

**Client** Fortius Funds Management / APPF

**Details** Grade A / Premium office space and commercial lobby

**Area** 36,000sqm (NLA)

**Completion** due 2010

**Award**

> City of Sydney Design Excellence Competition, Winner, 2003

Bates Smart won a City of Sydney Design Excellence competition for a new commercial tower above the MidCity Centre at 420 George Street.

The \$280 million project consists of 36 tower levels comprising 28 office levels, 4 retail levels, 2 basement car park levels, 2 plant levels, and totalling approximately 42,000sqm NLA of Grade A / Premium office space. The development also includes a new commercial lobby with 5 storey atrium and alterations to the existing retail including new façade to Pitt Street Mall.

The tower is expressed as two volumes: a silvery polished concrete volume to the north housing the core and breakout areas, and a transparent green glass volume to the south housing a 19m clear span office space. A nine level atrium with breakout 'pods' provides amenity to offices in the low rise adjoining a neighbouring building. Sunshades to the east and west façades minimise heat gain. The Podium façades respond directly to the sandstone and vertical proportioning of the adjoining heritage buildings.

**Left** Proposed building  
**Right** Atrium

