

WINTEN PROPERTY GROUP



North Sydney Commerce Centre 317/159 Macino Highway, North Swdney

Concept Plan Application S10825 May 2010

PA02-004 Basement Level 004 Plan

North





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North Sydney Commerce Centre

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PA02-003 Basement Level 003 Plan

North





North Sydney Commerce Centre 177-199 Pacific Highway, North Sydney

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PA02-002 Basement Level 002 Plan

North







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177-199 Pacilic Highway, North Sydney

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PA02-00 Ground Floor Plan

North









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Key Section

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177:199 Pucific Highway: North Sydney

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PA02-02 Level 04 Plant Plan

North









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PA02-03 Level 05-09 Plan

North





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PA02-04 Level 10 Plan

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177-199 Pucific Highway, North Sydney

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PA02-05 Level 11 Plan

North





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PA02-06 Level 12-13 Plan

North









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PA02-07 Level 14 Plan

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177 189 Pacific Highway, North Sydney

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PA02-08 Level 15-17 Plan

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Key Section

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PA02-09 Level 18-20 Plan

North

Scale 1:400



Angelo Street







North Sydney Commerce Centre

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PA02-11 Level 22-23 Plan

North







North Sydney Commerce Centre 1770 The Pacific Highway, North Swithey

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PA02-12 Level 24-30 Plan

North





North Sydney Commerce Centre 177-199 Pacific Highway, North Sydnay

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PA02-13 Plant Level 31 Plan

North





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North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

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PA05-01 Street Elevation



Berry Street Elevation Scale 1:1000







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177-199 Pacific Ingliway, Noth Sydney

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PA05-02 South Elevation



BATESSMAR WINTEN PROPERTY GROUP	RT.	North Sydney 177-199 Pacific H Concept Plan Ap S10825 May 2010 PA05-03 East Ele	D	
Sile Boundary		Scale 1:500	Site Boundary	Site Boundary Beyond
Roof RL 195.000 RL 195.00				
Plant RL 188,700	1			
L30 RL 185.000				
L29 BL. 181.300				
L28 RL 177 600				
L27 RL 173.900				
L26 RL 170 200				
L25 RL 170.200			1	
L24 RL 182,800			1	
L23 - RL 159.100			1	
L22 BL 155.400			1	
Transfer L21 RL 151 700				
L20 RL 148.000	150-			
L19 RL 144.300				
L18 RL 140.600				
L17 RL 136.900				
L16 RL 133 200				
L15 RL 129.500			1	
L14 5 RL 125 800				
L13 - RL 122.100				
L12 RL 118.400			1	
Transfer L11				

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L10 RL. 111.000

L09 RL. 107.300

LO8 ____ RL. 103.600

RL.119,57





North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney.

Site Boundary

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PA05-04 West Elevation







North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

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PA05-05 North Elevation







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PA06-01 Section AA





North Sydney Commerce Centre

177(199 Pacific Highway, North Sydney

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PA06-02 Section BB







North Sydney Commerce Centre

177-199 Pacific Highway North Sydney

S10825 - Norberry Terrace

Architectural Design Statement S10825 May 2010

Schedule of Areas

BATESSMART 07.05.10

Area Schedule

Level	Floor to Floor Height	Location	Use	GBA	GFA	NLA	NLA/GBA %	Parking Numbers	_
				(m²)	(m²) GBA/GFA = 93%	(m²)			-
vel 31 Plant			Plant						
evel 30	3700	High Rise	Commercial	1785	1660	1595	89%		
evel 29	3700	High Rise	Commercial	1785	1660	1595	89%		
evel 28	3700	High Rise	Commercial	1785	1660	1595	89%		
evel 27	3700	High Rise	Commercial	1785	1660	1595	89%		
evel 26	3700	High Rise	Commercial	1785	1660	1595	89%		
evel 25	3700	High Rise	Commercial	1785	1660	1595	89%		
evel 24	3700	High Rise	Commercial	1785	1660	1595	89%		
evel 23 (lift motor room)	3700	High Rise	Commercial	1785	1660	1525	85%		
evel 22 (lift overun)	3700	High Rise	Commercial	1785	1660	1525	85%		
evel 21 (transfer)	3700	Mid Rise	Commercial	1785	1660	1525	85%		
evel 20	3700	Mid Rise	Commercial	1625	1510	1365	84%		
evel 19	3700	Mid Rise	Commercial	1625	1510	1365	84%		
evel 18	3700	Mid Rise	Commercial	1625	1510	1365	84%		
evel 17	3700	Mid Rise	Commercial	1440	1340	1185	83%		
evel 16	3700	Mid Rise	Commercial	1440	1340	1185	83%		
evel 15	3700	Mid Rise	Commercial	1440	1340	1185	83%		
evel 14	3700	Mid Rise	Commercial	1600	1490	1345	84%		
evel 13 (lift motor room)	3700	Mid Rise	Commercial	1600	1490	1310	82%		
evel 12 (lift overun)	3700	Mid Rise	Commercial	1600	1490	1310	82%		
evel 11 (transfer)	3700	Low Rise	Commercial	1785	1660	1490	82%		
evel 10	3700	Low Rise	Commercial	1785	1660	1525	84%		
evel 09	3700	Low Rise	Commercial	1510	1405	1250	83%		
evel 08	3700	Low Rise	Commercial	1510	1405	1250	83%		
evel 07	3700	Low Rise	Commercial	1510	1405	1250	83%		
evel 06	3700	Low Rise	Commercial	1510	1405	1250	83%		
evel 05	3700	Low Rise	Commercial	1510	1405	1250	83%		
evel 04	4500	Low Rise	Plant						
evel 03	3700	Low Rise (Podium)	Commercial	1510	1405	1250	83%		
evel 02	3700	Low Rise (Podium)	Commercial	1510	1405	1250	83%		
evel 01	3700	Low Rise (Podium)	Void						
round 00	4300	Low Rise (Podium)	Lobby/Commercial	2145	1995	100	n/a		
vel B001	4350	Basement	Loading Dock/Parking	2260				8	Note: Excludes 9 courier sp
evel B002	2800	Basement	Parking	2155				34	
vel B003	2800	Basement	Parking	2155				44	
evel B004	2800	Basement	Parking	2155				26	
OTAL				56855	44770	39220	85%	112	

PEA Area (Total GFA 45334m²)

Carparking Summary		Bicycle parking Summary		Definitions:
Maximum 1 car space per 400sqm GFA		Bicycle Lockers		Gross Floor Area (GFA)
Total Allowable car spaces	112	1 per 600sqm GFA	74	(North Sydney Development Control Plan)
Proposed Carpark Efficiency (Typical Level)	51sqm/car	Bicycle Rails 1 per 2500sqm GFA (North Sydney Development Control Plan)	17	The sum of the areas of each Floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1400mm above each floor level, excluding:
Motorcycle parking Summary				a) columns, fin walls, sun control devices, and any elements, projections or works outside the general line of the outer face of the external wall,
I motorcycle space per 10 car spaces		Proposed Bicycle Lockers	74	and
Total Allowable motorcycle spaces	11	Proposed Bicycle Rails	17	 b) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts, and c) car parking needed to meet any requirements of the Council and any internal access thereto, and d) space for the loading and unloading of goods

North Sydney Commerce Centre Angelo Street Berry Street RL 71.00 Pacific Hwy Public Garden Plaza 1325sqm RL 70.3 Cafe LIOM (D) • RL 72.60 Lobby 591sqm RL 69.60 Reception RL 70.75

