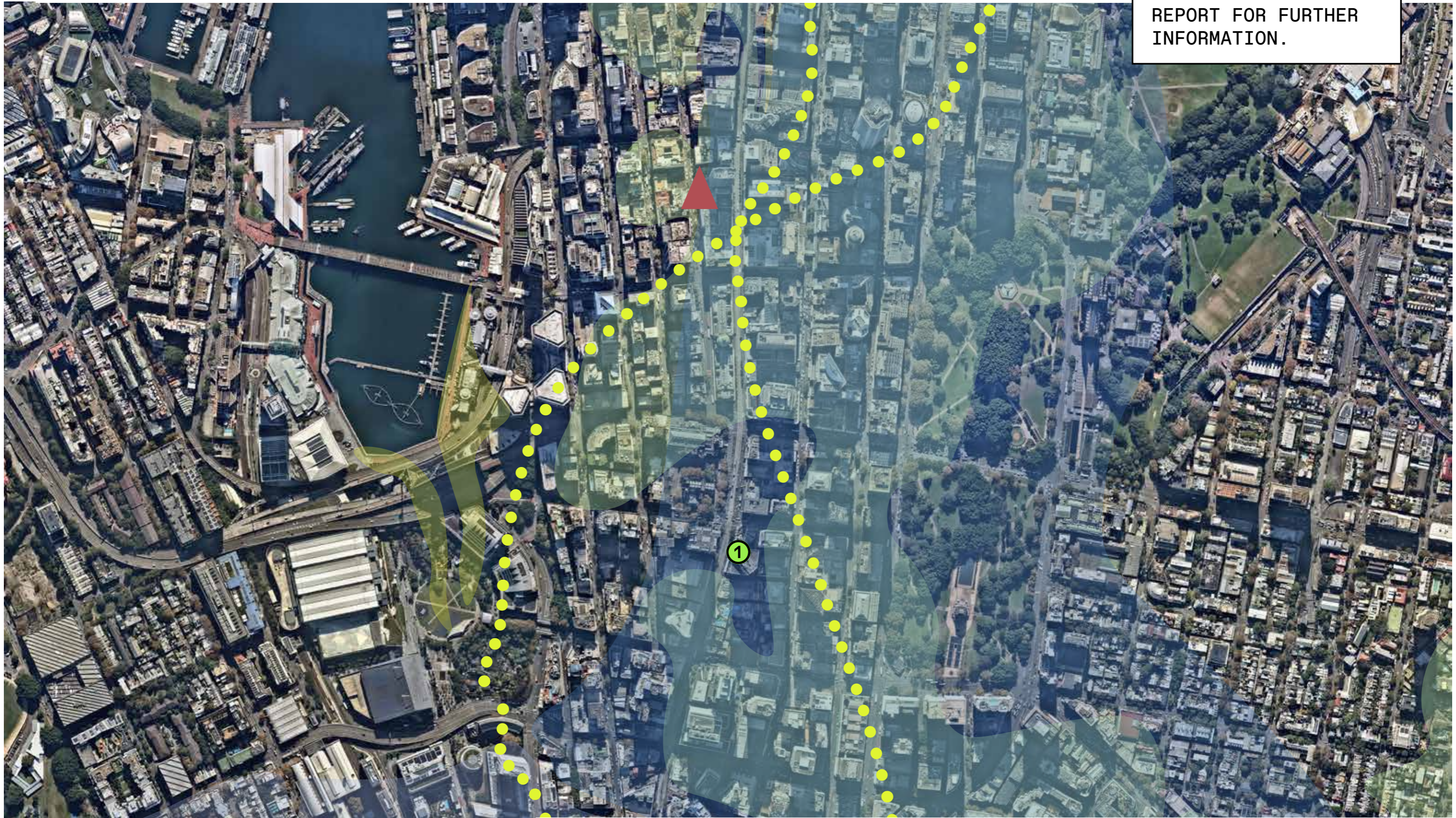


Site & Country Analysis

01

GPT'S SYDNEY PREMIUM SUITES

REFER TO DESIGNING WITH COUNTRY REPORT FOR FURTHER INFORMATION.



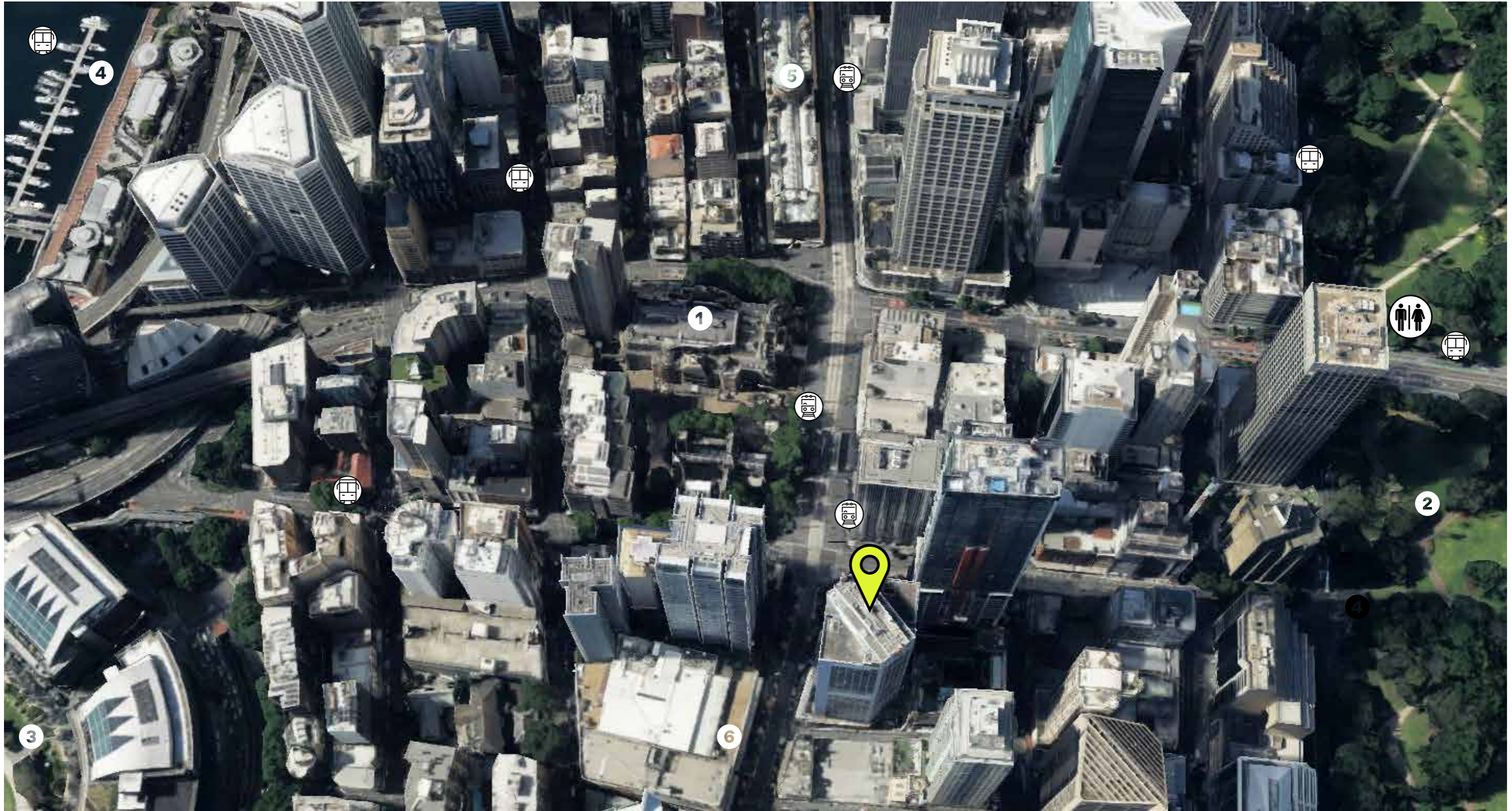
GPT PREMIUM SUITES
 ① 580 GEORGE STREET

CULTURAL CONTEXT





- TRAVEL ROUTES
- ▲ CAMP SITE
- OPEN WOODLAND
- MANGROVES
- RAINFOREST & VINE FOREST

SITE	201 SUSSEX STREET, WARRANE (SYDNEY)
TRADITIONAL OWNERS	THE EORA NATION (GADIGAL)

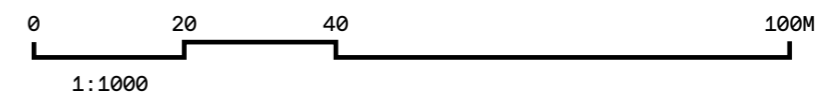
SITE CONTEXT



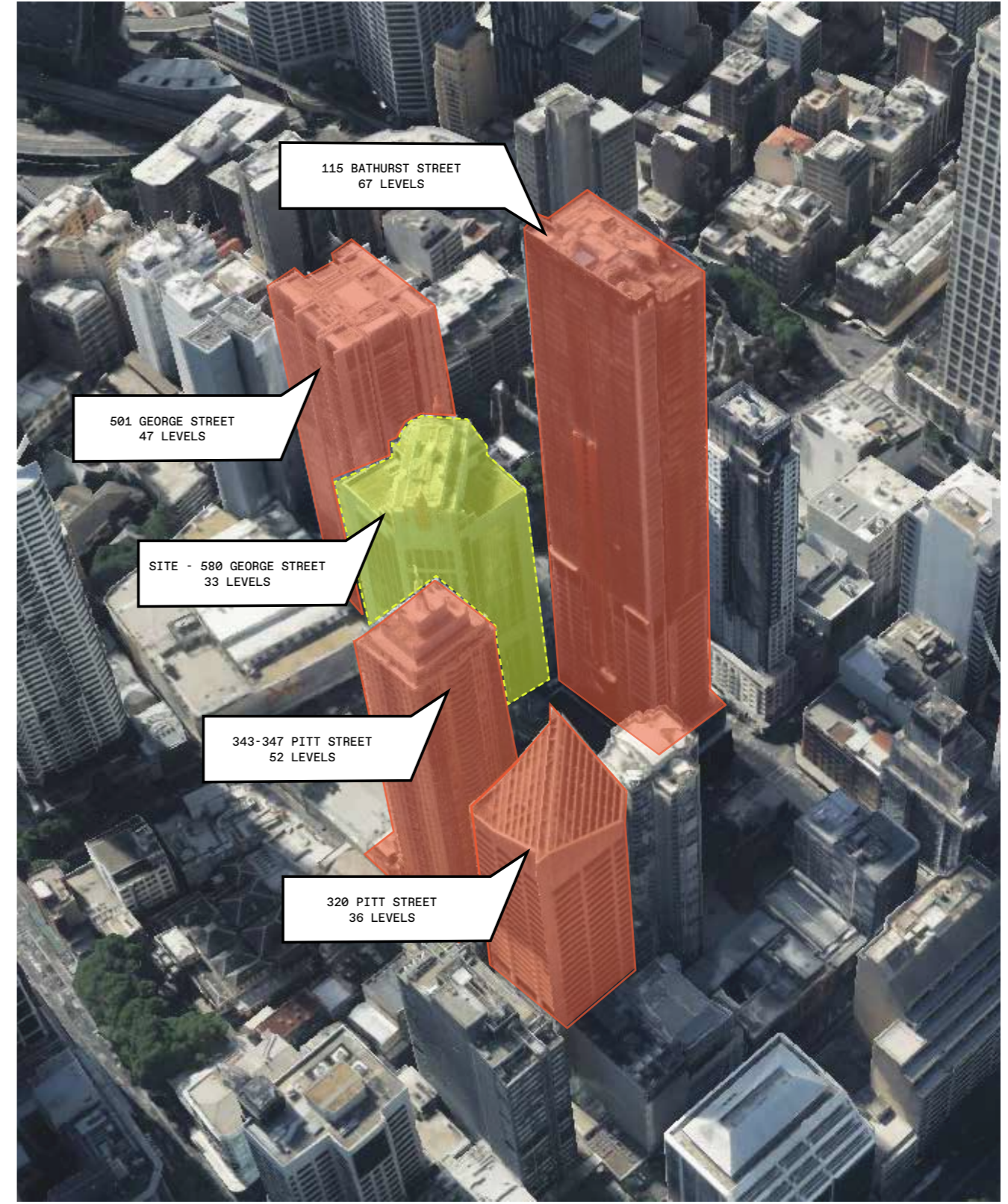
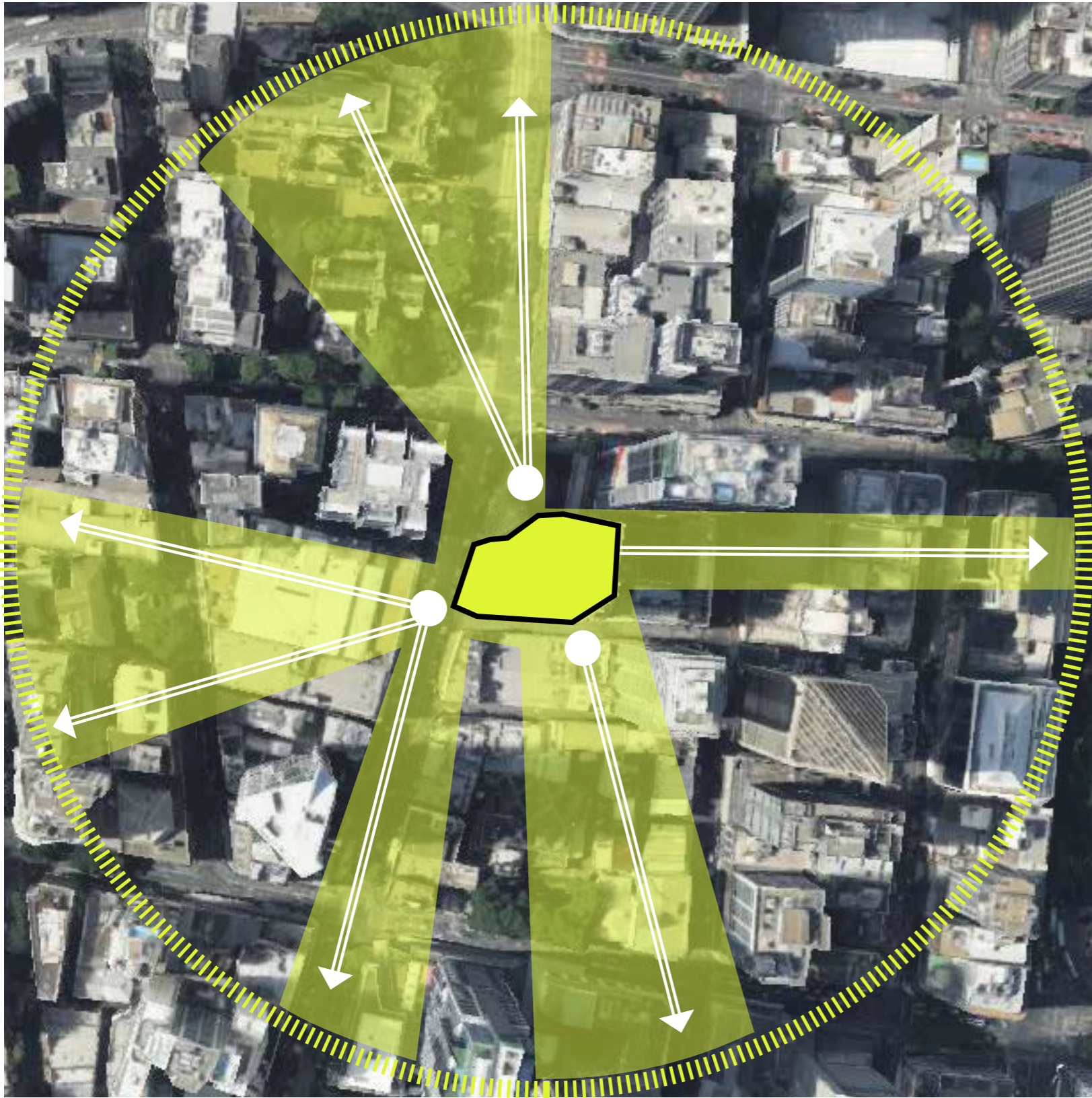
- ❶ TOWN HALL
- ❷ HYDE PARK
- ❸ TUMBALONG PARK
- ❹ DARLING HARBOUR
- ❺ QUEEN VICTORIA BUILDING SHOPPING MALL
- ❻ METRO THEATRE

-  LIGHT RAIL STATION
-  BUS STOPS
-  PUBLIC AMENITIES
-  BUILDING SITE

SITE	580 GEORGE STREET (SYDNEY)
TRADITIONAL OWNERS	THE EORA NATION (GADIGAL)

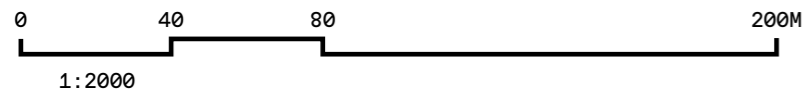


VIEWS ANALYSIS



● UNOBSTRUCTED VIEWS

● ADJACENT BUILDINGS



BUILDING AMENITY

BUILDING FEATURES

33 FLOORS OF HIGH-QUALITY OFFICE SPACE

A GRADE OFFICE BUILDING

HOTEL-STYLE CONCIERGE SERVICE

EXCELLENT END OF TRIP FACILITIES

EASY PROXIMITY TO TRAINS, BUSES, LIGHT AND METRO RAIL

OVER 30 RETAIL SERVICES

SUSTAINABILITY FEATURES

CARBON NEUTRAL CERTIFIED

5 STAR NABERS INDOOR ENVIRONMENT RATING

5.5 STAR NABERS ENERGY RATING

3.5 STAR NABERS WASTE RATING

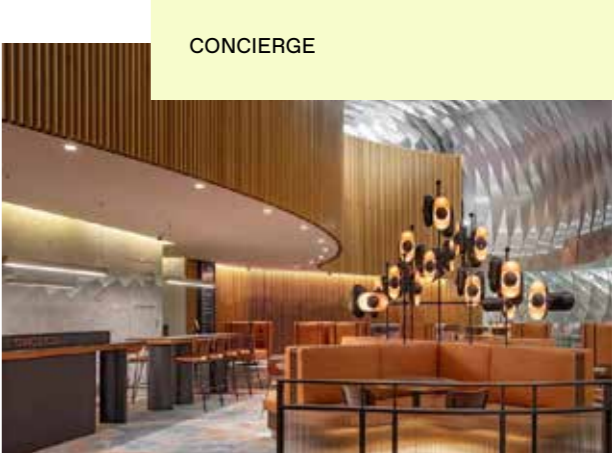
4.5 STAR NABERS WATER RATING



580 GEORGE STREET

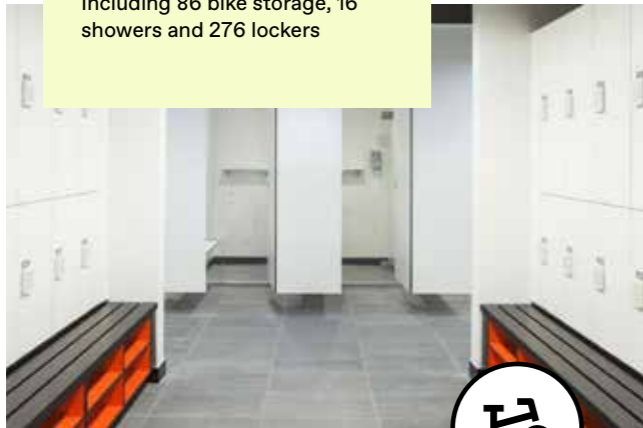


THE LOBBY

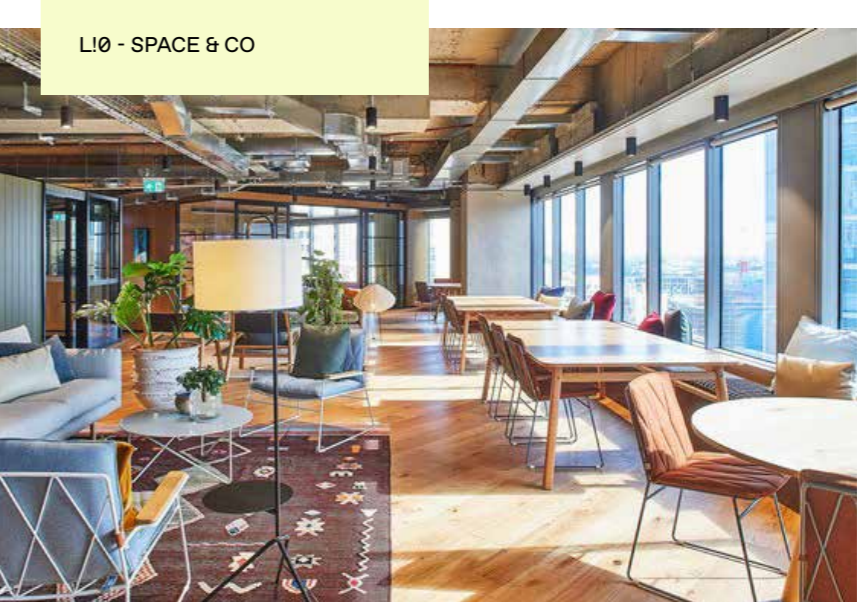


CONCIERGE

EOT FACILITY
Including 86 bike storage, 16 showers and 276 lockers



FOODHALL



LIØ - SPACE & CO

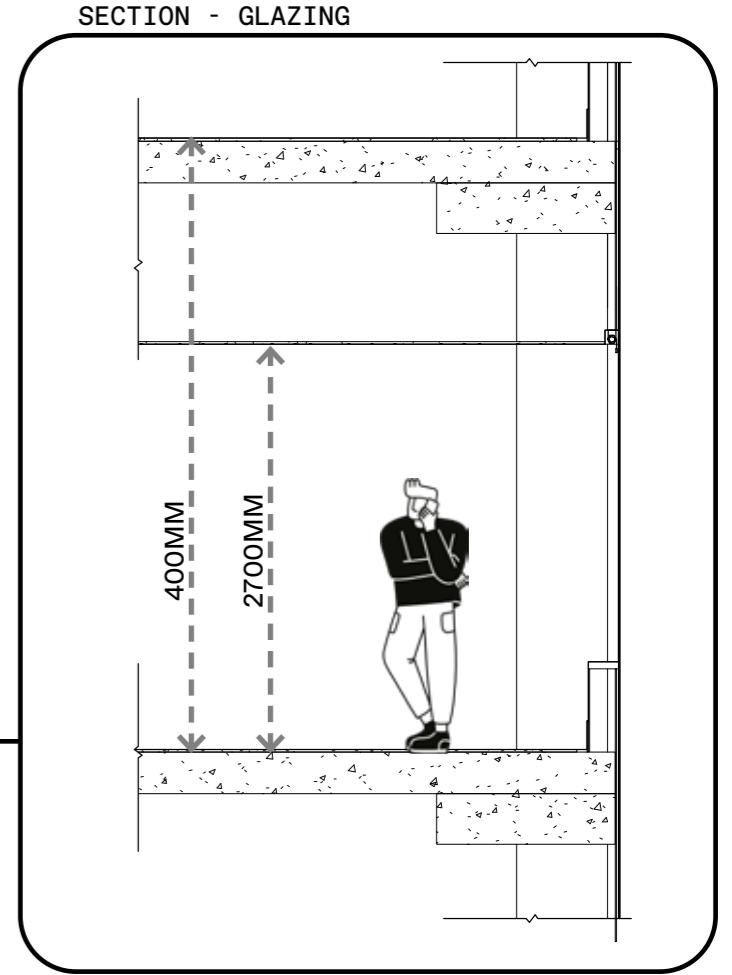
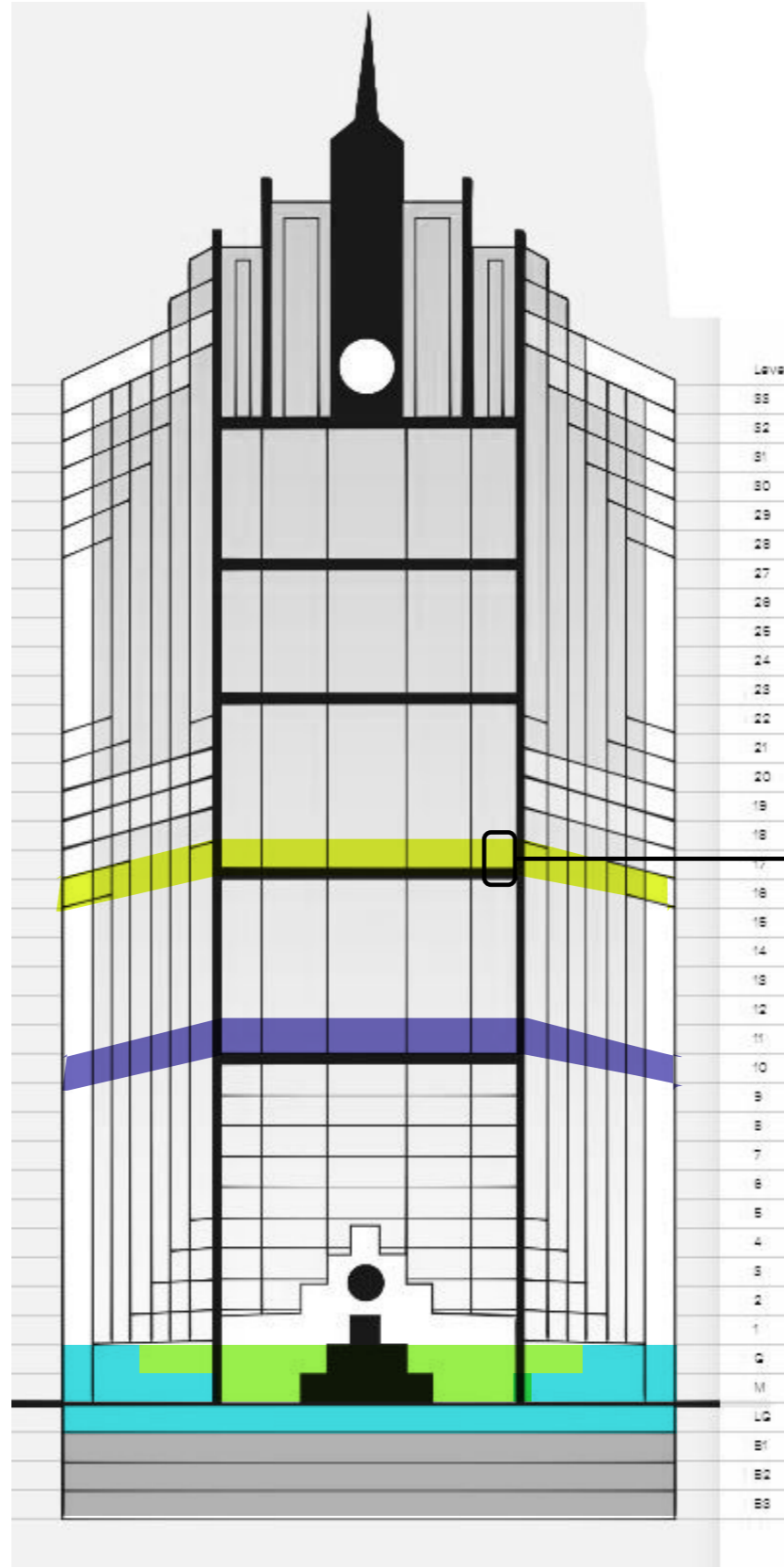
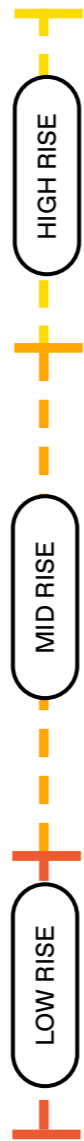
ORGANISATION & BUILDING SECTION

'Designed by renowned architect, Kevin James Rice, the 580 George building is heavily influenced by 1930's Art-Deco style. At 41,400sqm covering 33 floors it is one of Sydney's largest commercial towers.

The building has recently completed a major redesign of the lobby, incorporating an origami- inspired aluminium awning, engineered with the latest technology.

Experience the fusion of high quality office accommodation, customer service and convenience offered at 580 George. Positioned in an unbeatable location, this invigorating tower is filled with every amenity and service that today's modern employee could ever need.'

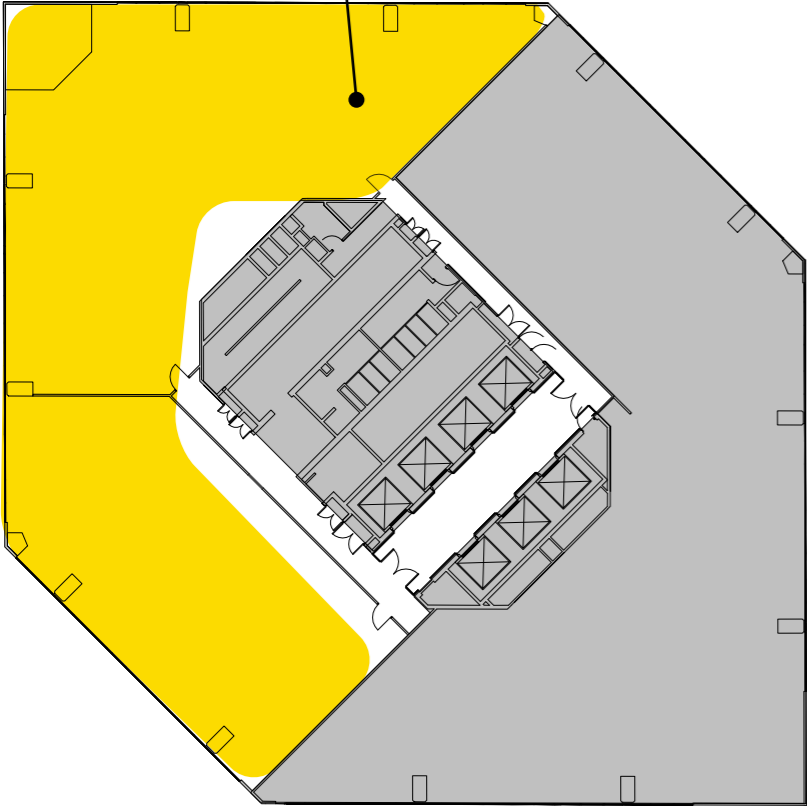
- FUTURE DISPLAY SUITE(S) L16
- CURRENT SPACE&CO FLOOR
- PAVILION ON GEORGE (FOOD HALL / RETAIL / MEDICAL)
- LOBBY
- PLANT / CARPARK



LEVEL 16 FLOOR PLATE ANALYSIS

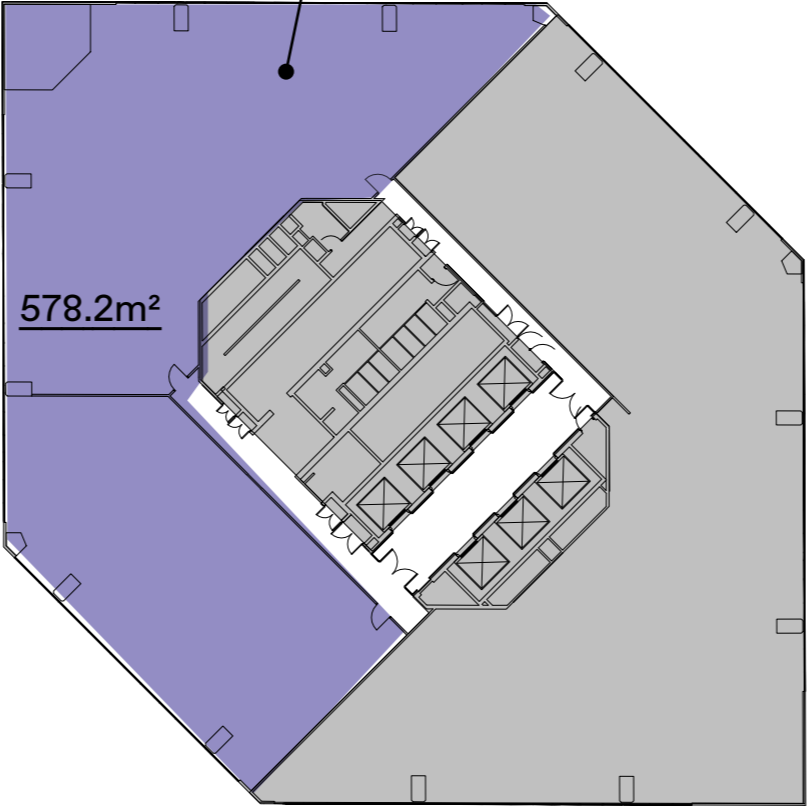
DAYLIGHTING

APPROX. 90% OF THE SCOPED FLOOR PLATE WITH ACCESS TO DAYLIGHTING



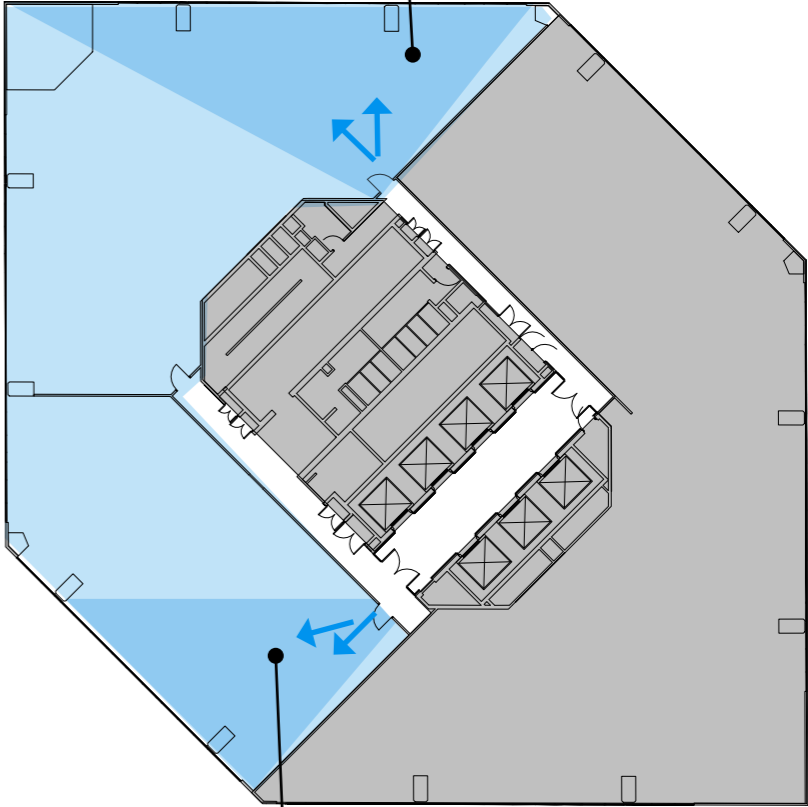
CAPACITY

NLA CAPACITY @ 1:10:
56PP
AMENITIES CAPACITY:
TBC

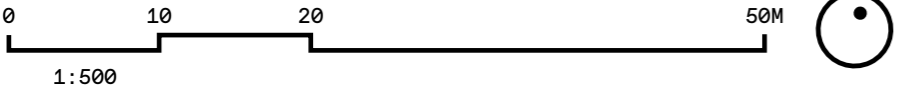


ARRIVAL EXPERIENCE

GOOD VIEWS FROM ENTRY
ACROSS FULL FLOOR
PLATE WITH ASPECT
ALONG GEORGE STREET



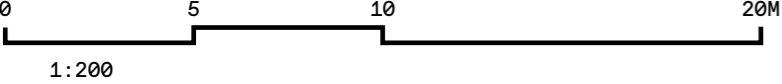
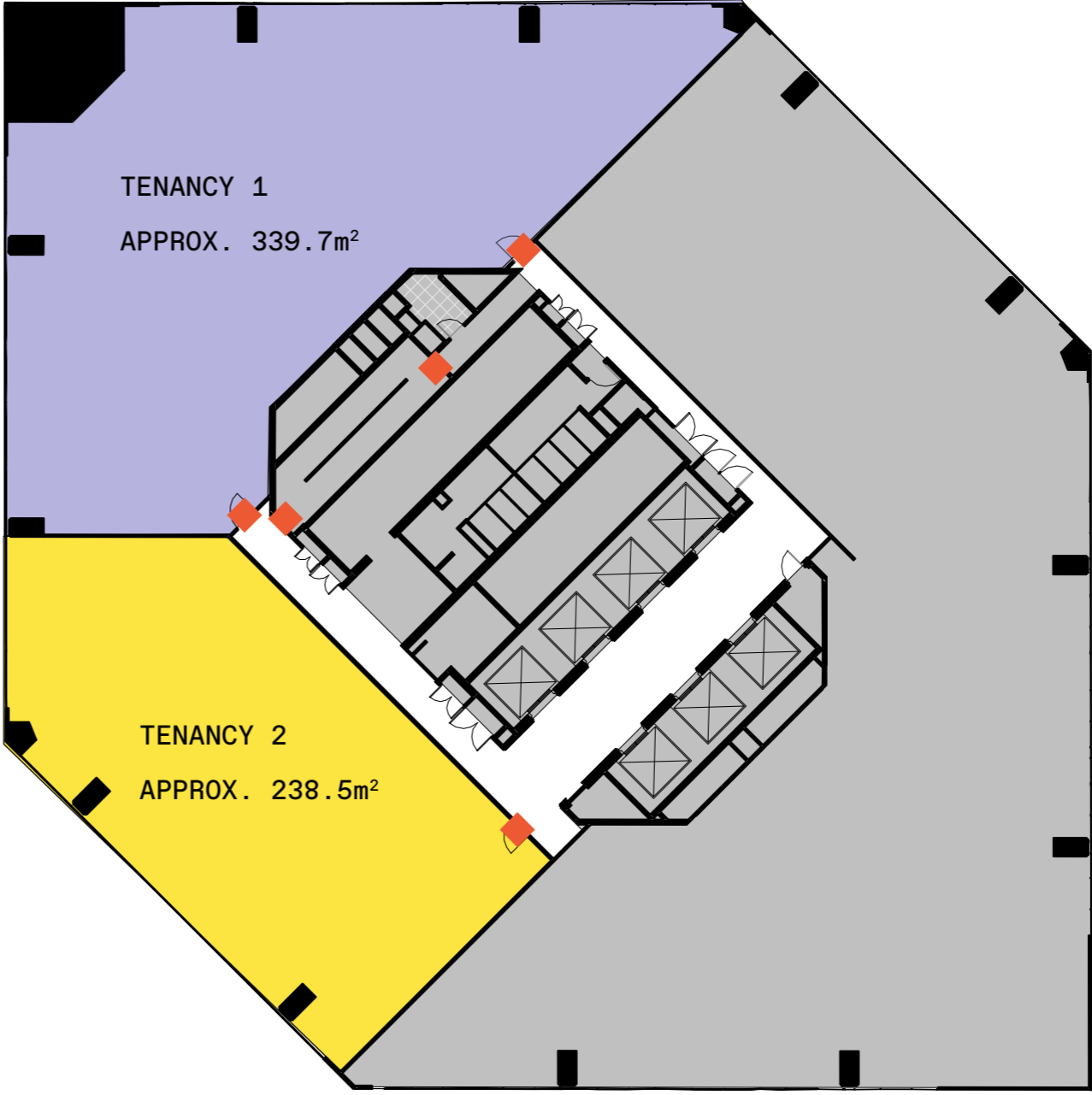
VIEWS FROM ENTRY ACROSS
FLOOR PLATE WITH ASPECT
TO PITT STREET



LEVEL 16 SPLIT & NLA

- TENANCY 1
- TENANCY 2
- ➔ ENTRY
- FIRE EGRESS

TENANCY SPLIT REQUIREMENTS		
LEVEL	NLA AVAILABLE	INTENT
16	578.2m ²	2 SUITES



Design Suite Planning

02

HYBRID OPTION

580 GEORGE

L16 DesignSuite Plan

TENANCY 1:

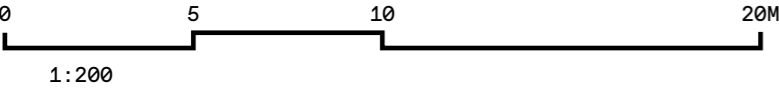
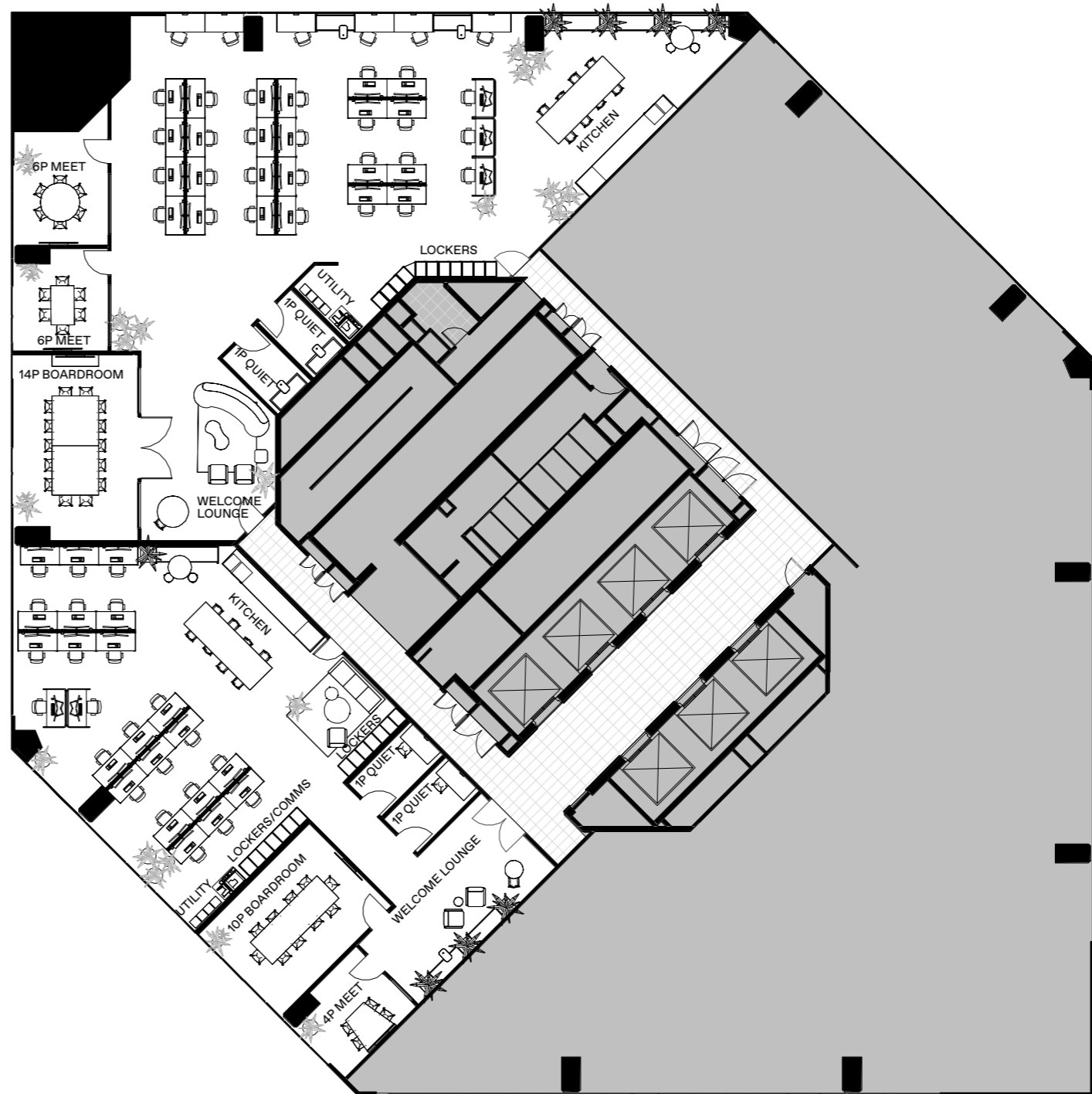
NLA = NOM. 339sqm
Density - 1:10
Workstations: 1500w

- 33x Workpoints
- 1x Welcome Desk
- 1x Welcome Lounge
- 1x Kitchen / Social
- 1x 14P Boardroom
- 2x 6P Meeting Room/ Office
- 2x 1P Quiet Room
- 1x Print / Utility
- 1x Open Comms
- 1:1 Lockers
- Social Window Bench Settings

TENANCY 2:

NLA = NOM. 238sqm
Density - 1:10
Workstations: 1500w

- 23x Workpoints
- 1x Welcome Desk
- 1x Welcome Lounge
- 1x Kitchen / Social
- 1x 10P Boardroom
- 1x 4P Meeting Room / Office
- 2x 1P Quiet Room
- 1x Print / Utility
- 1x Open Comms
- 1:1 Lockers



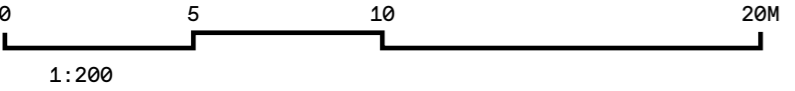
HYBRID OPTION

580 GEORGE

L16 DesignSuite RCP



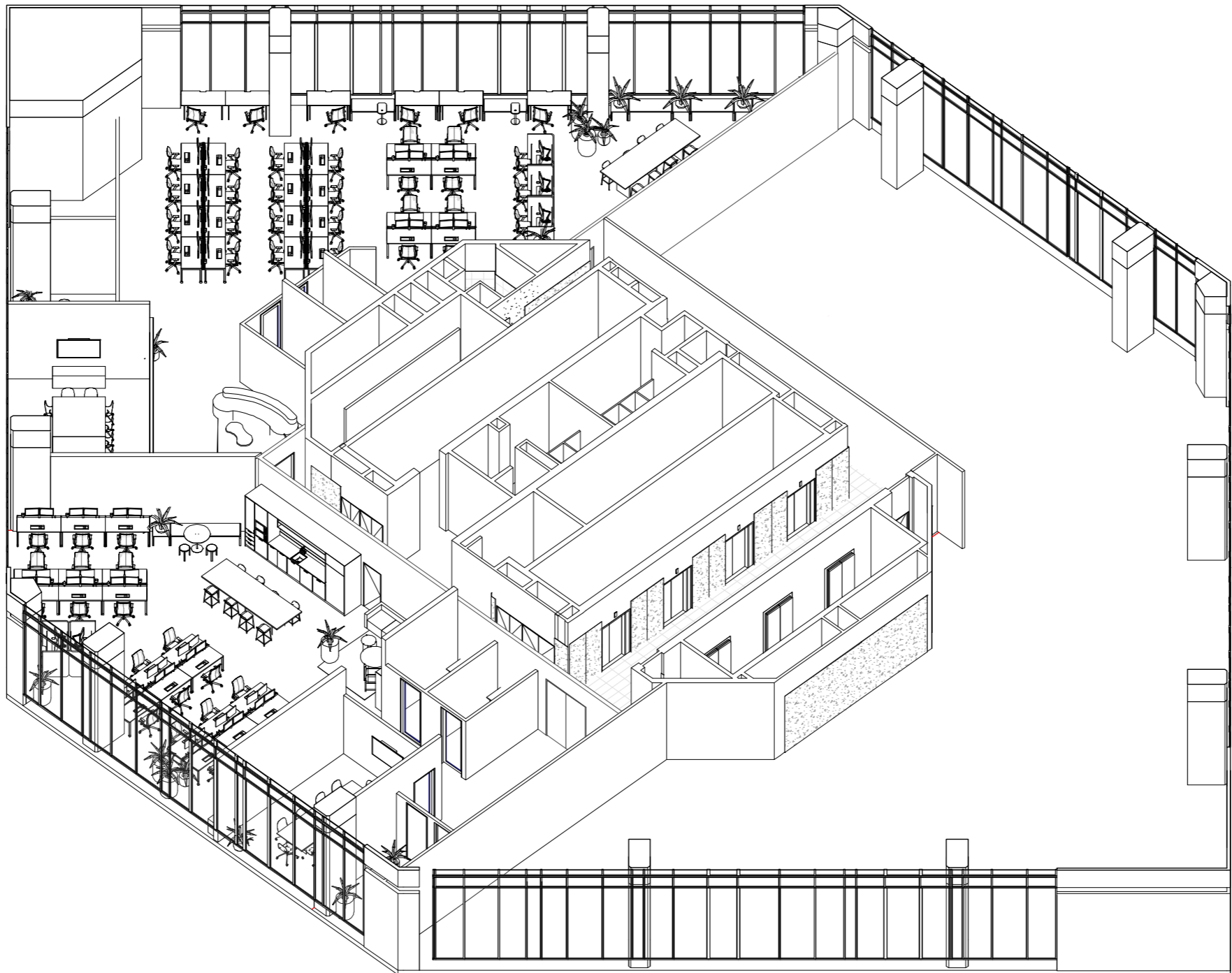
-  WOODWOOL CEILING
-  OPEN SERVICES ACOUSTIC SPRAY
-  SET PLASTERBOARD
-  FEATURE MESH



HYBRID OPTION

580 GEORGE

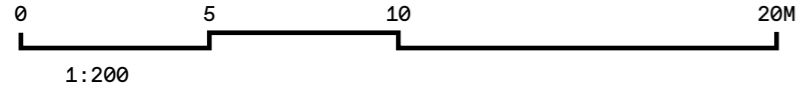
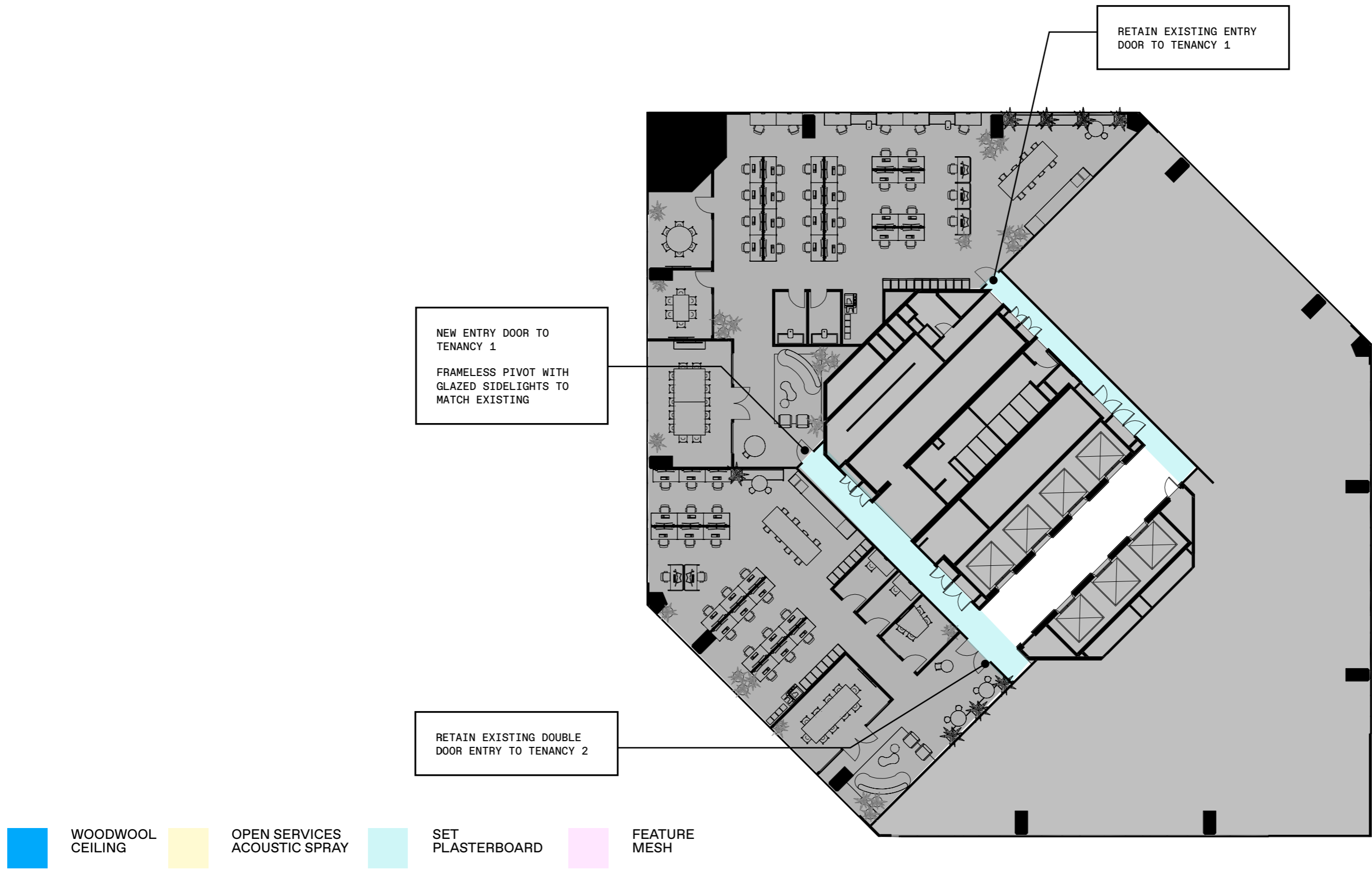
L16 DesignSuite Axo



Lobby Upgrade Scope

03

LOBBY UPGRADE SCOPE



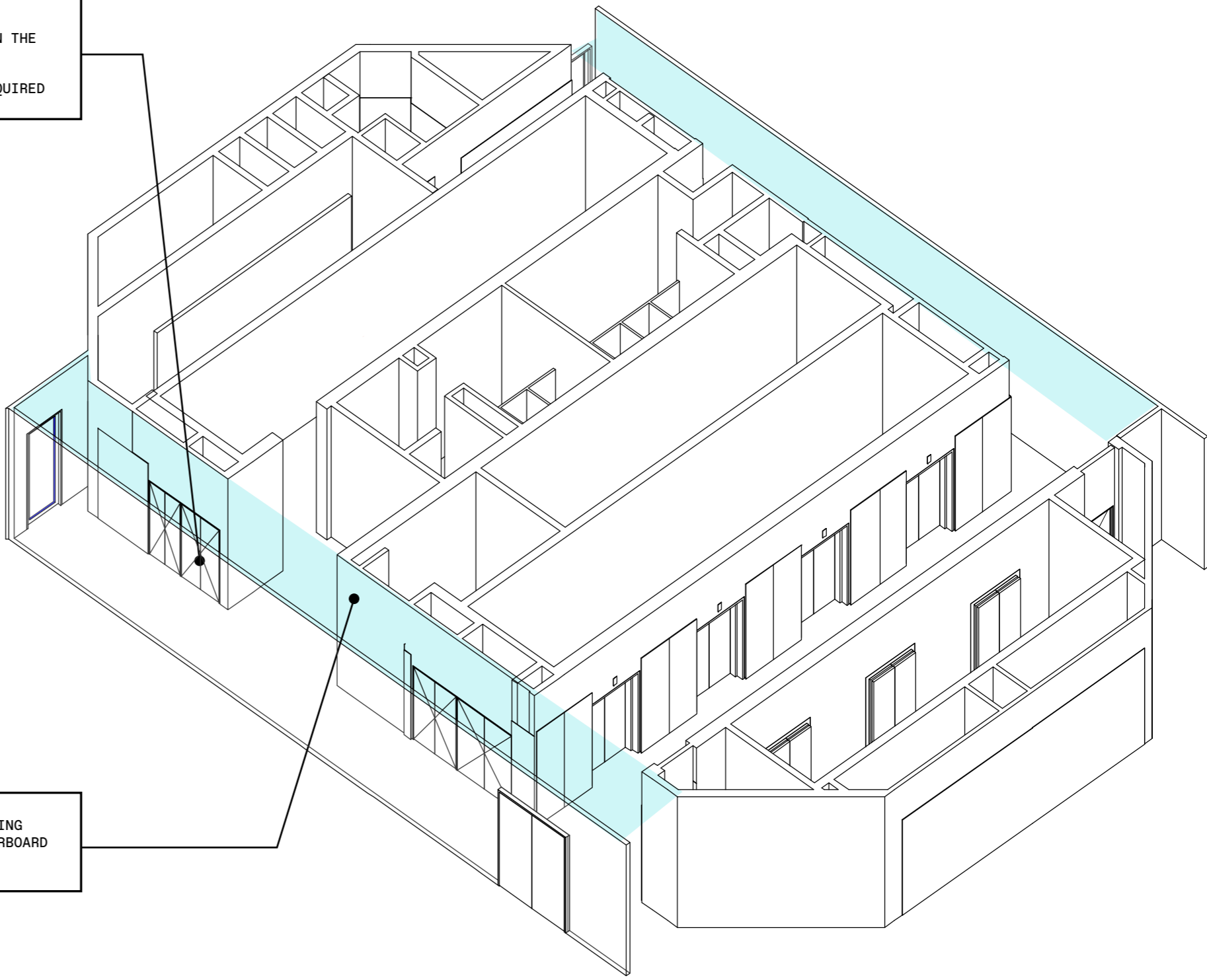
LOBBY UPGRADE SCOPE



CONCEAL SERVICES AND TOILET ENTRIES WITHIN THE SECONDARY LOBBIES
NEW SIGNAGE SCOPE REQUIRED



REMOVE EXISTING CEILING GRID. NEW SET PLASTERBOARD CEILING TREATMENT



Look & Feel

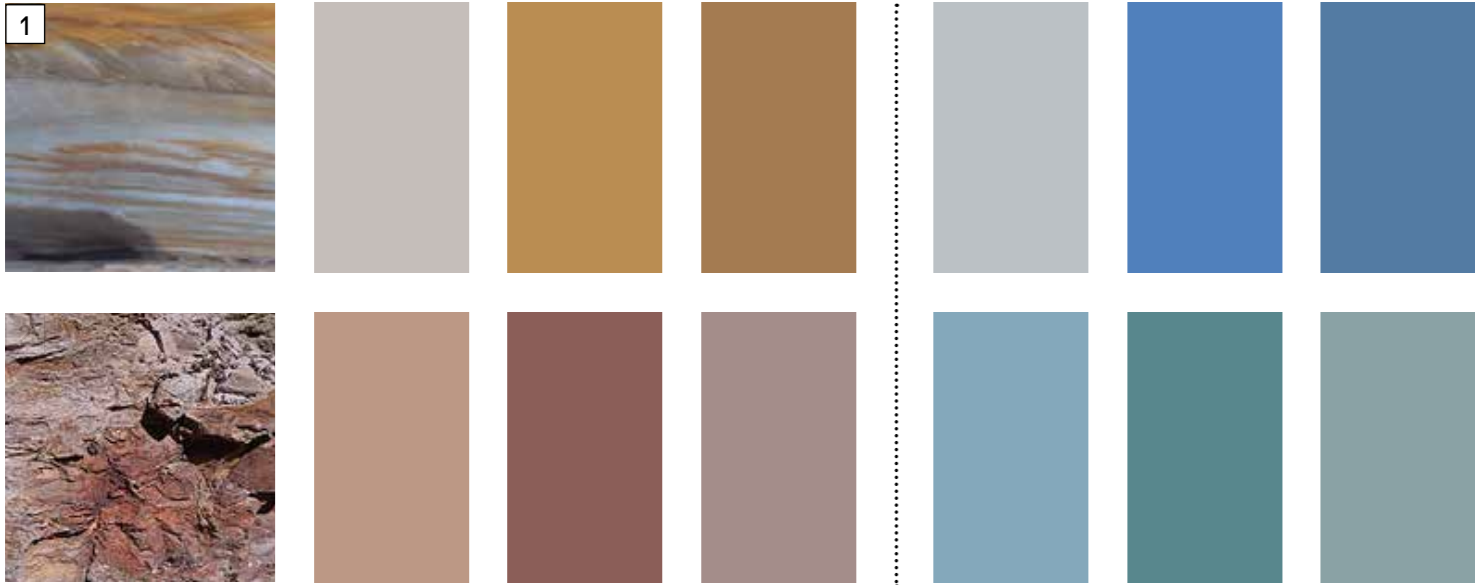
04

THE WARRANE PALETTE (SYDNEY)

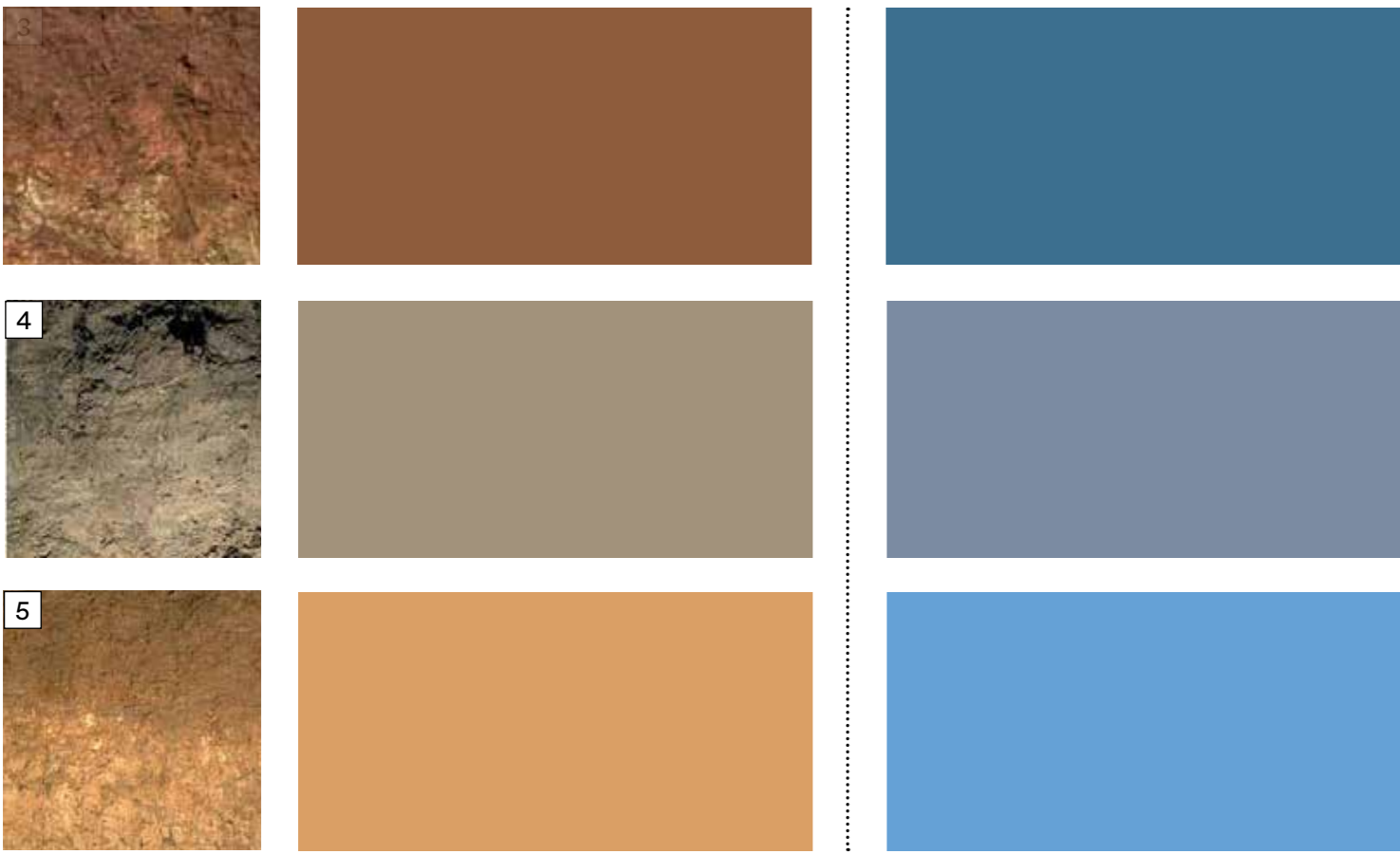
- 1. HAWKESBURY SANDSTONE
- 2. ASHFIELD SHALE
- 3. CHROMOSOLS
- 4. TENOSOLS
- 5. SODOSOLS
- 6. SMOOTH BARKED APPLE
- 7. AUSTRALIAN BLACKWOOD
- 8. RED RIVER GUM
- 9. RED BLOODWOOD
- 10. MESSMATE STRINGYBARK
- 11. SYDNEY BLUE GUM

SITE	GEOLOGY		PEDOLOGY			VEGETATION	
	HAWKESBURY SANDSTONE	ASHFIELD SHALE	CHROMOSOLS	TENOSOLS	SODOSOLS	OPEN WOODLAND	RAINFOREST / VINE FOREST
2 PARK	x			x		x	
201 SUSSEX	x				x	x	

GEOLOGY



PEDOLOGY



VEGETATION



WARRANE (SYDNEY) PALETTES



SCHEME 11

BASE PALETTE

GEOLOGY

ACCENTS

VEGETATION

THE WARRANE PALETTE (SYDNEY)

GEOLOGY

VEGETATION

RENDERED IMAGE NOT BUILT 2023

RENDERED IMAGE NOT BUILT 2023

RENDERED IMAGE NOT BUILT 2023

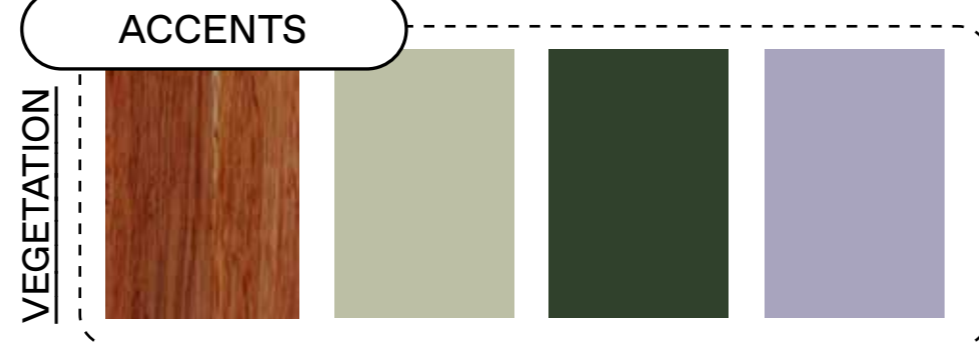
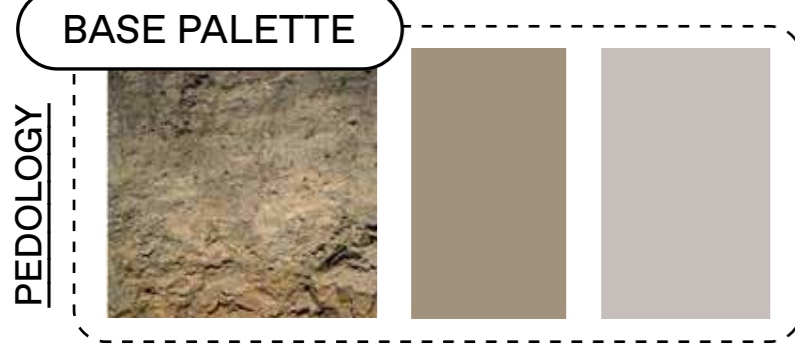
SCHEME 11

SCHEME 11 WARRANE

6

PALETTE 11

THEMES:
WARM, CALM, MUTED & TEXTURAL

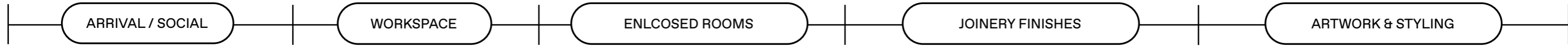


SCHEME 11 WARRANE

PALETTE 11



RAW BASE SCHEME WITH COLOUR STRATEGY SPECIFIC TO SYDNEY



GENERAL CARPET FOR REVIEW
 ① MINERAL (alternative)

FEATURE CARPET FOR REVIEW
 ① POWDER (originally proposed)

SCHEME 11 WARRANE



RENDERED IMAGES
NOT BUILT 2023

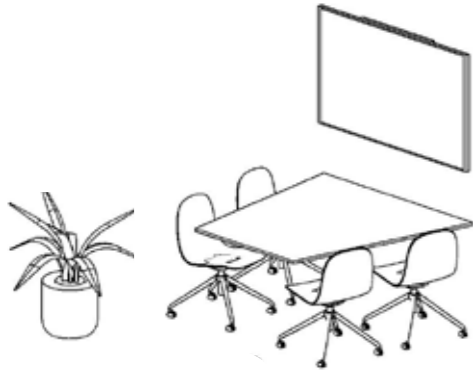


DesignSuite Details

05

ENCLOSED MEETING SETTINGS

4 PEOPLE



SETTING TYPE: 4 PERSON MEETING ROOM

TECHNOLOGY: 55" LCD DISPLAY WITH CAMERA & SOUNDBAR, POWER FROM WALL

ROOM BOOKING: YES

FURNITURE: MEETING TABLE AND CHAIRS

CEILING TREATMENT: SET PLASTERBOARD

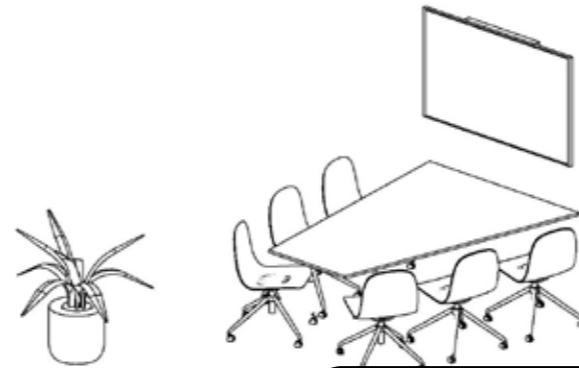
ACOUSTIC SEPARATION: Rw50 BETWEEN ROOM AND Rw40 TO CORRIDOR

ACOUSTIC REVERBERATION: ACOUSTIC PANELING TO WALL

FLOOR FINISH: CARPET TILES

ENTRY: SOLID CORE DOOR & GLAZED PANEL

6 PEOPLE



SETTING TYPE: 6 PERSON MEETING ROOM

TECHNOLOGY: 65" LCD DISPLAY WITH CAMERA & SOUNDBAR - TABLE BOX

ROOM BOOKING: YES

FURNITURE: MEETING TABLE AND CHAIRS

CEILING TREATMENT: SET PLASTERBOARD

ACOUSTIC SEPARATION: Rw50 BETWEEN ROOM AND Rw40 TO CORRIDOR

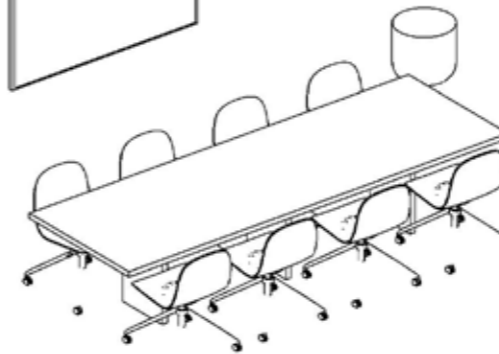
ACOUSTIC REVERBERATION: ACOUSTIC PANELING TO WALL

FLOOR FINISH: CARPET TILES

ENTRY: SOLID CORE DOOR & GLAZED PANEL

PRIVACY: SHEER CURTAINS

8-10 PEOPLE



SETTING TYPE: 8-10 PERSON MEETING ROOM

TECHNOLOGY: 65" LCD DISPLAY WITH CAMERA & SOUNDBAR - TABLE BOX & CENTRE TOUCH PANEL

ROOM BOOKING: YES

FURNITURE: MEETING TABLE AND CHAIRS

CEILING TREATMENT: SET PLASTERBOARD

ACOUSTIC SEPARATION: Rw50 BETWEEN ROOM AND Rw40 TO CORRIDOR

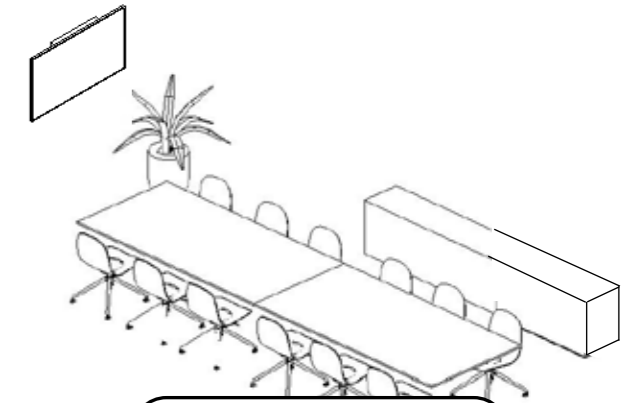
ACOUSTIC REVERBERATION: ACOUSTIC PANELING TO WALL

FLOOR FINISH: CARPET TILES

ENTRY: SOLID CORE DOOR & GLAZED PANEL

PRIVACY: SHEER CURTAINS

12+ PEOPLE



SETTING TYPE: 12+ PERSON MEETING ROOM

TECHNOLOGY: 65" LCD DISPLAY WITH CAMERA & DUAL SPEAKER SYSTEM AND AUTO FRAMING PTZ CAMERA - TABLE BOX / FLOOR BOX & CENTRE TOUCH PANEL

ROOM BOOKING: YES

FURNITURE: CREDENZA, MEETING TABLE AND CHAIRS

CEILING TREATMENT: WOOD WOOL ACOUSTIC TREATMENT

ACOUSTIC SEPARATION: Rw50 BETWEEN ROOM AND Rw40 TO CORRIDOR

ACOUSTIC REVERBERATION: ACOUSTIC PANELING TO WALL

FLOOR FINISH: CARPET TILES

ENTRY: SOLID CORE DOOR & GLAZED PANEL

PRIVACY: SHEER CURTAINS

TECHNOLOGY

BASELINE MEETING ROOM TECH OFFERING OVERVIEW



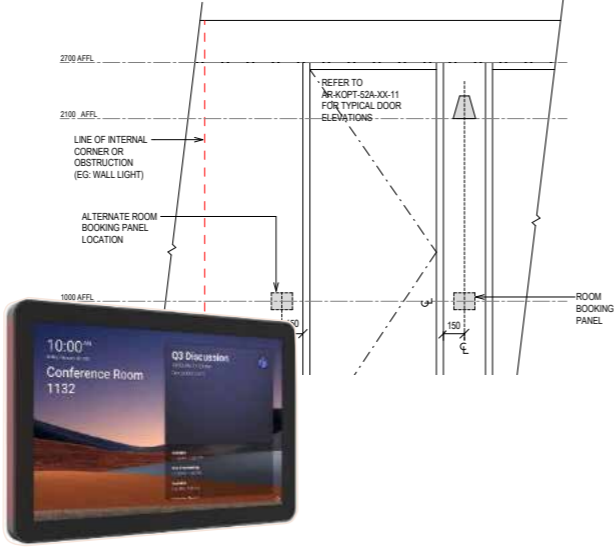
MEETING ROOMS OVERVIEW

Design suites will offer a variety of meeting room types and sizes with the latest in tech functionality. The meeting room systems are designed to ensure simplicity, usability and an enhanced user experience.

Each room is equipped with a connection that allows for content sharing and collaboration during meetings, and a separate USB connection for Bring Your Own Meeting (BYOM) spaces.

For larger spaces that accommodate 8 to 16 people, there is the added benefit of Teams native functionality, which allows you to join a meeting using the in-room touch panel.

The smaller spaces that cater to 4 to 6 people are designed primarily for presentations and BYOM use, and do not feature MTR touch panels.



ROOM BOOKING PANEL

All areas are bookable via the room booking panels directly outside the door or adjacent to the area and can be booked on an ad-hoc basis from the room booking panel.

The room booking process is simple and intuitive, with bookings made through Microsoft Outlook or via a forwarded invite on Microsoft Teams. The occupancy LED on the Room Booking Panel directly outside the meeting room provides instant feedback on the room's availability. The rooms can also be reserved on an ad-hoc basis by doing so from the rooms booking panel itself.



AUDIOVISUAL KIT

The boardrooms are MTRs (Microsoft Teams Rooms) certified and utilise the familiar Microsoft Teams interface on the table mounted touch panel.

The audio system is designed to deliver clear and coherent sound to all participants, thanks to the integrated soundbar and microphone extension pods that are mounted into the table.

The dual camera system uses auto-framing technology to appropriately frame the participants and has multiple framing options.

The presentation screen is appropriately sized for the space, for effective data analysis and decision-making, even from the furthest seated position.



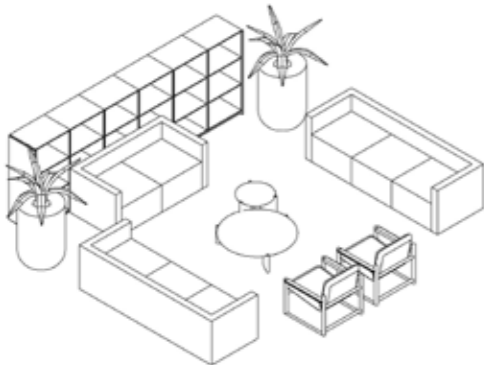
CONNECTION & USAGE

Each room is equipped with an adapter set, tethered to the HDMI cable, removing the need for users to bring in their own adapters to connect to the room.

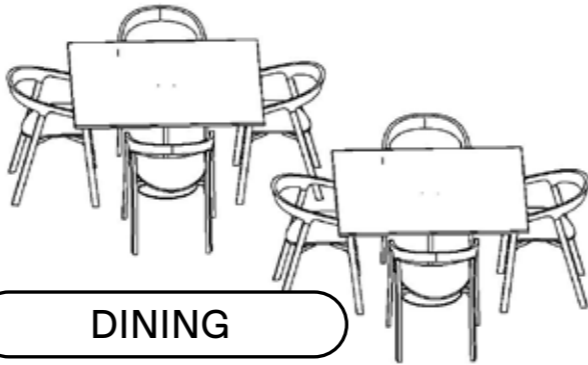
These rooms are also BYOM capable, meaning that users can connect their own laptop, and utilise the rooms peripherals (Camera, soundbar, Mics and Display) using their preferred conferencing apps (Zoom, Webex, Google Meet... etc) to host a meeting.

COLLABORATION SETTINGS

LOUNGE



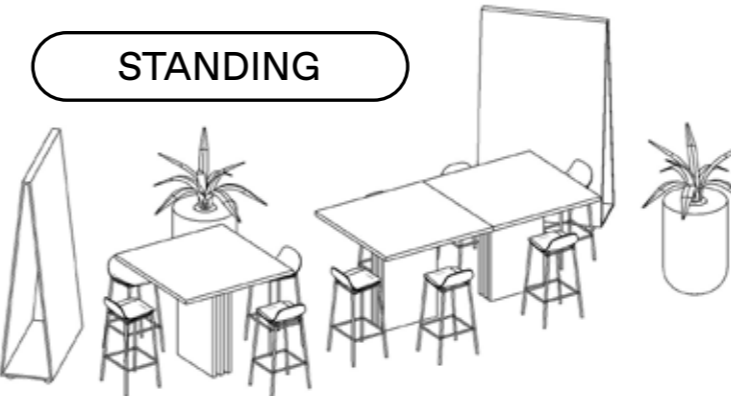
SETTING TYPE: LOUNGE SETTINGS FOR INFORMAL MEETINGS AND CLIENT EVENTS



DINING

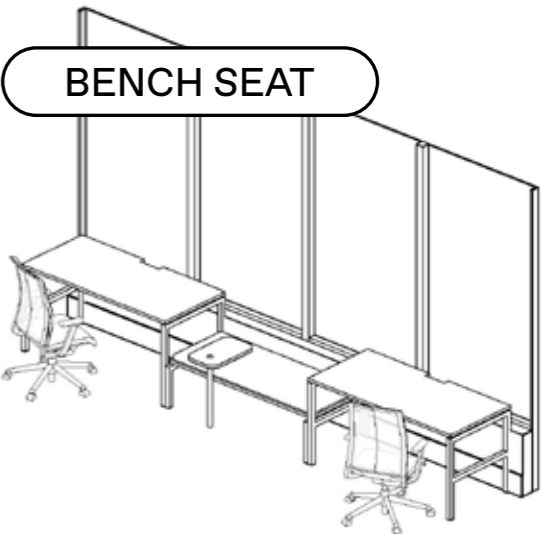
SETTING TYPE: DINING SETTINGS FOR SOCIAL GATHERINGS AND TOUCHDOWN WORK

STANDING



SETTING TYPE: STAND UP COLLABORATION SETTINGS THROUGHOUT WORKSPACE SUPPORTED BY WHITEBOARDS

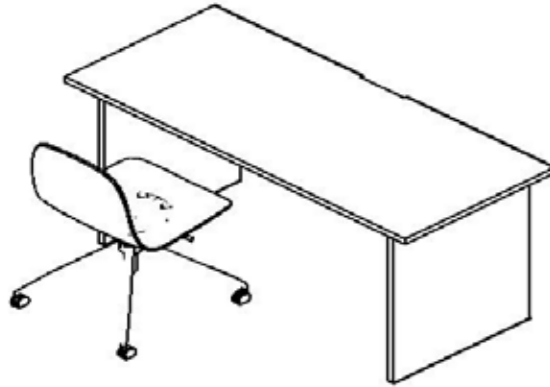
BENCH SEAT



SETTING TYPE: A VARIETY OF WINDOW EDGE RETREATS FOR TEAM COLLABORATION, ONE ON ONE MEETINGS, INDIVIDUAL WORK AND TOUCH DOWN

FOCUS & RETREAT SETTINGS

FOCUS ROOMS



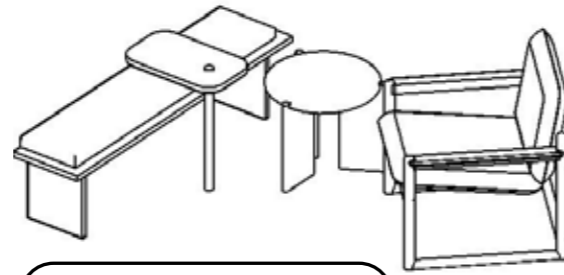
SETTING TYPE: PRIVATE FOCUS ROOM,

LOCATED THROUGHOUT WORKSPACE FOR ACCESS TO INDIVIDUAL FOCUS WORK SETTINGS, PRIVATE PHONE CALLS AND VIRTUAL MEETINGS

TECHNOLOGY: ACCESS TO POWER

FURNITURE: JOINERY DESK AND CHAIR

ACOUSTICS: ACOUSTIC TREATMENT ON WALLS



VC ROOMS

SETTING TYPE: PRIVATE VC ROOM,

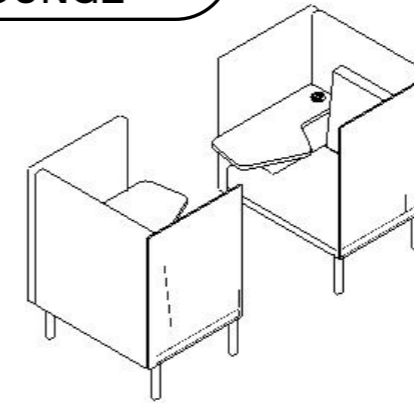
LOCATED THROUGHOUT WORKSPACE FOR ACCESS TO PRIVATE PHONE CALLS AND VIRTUAL MEETINGS

TECHNOLOGY: ACCESS TO POWER

FURNITURE: JOINERY BENCH SEAT AND LAPTOP TABLE

ACOUSTICS: ACOUSTIC TREATMENT ON WALLS

RETREAT LOUNGE

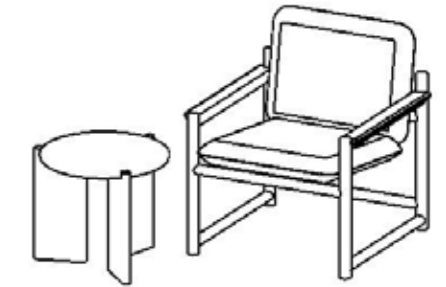


SETTING TYPE: OPEN SETTING WITH HIGH BACK ACOUSTIC LOUNGE

LOCATION TO TAKE ADVANTAGE OF VIEWS AND PROVIDE QUIET RETREAT SETTINGS

TECHNOLOGY: NONE

FURNITURE: HIGH BACK ACOUSTIC LOUNGE WITH INTEGRATED WORK LEDGE



PRIVATE RETREAT

SETTING TYPE: PRIVATE RETREAT ROOM

ONE PER SUITE - ACCESS TO PRIVATE WELLNESS SPACE

TECHNOLOGY: ACCESS TO POWER

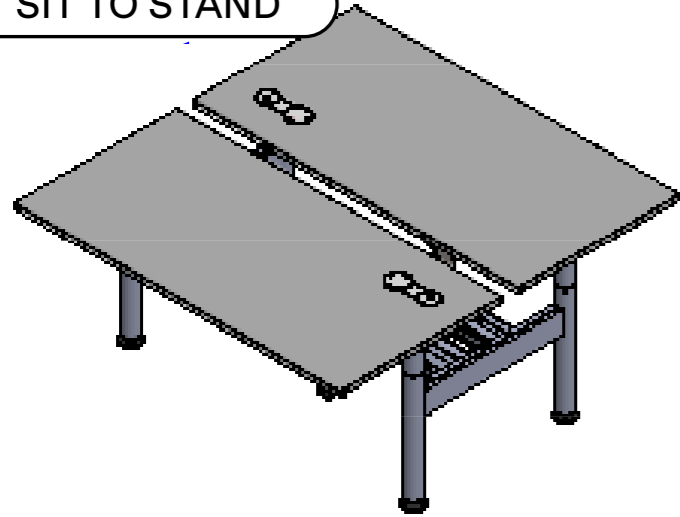
FURNITURE: HEALTH BENCH FOR LARGER SUITES WITH ARM CHAIR AND COFFEE TABLE

ACOUSTICS: ACOUSTIC TREATMENT ON ONE WALL

PRIVACY: SNIB LOCK AND VISUAL PRIVACY

INDIVIDUAL WORK SETTINGS

SIT TO STAND



DESK DETAILS:

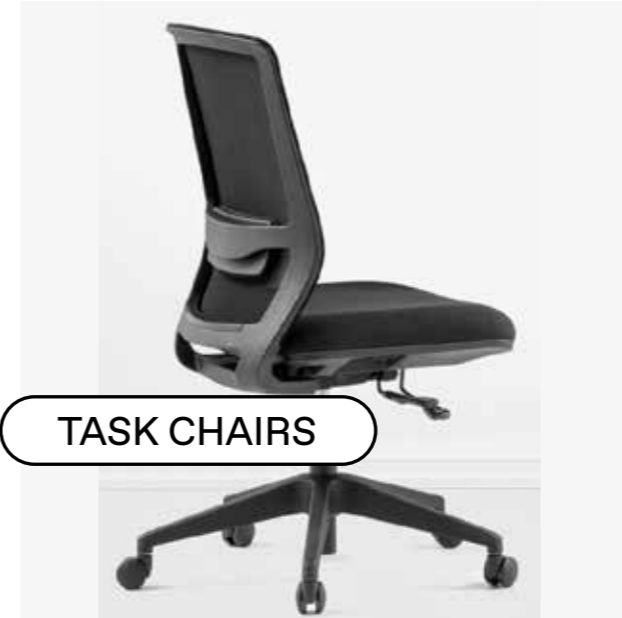
- 1600 X 800 WORKSTATION (DESIGNSUITES STANDARD IS GENERALLY 1500)
- SIT TO STAND
- BOOKABLE DESK SYSTEM



ENVIRONMENT

WORK SETTING DETAILS:

- OPEN PLAN TEAM SETTINGS SUPPORTED BY ACCESS TO OPEN COLLABORATION SETTINGS AND QUIET RETREATS
- ACCESS TO LOCKERS, PRINTBAY AND STORAGE
- ACOUSTIC SPRAY TO EXPOSED SOFFIT
- LED LIGHTING
- WHITEBOARDS



TASK CHAIRS

TASK CHAIR DETAILS:

- ERGONOMIC TASK CHAIR, 10 YEAR WARRANTY



TECHNICAL

TECHNOLOGY DETAILS:

- FLOORSENSE DESK BOOKING SYSTEM - WITH 1X POWER, 1X USB A, 1X USB C & WIRELESS CHARGING STATION
- RIGID POWER POLE POWER AND DATA DELIVERY SYSTEM
- 4 X BELOW DESK GPO

FURNITURE SELECTIONS

NOTE: FINISHES AND FABRICS VARY PER COLOUR SCHEME; VINTAGE FURNITURE IS INDICATIVE



ARMCHAIRS



BREAKOUT CHAIR



STOOLS



HIGH STOOL



BOARDROOM CHAIR



MEETING ROOM CHAIR



LOUNGE SETTINGS



BOARDROOM TABLE



MEETING TABLE

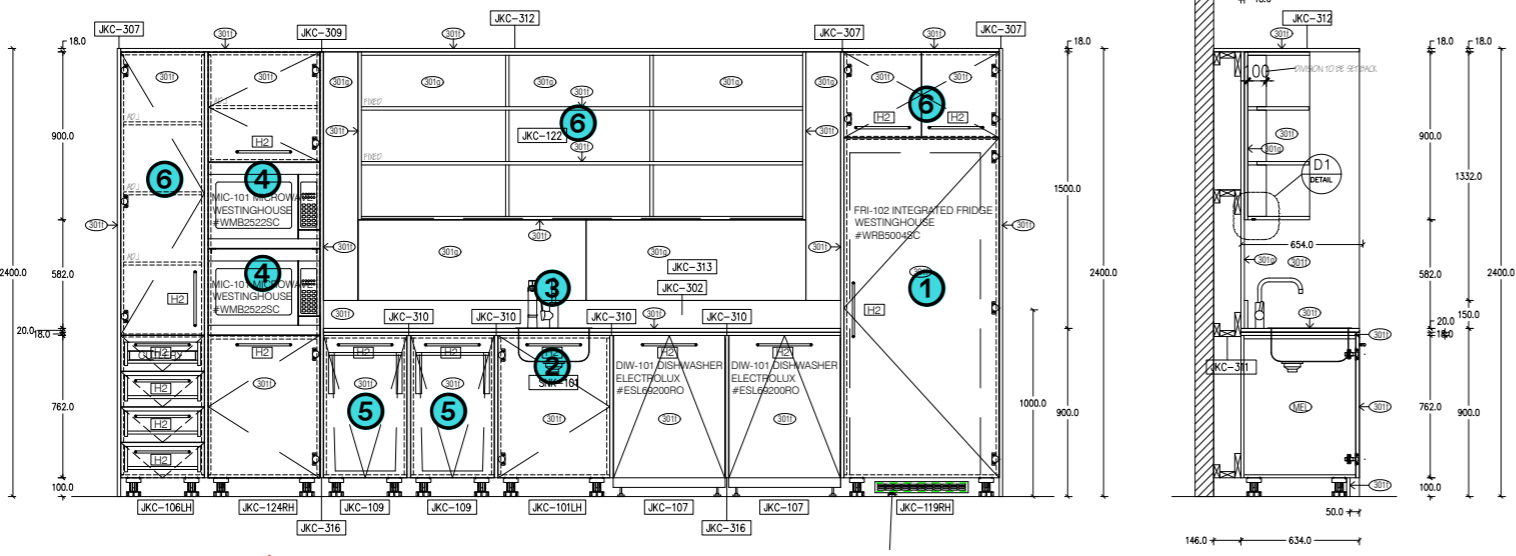


VINTAGE CREDENZA



COFFEE TABLE

KITCHEN SETTINGS



KITCHEN UNIT

- ① 1 X LARGE INTEGRATED FRIDGE
- ② 1 X SINGLE BOWL SINK WITH MIXER TAP
- ③ ZIP BOILING, CHILLED AND SPARKLING TAP
- ④ 1 X DOUBLE MICROWAVE OVEN / DRAWER STACK
- ⑤ 2 X DOUBLE 450W INTEGRATED BINS
- ⑥ OVERHEAD STORAGE

FIXTURES AND FITTINGS SELECTIONS

- 1 BOILING, CHILLED & SPARKLING WATER ZIPTAP
- 2 CUTLERY DRAWER INSERT
- 3 INTEGRATED MICROWAVE
- 4 SINGLE BOWL SINK
- 5 INTEGRATED DISHWASHER
- 6 INTEGRATED DOUBLE BIN MODULE
- 7 INTEGRATED FRIDGE



KITCHEN FFE

THANK YOU

gpt × BvN