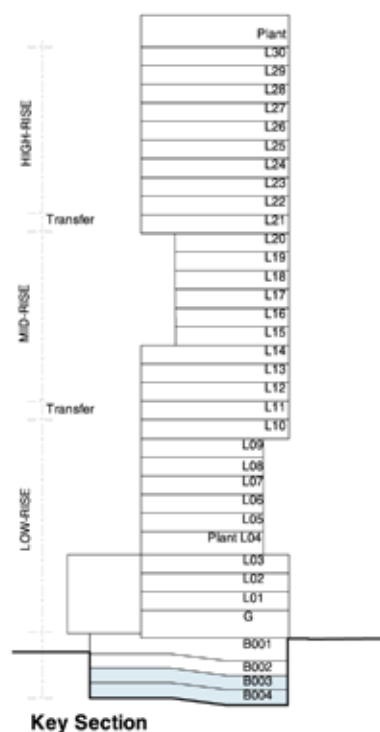


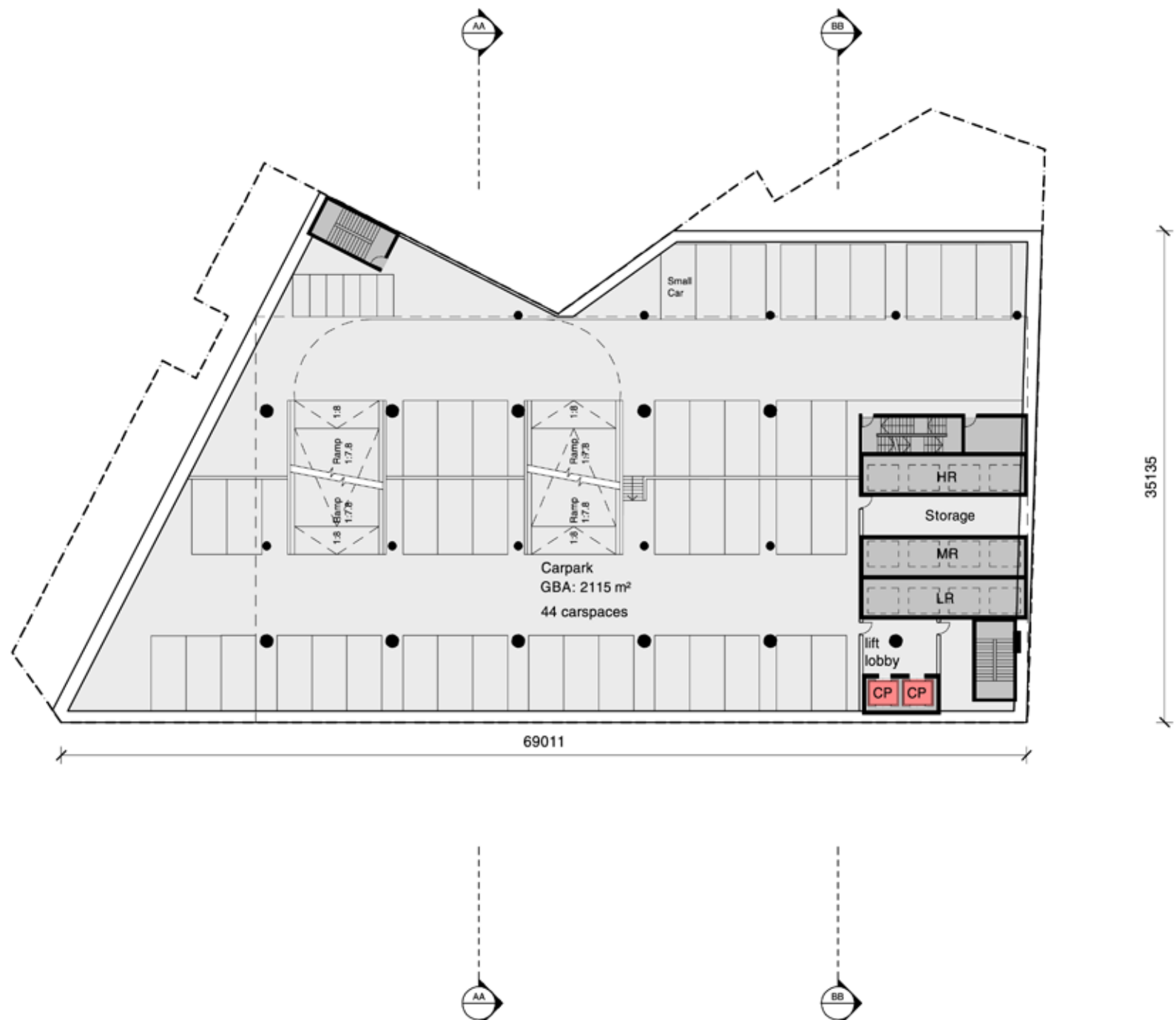
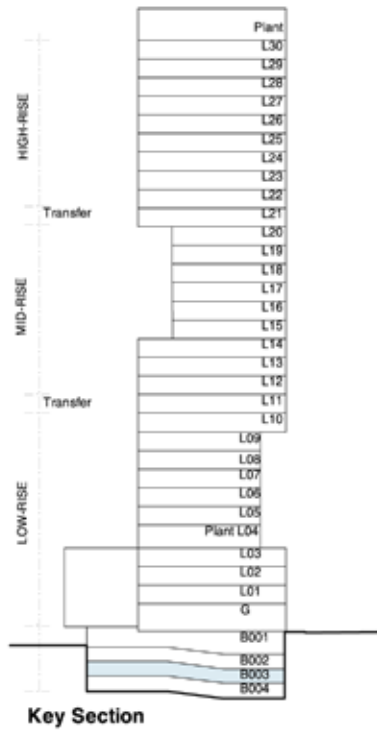


Scale 1:400



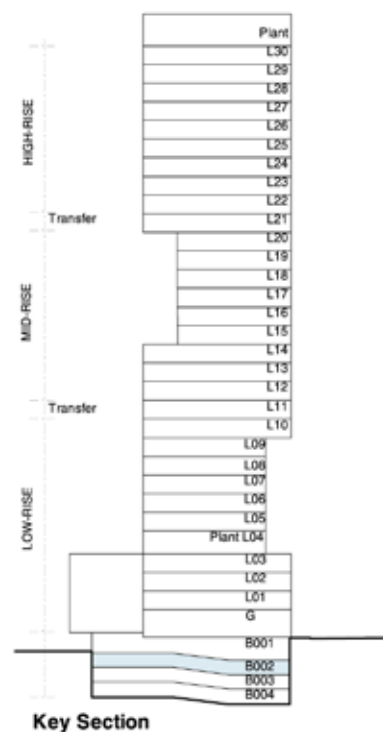


Scale 1:400



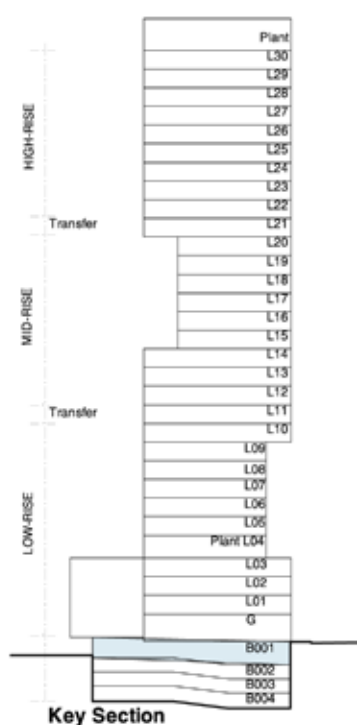


Scale 1:400





Scale 1:400





**WINTEN
PROPERTY
GROUP**

Concept Plan Application - Preferred Project
S10825 September 2010

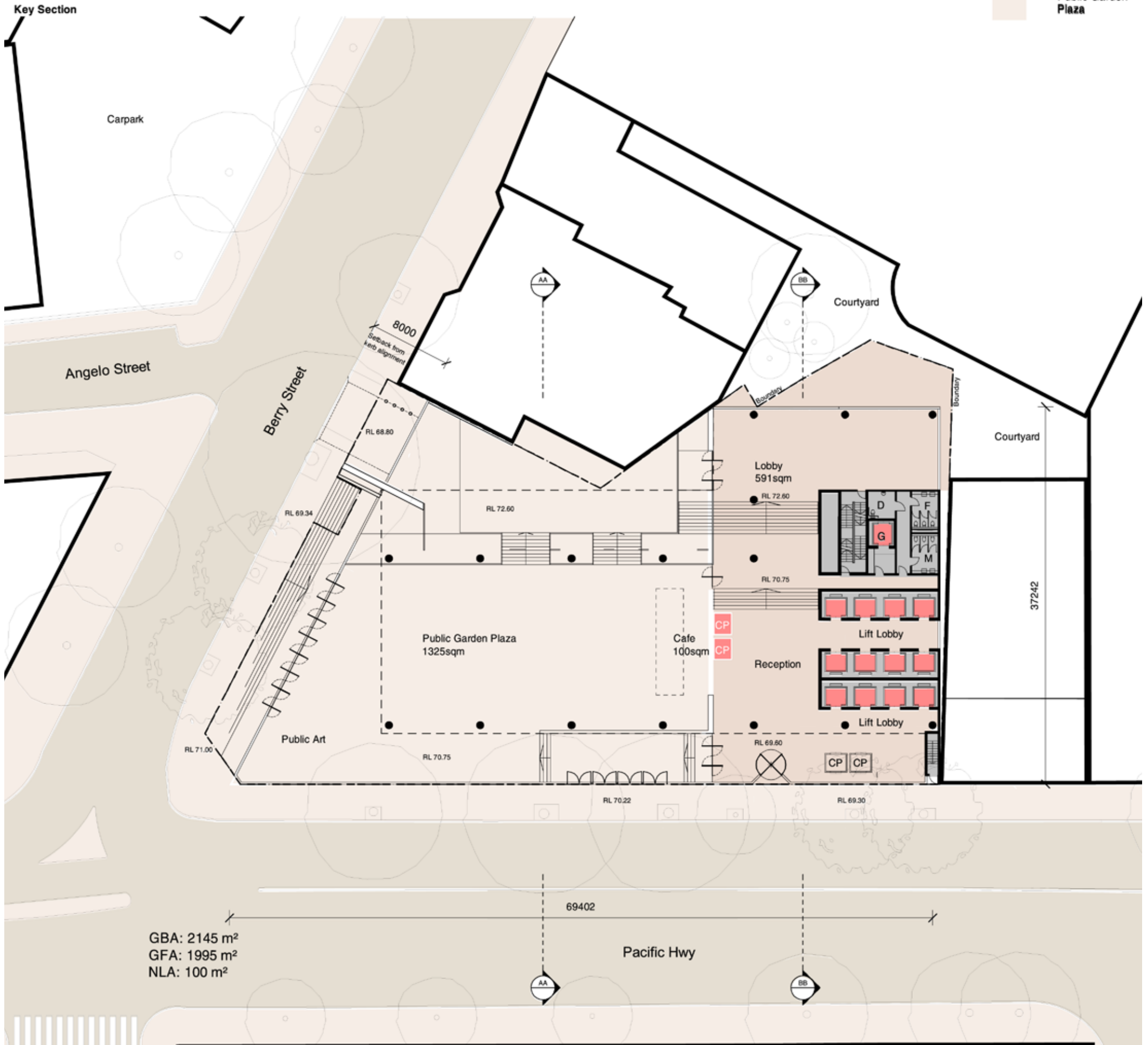
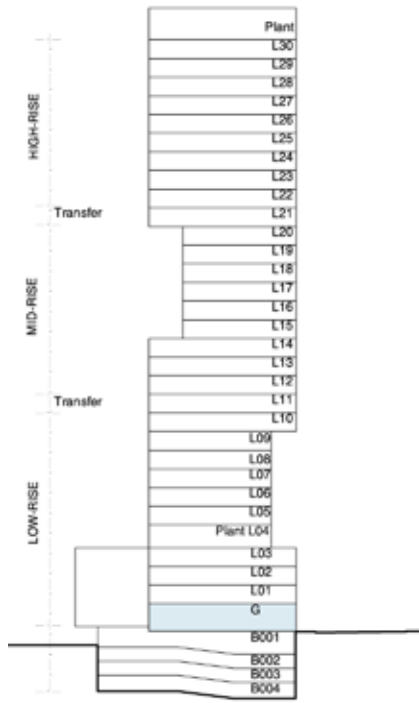
**PA02-00 [Rev A]
Ground Floor Plan**



Scale 1:400

Legend

-  Existing street tree to be retained
-  New street trees
-  Commercial Lobby
-  Public Garden Plaza





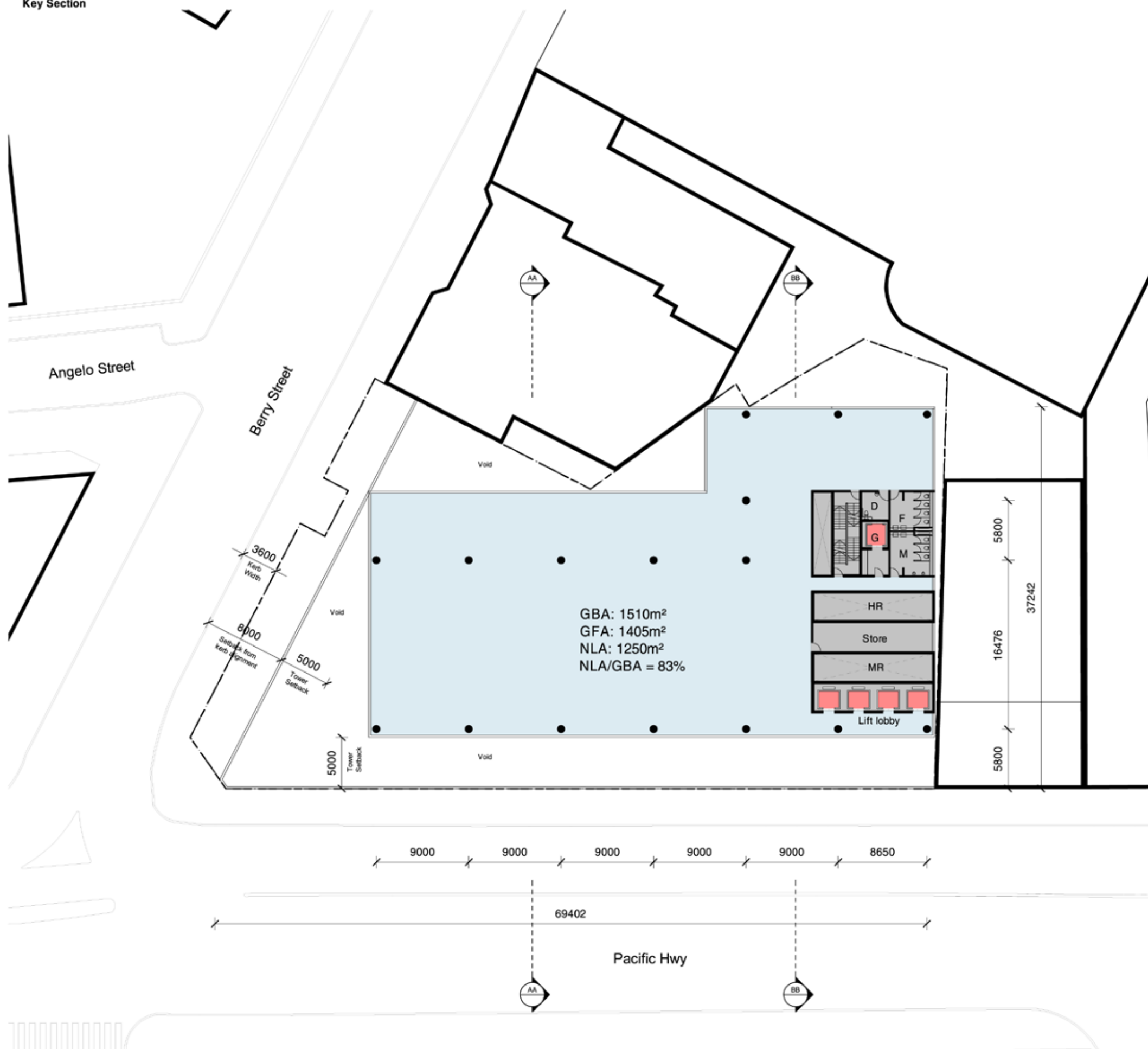
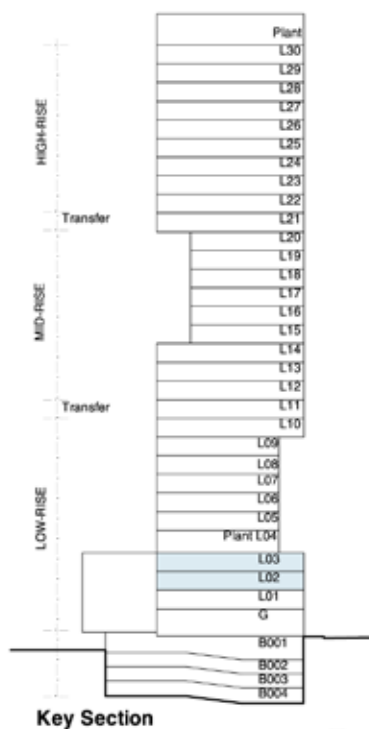
**WINTEN
PROPERTY
GROUP**

Concept Plan Application - Preferred Project
S10825 September 2010

**PA02-01 [Rev A]
Level 02-03 Plan**

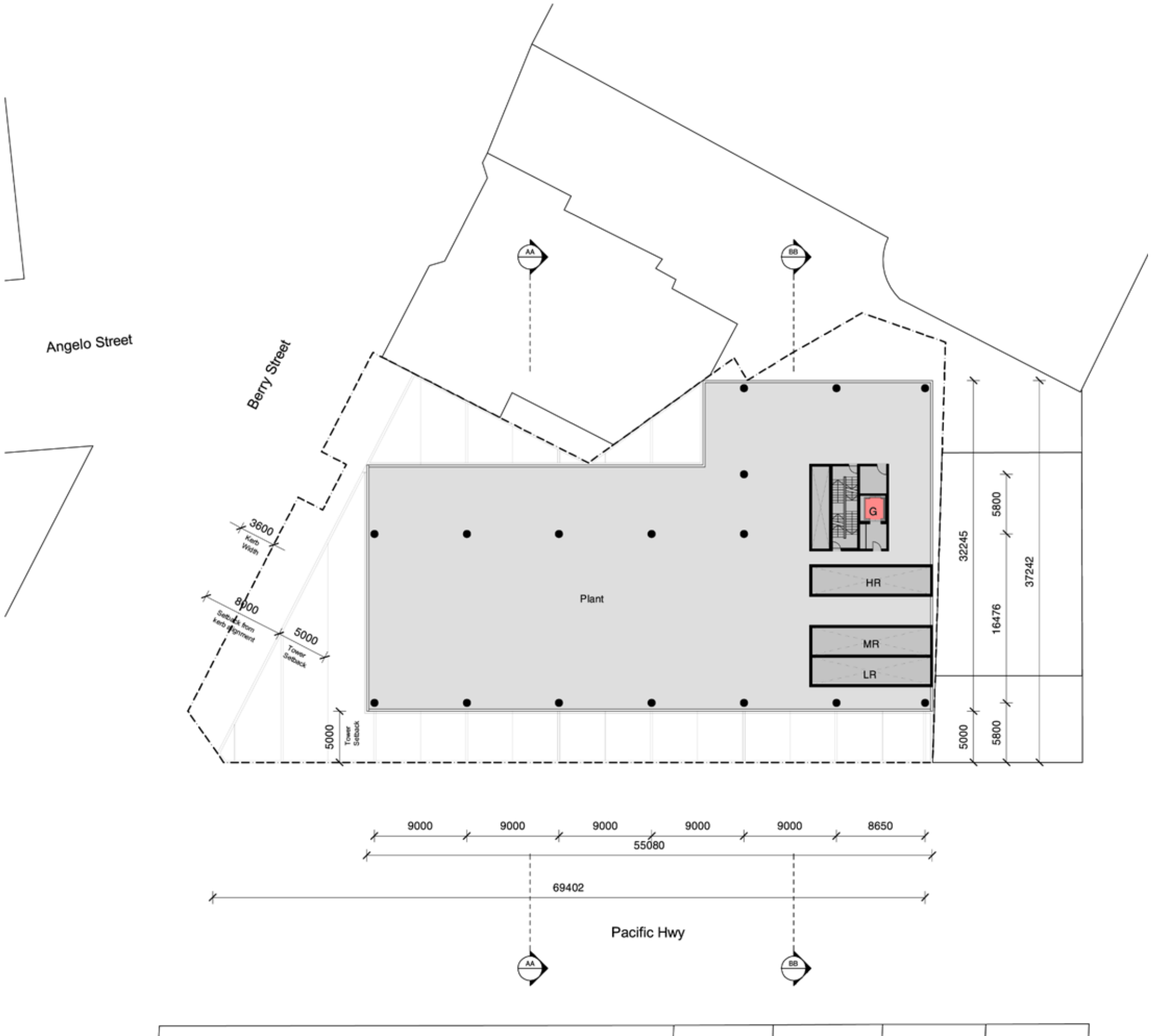
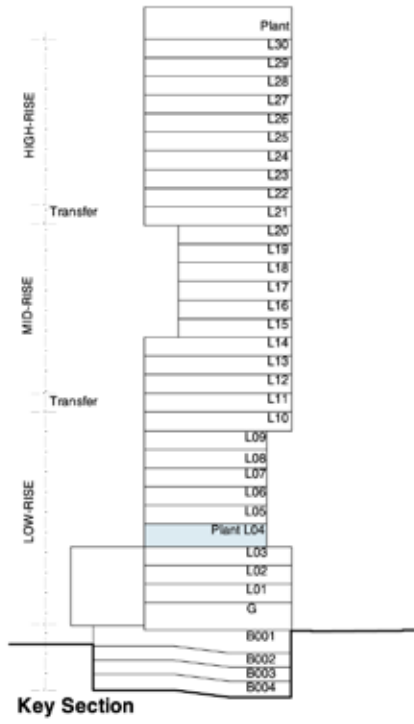


Scale 1:400



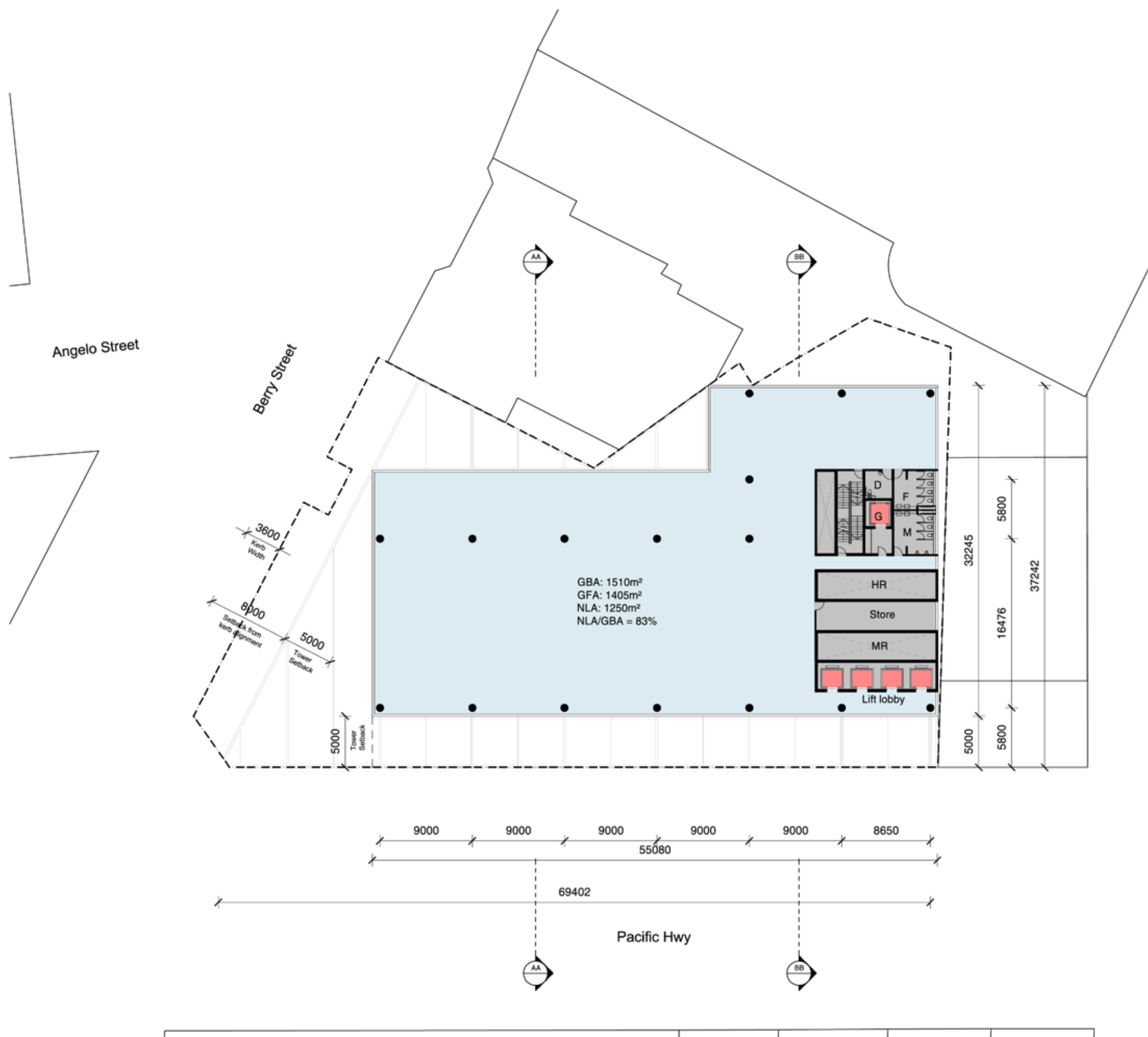
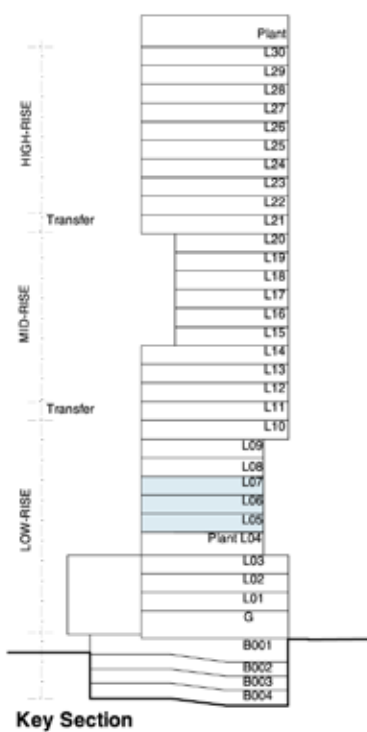


Scale 1:400





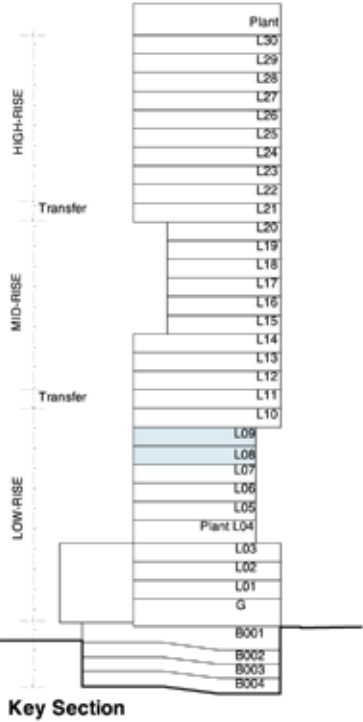
Scale 1:400



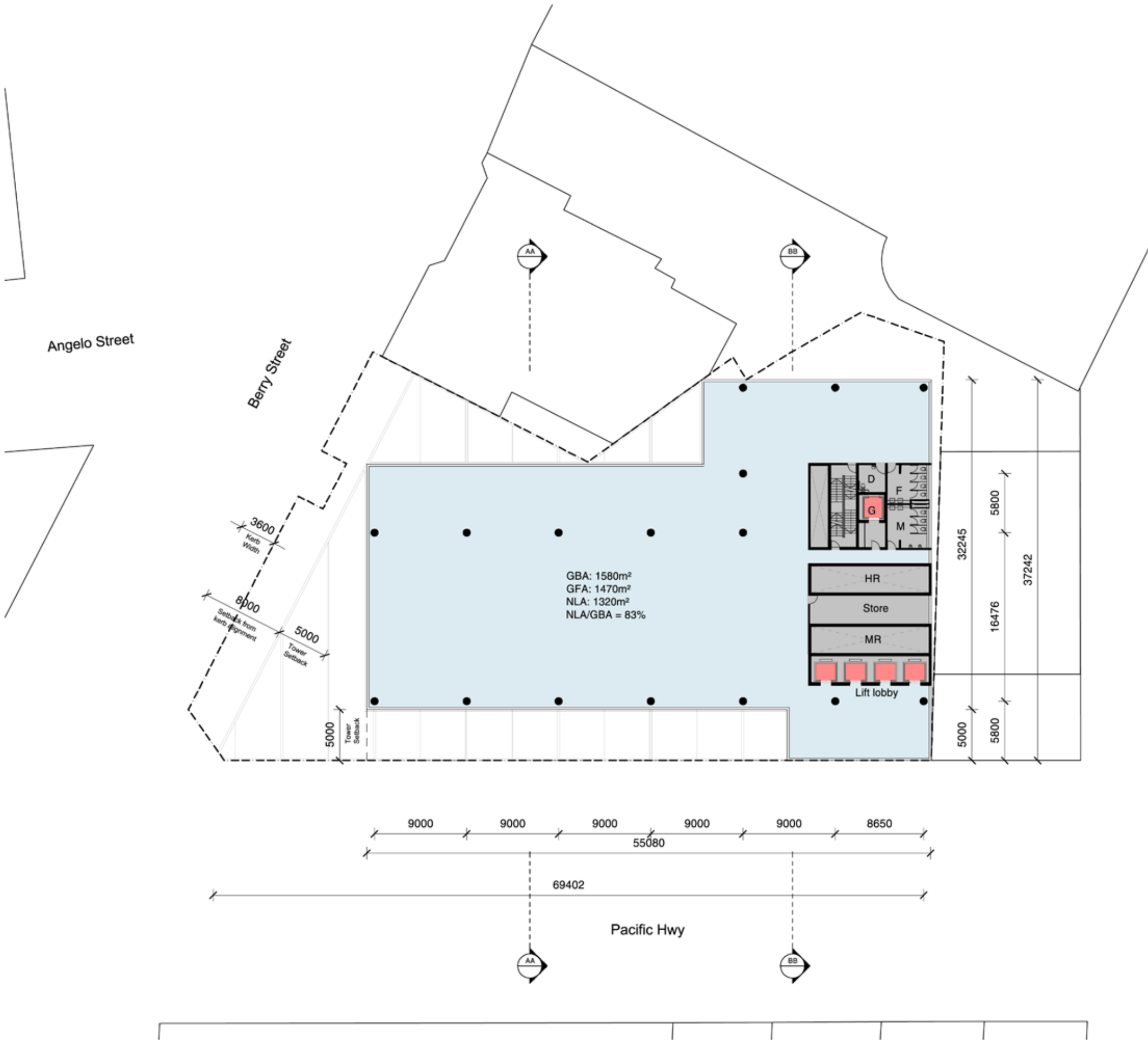


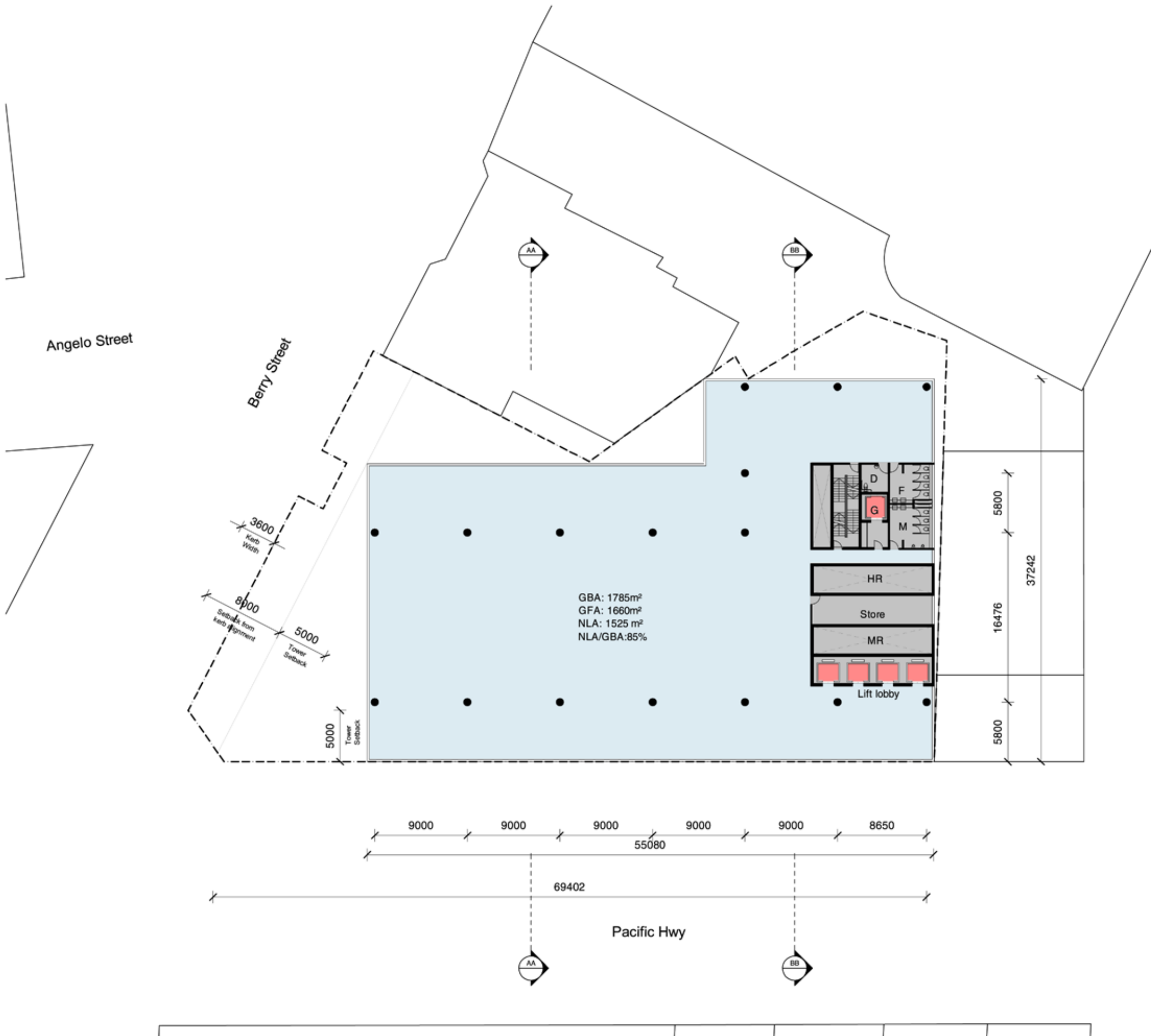
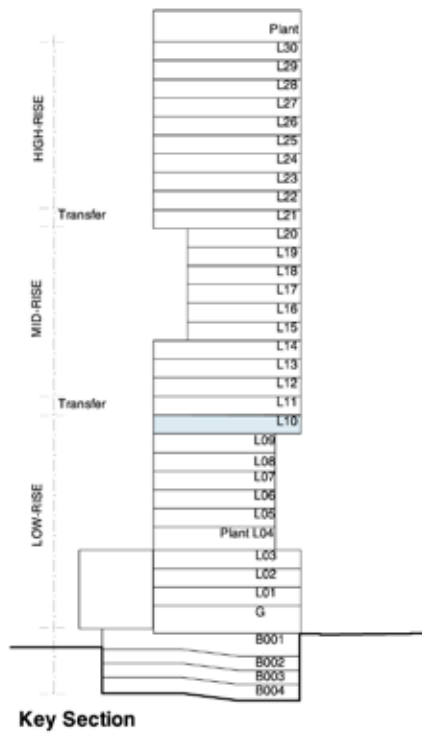
Concept Plan Application - Preferred Project
S10825 September 2010

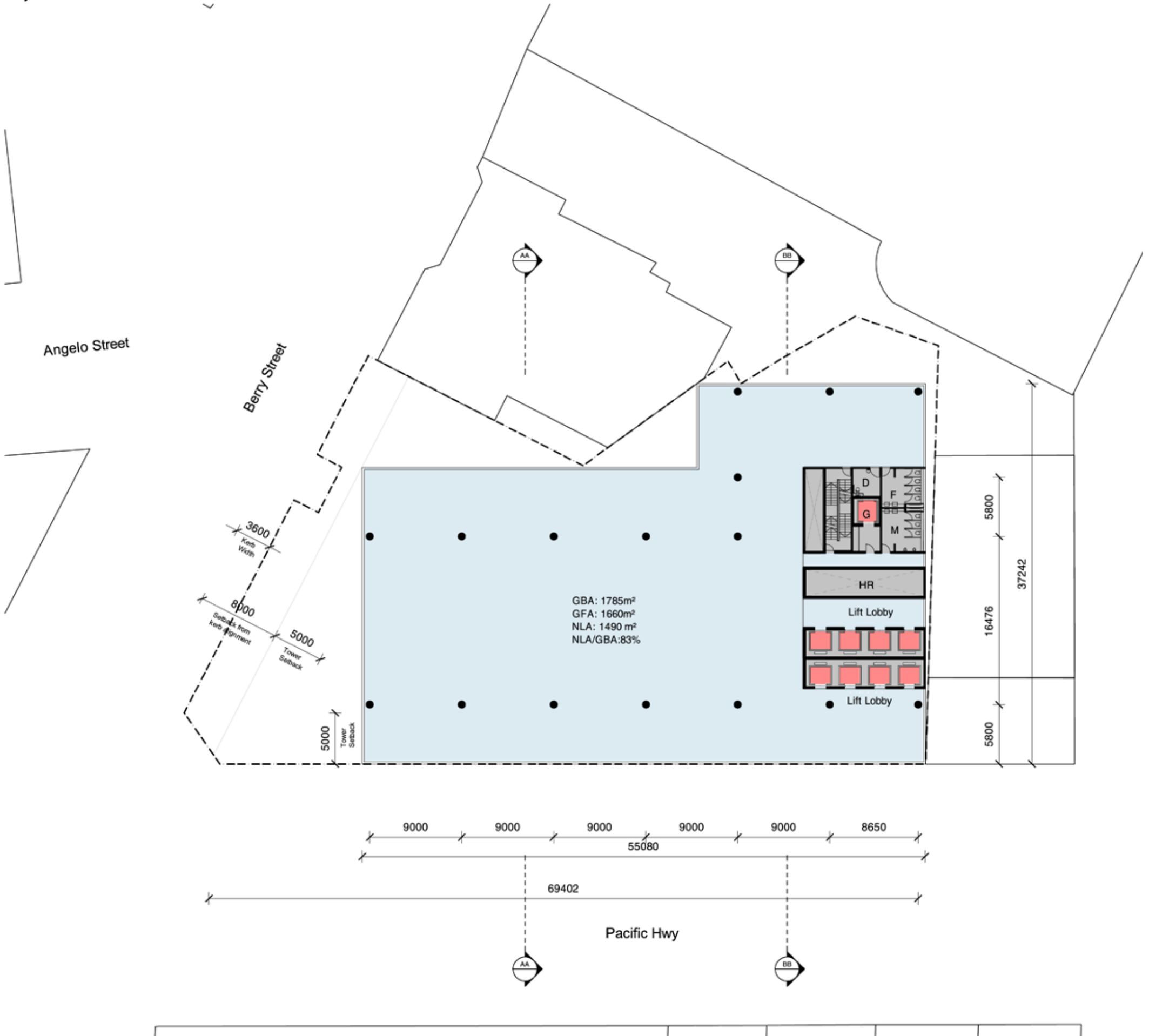
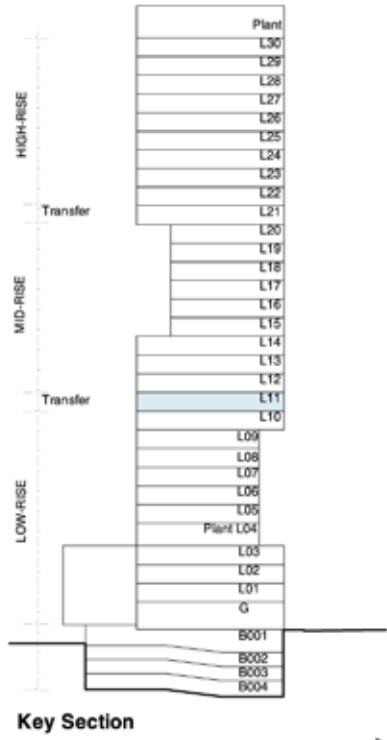
PA02-031 [Rev A]
Level 08-09 Plan

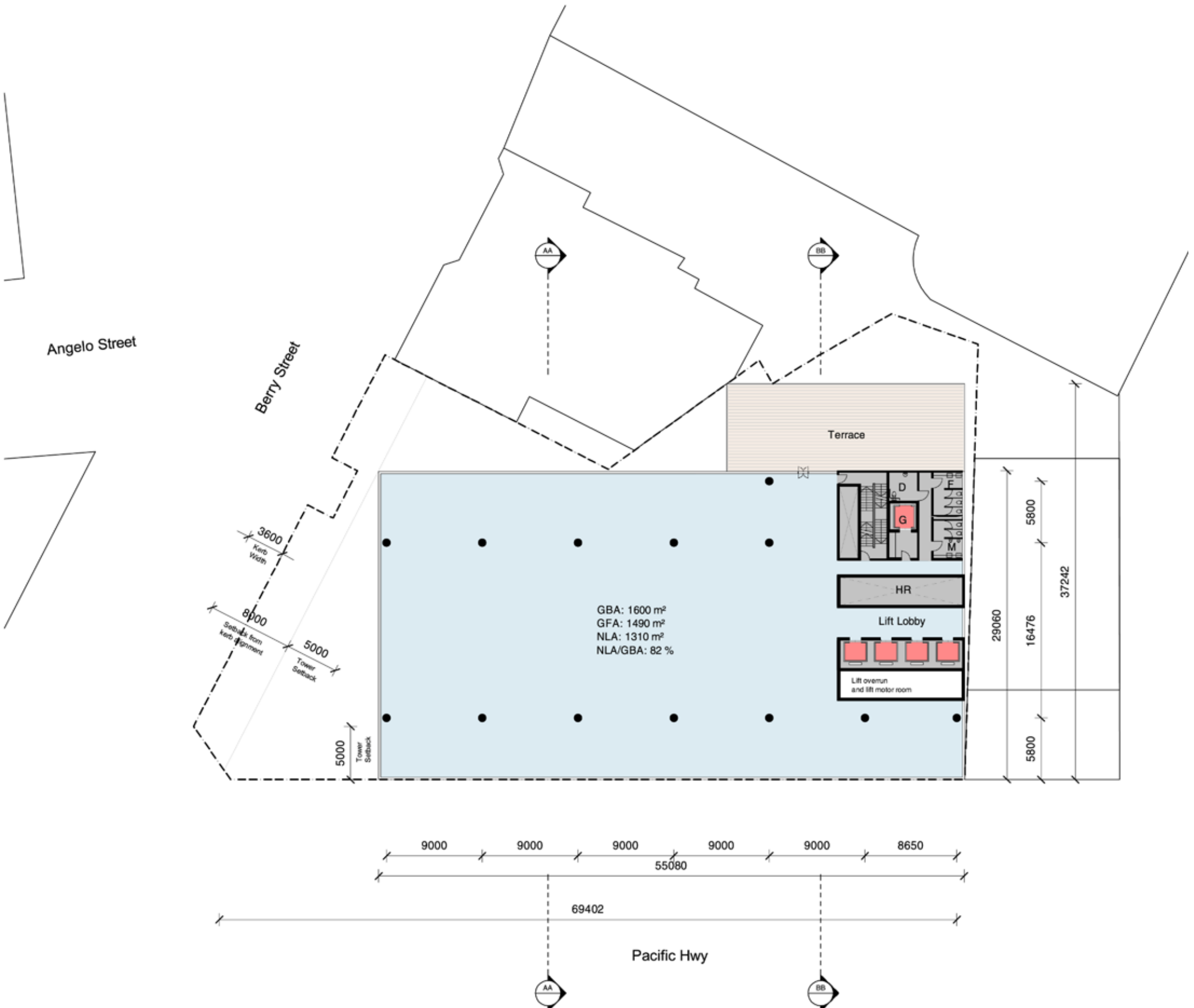
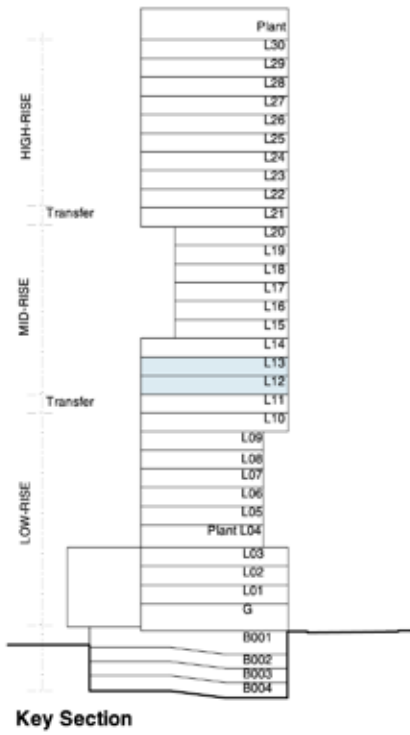


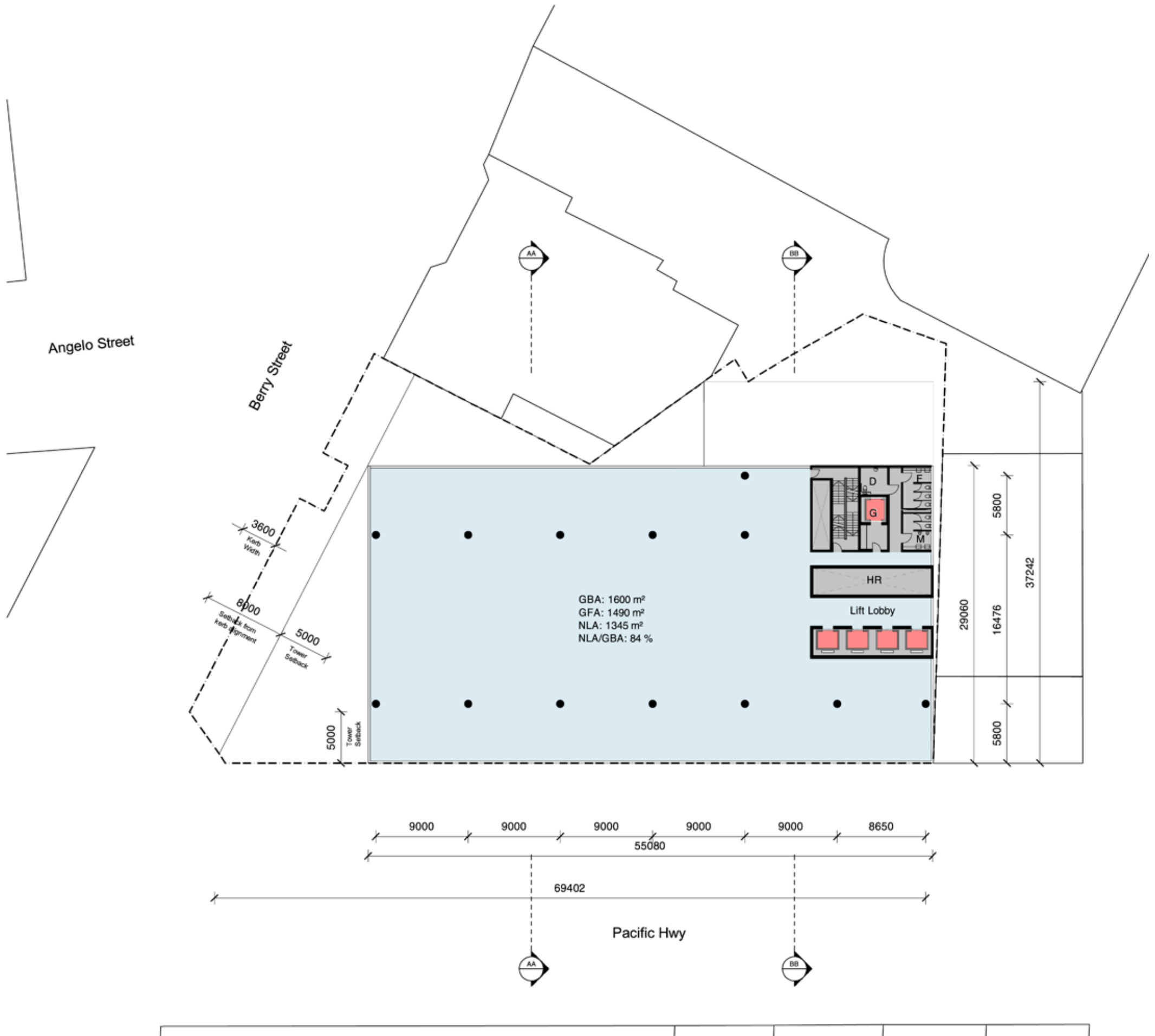
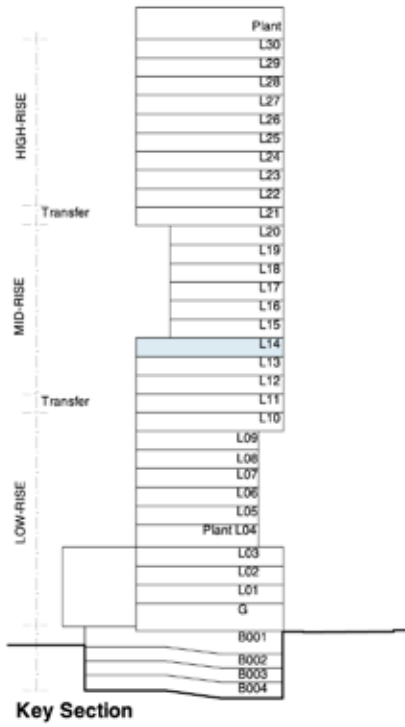
Key Section





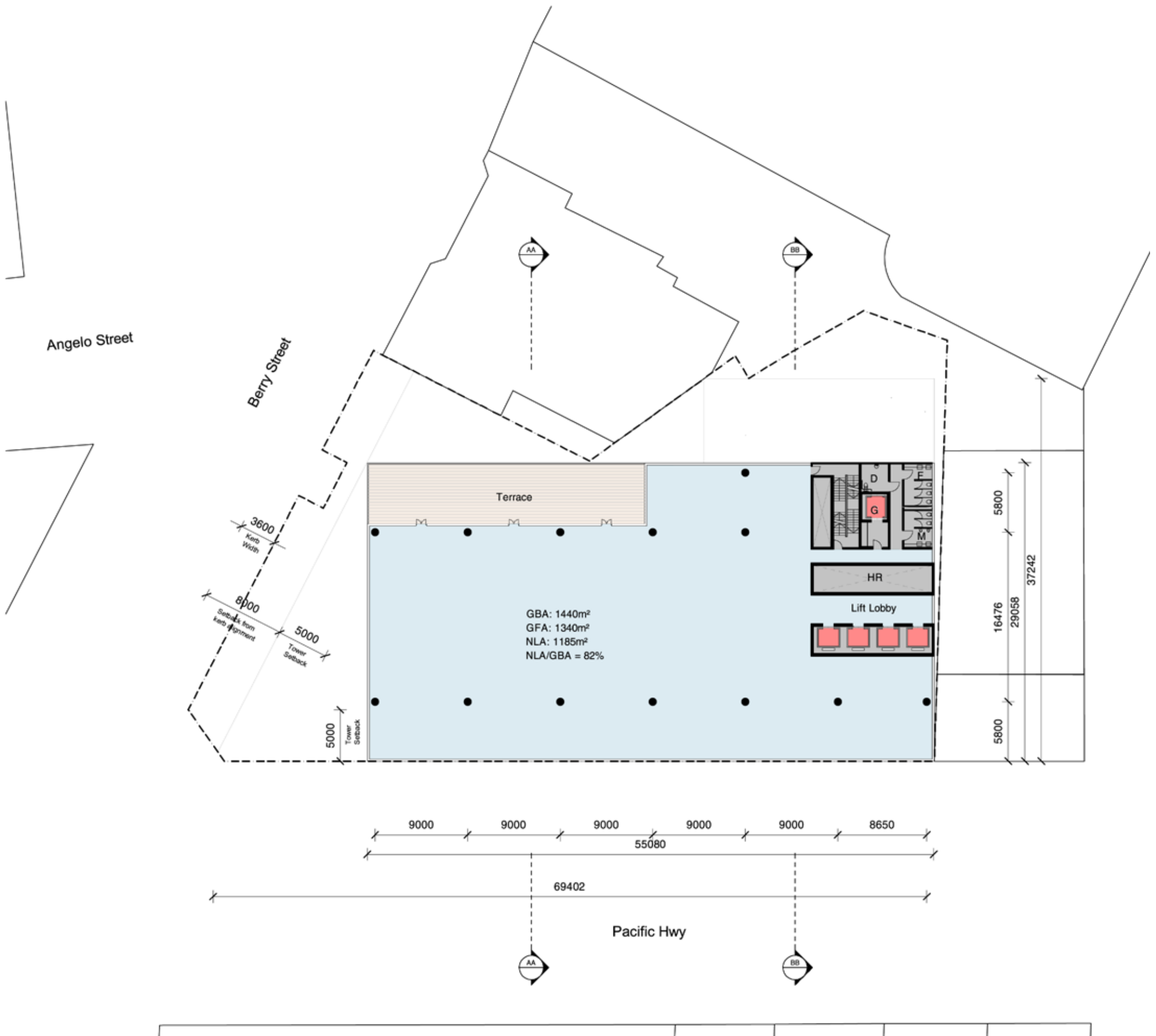
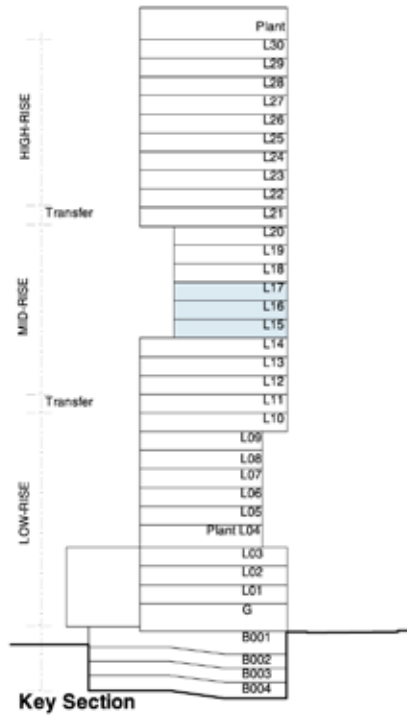






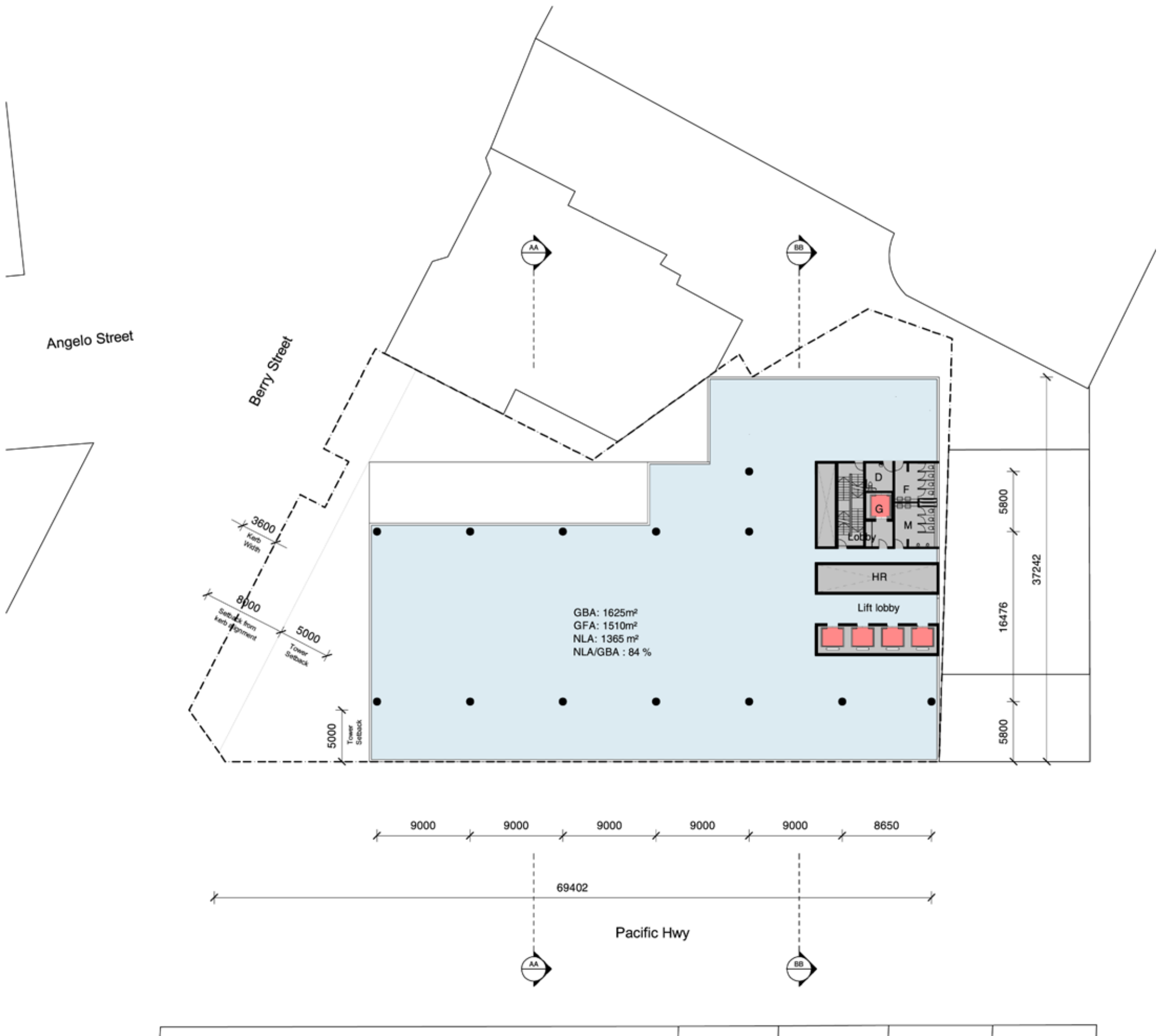
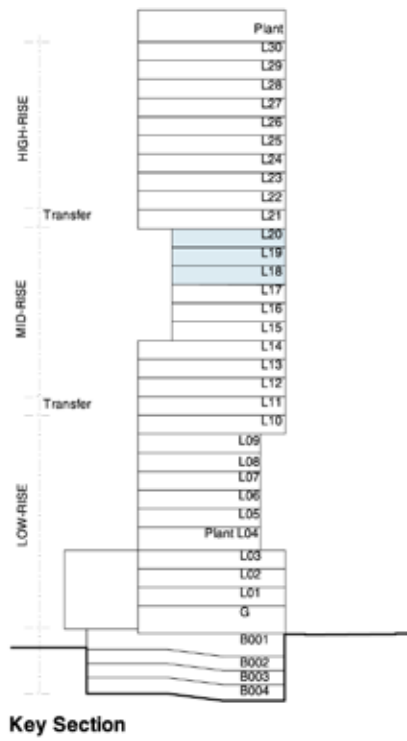


Scale 1:400





Scale 1:400





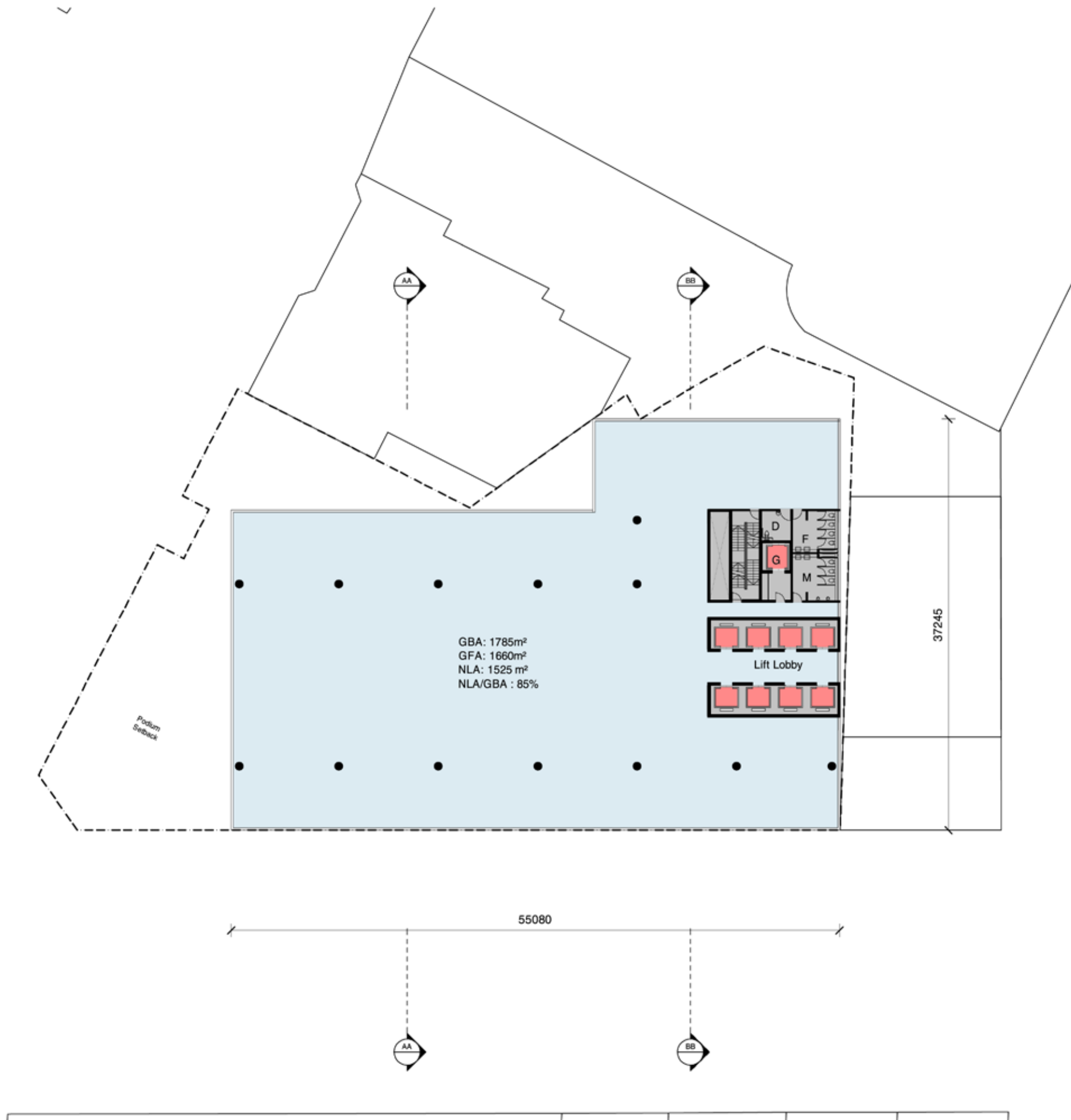
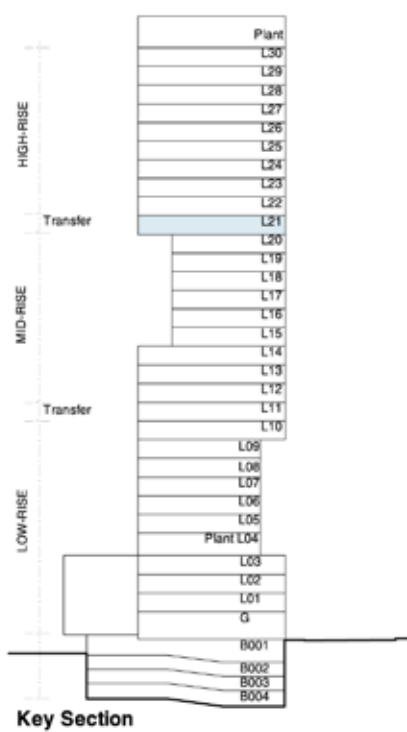
WINTEN
PROPERTY
GROUP

Concept Plan Application - Preferred Project
S10825 September 2010

PA02-10 [Rev A]
Level 21 Plan

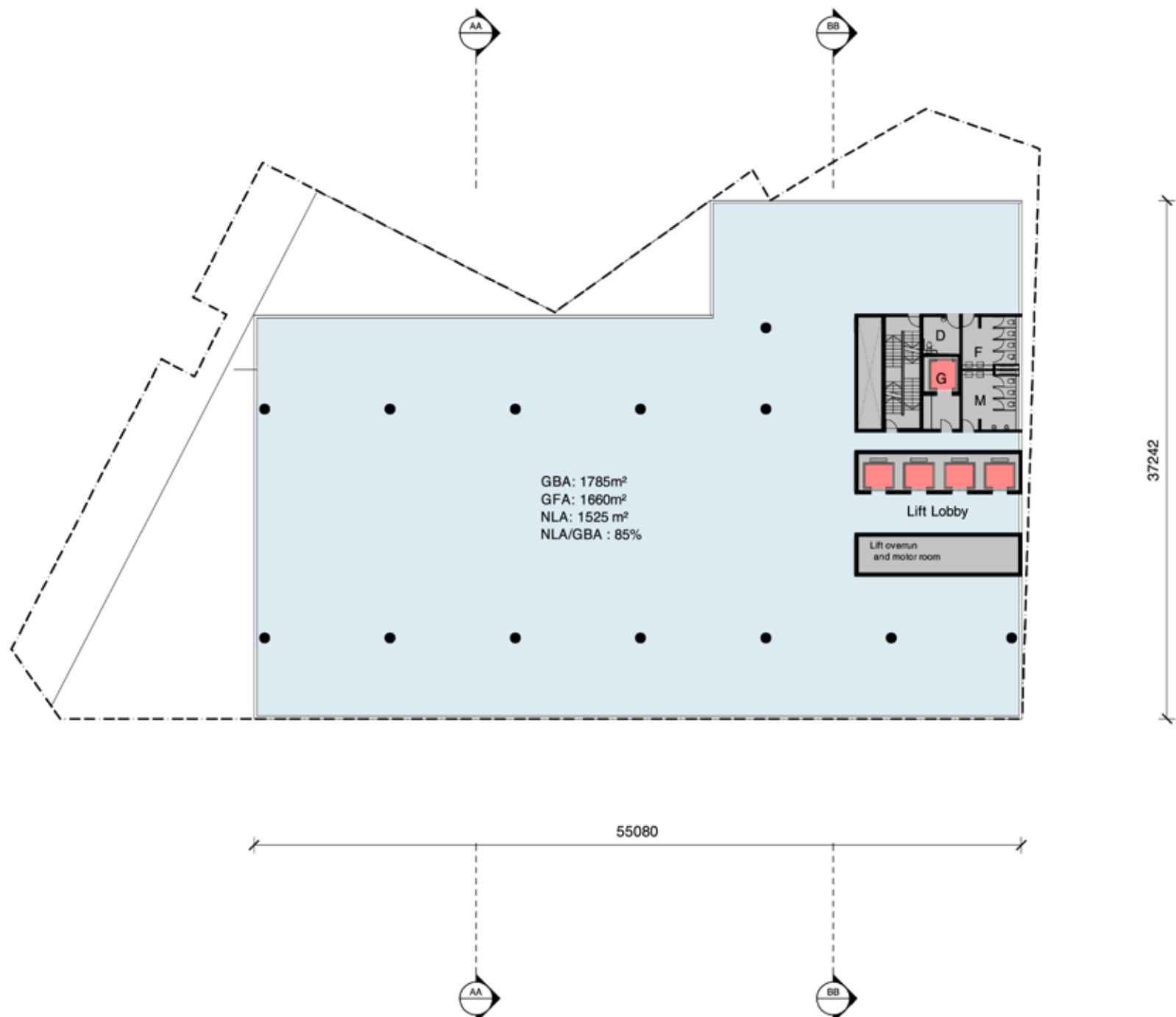
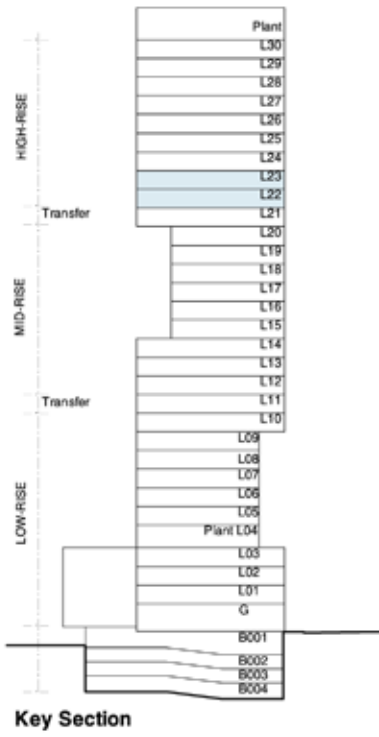


Scale 1:400



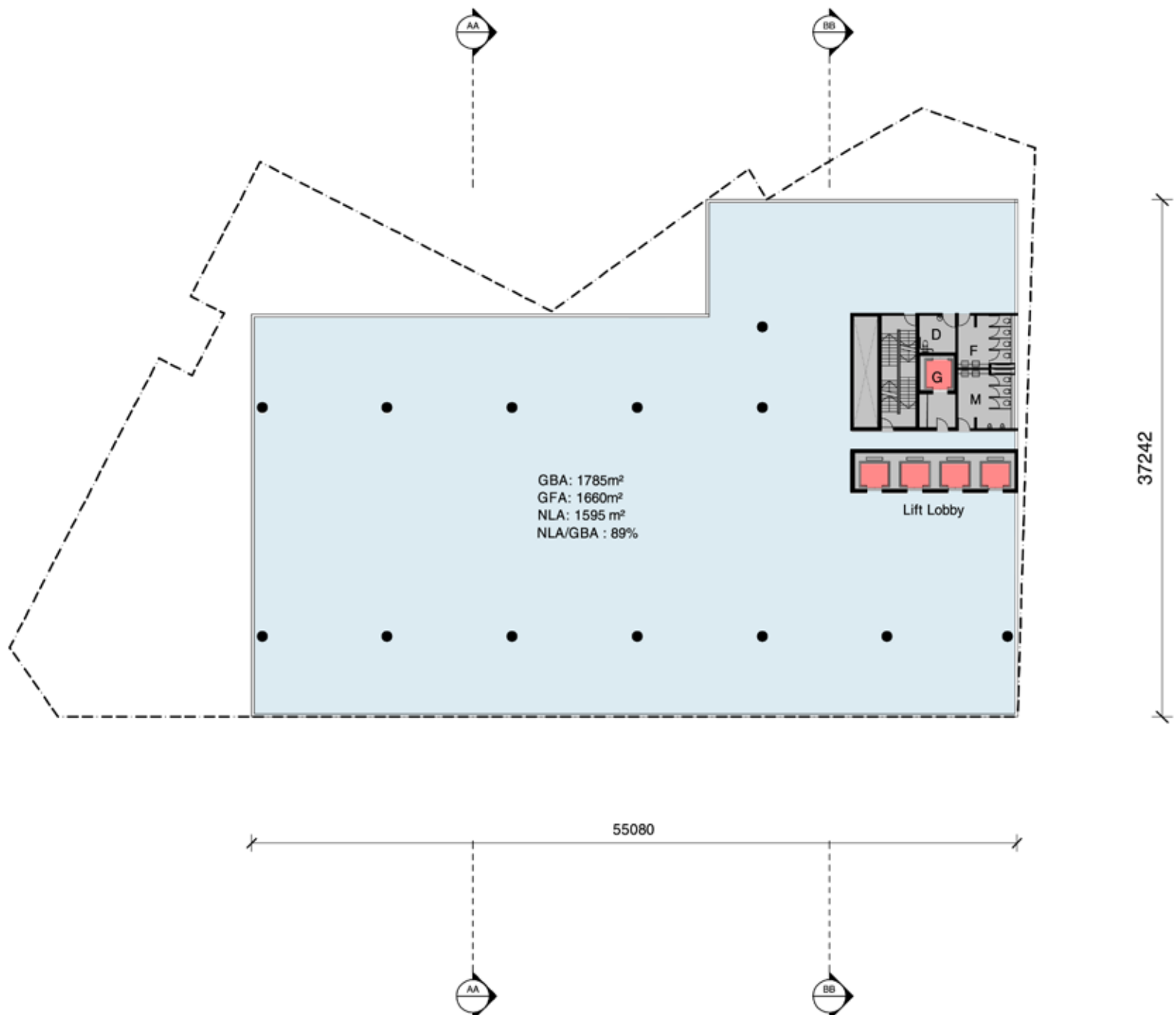
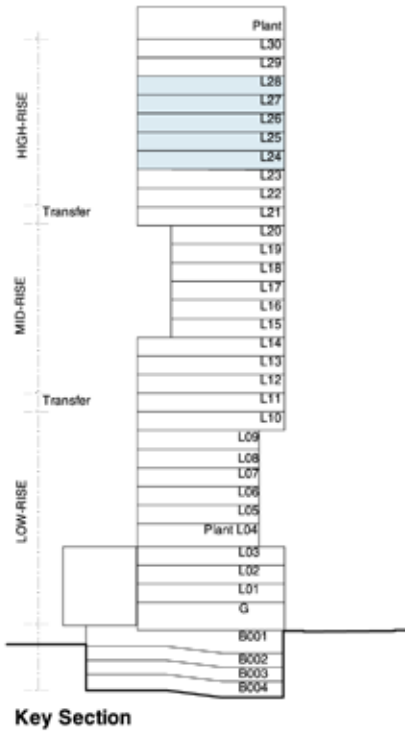


Scale 1:400





Scale 1:400





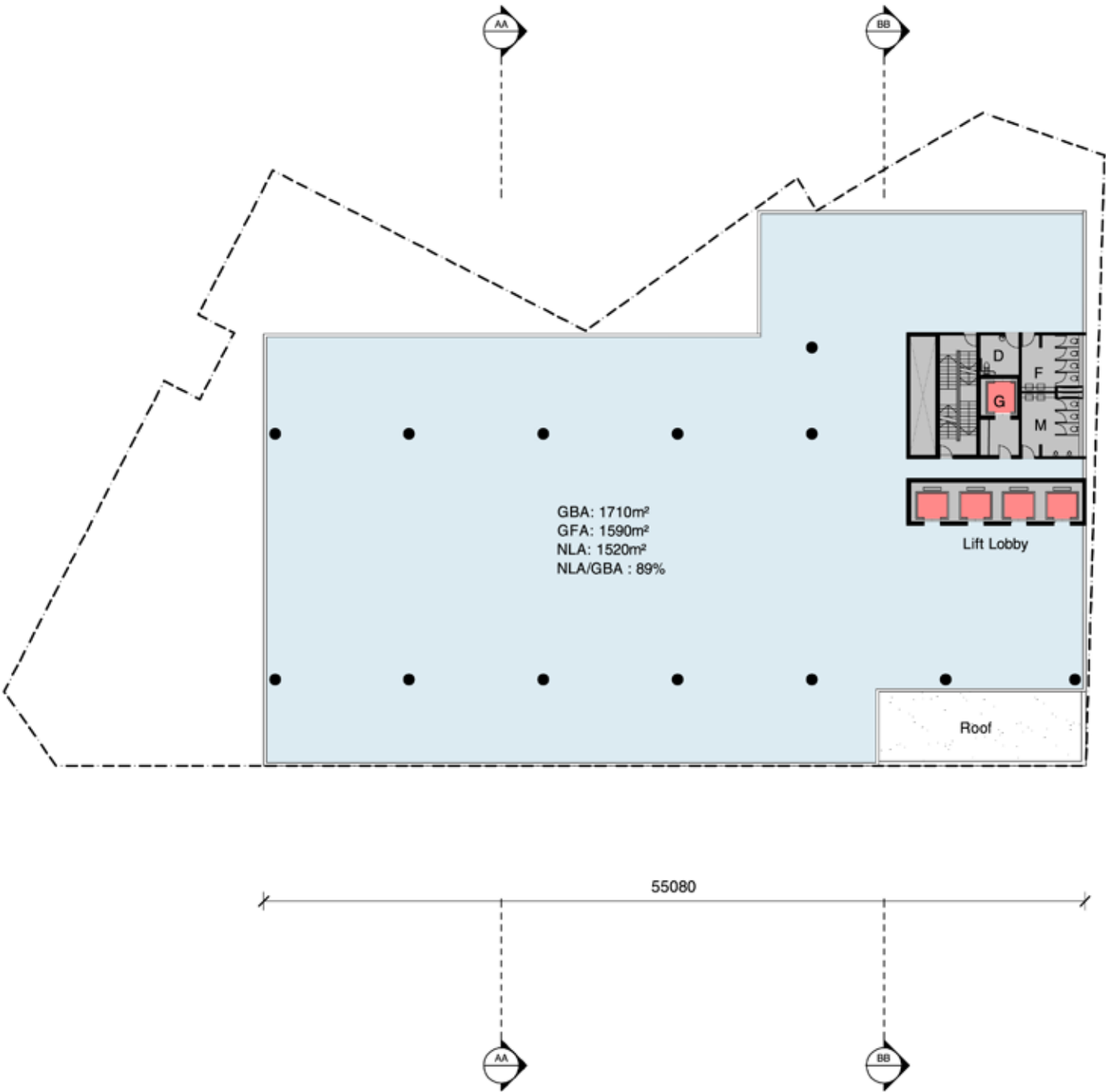
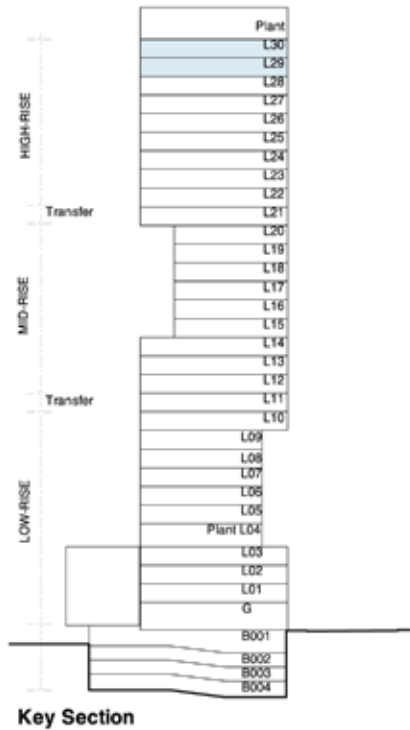
Concept Plan Application - Preferred Project
S10825 September 2010

PA02-121 [Rev A]
Level 29-30 Plan



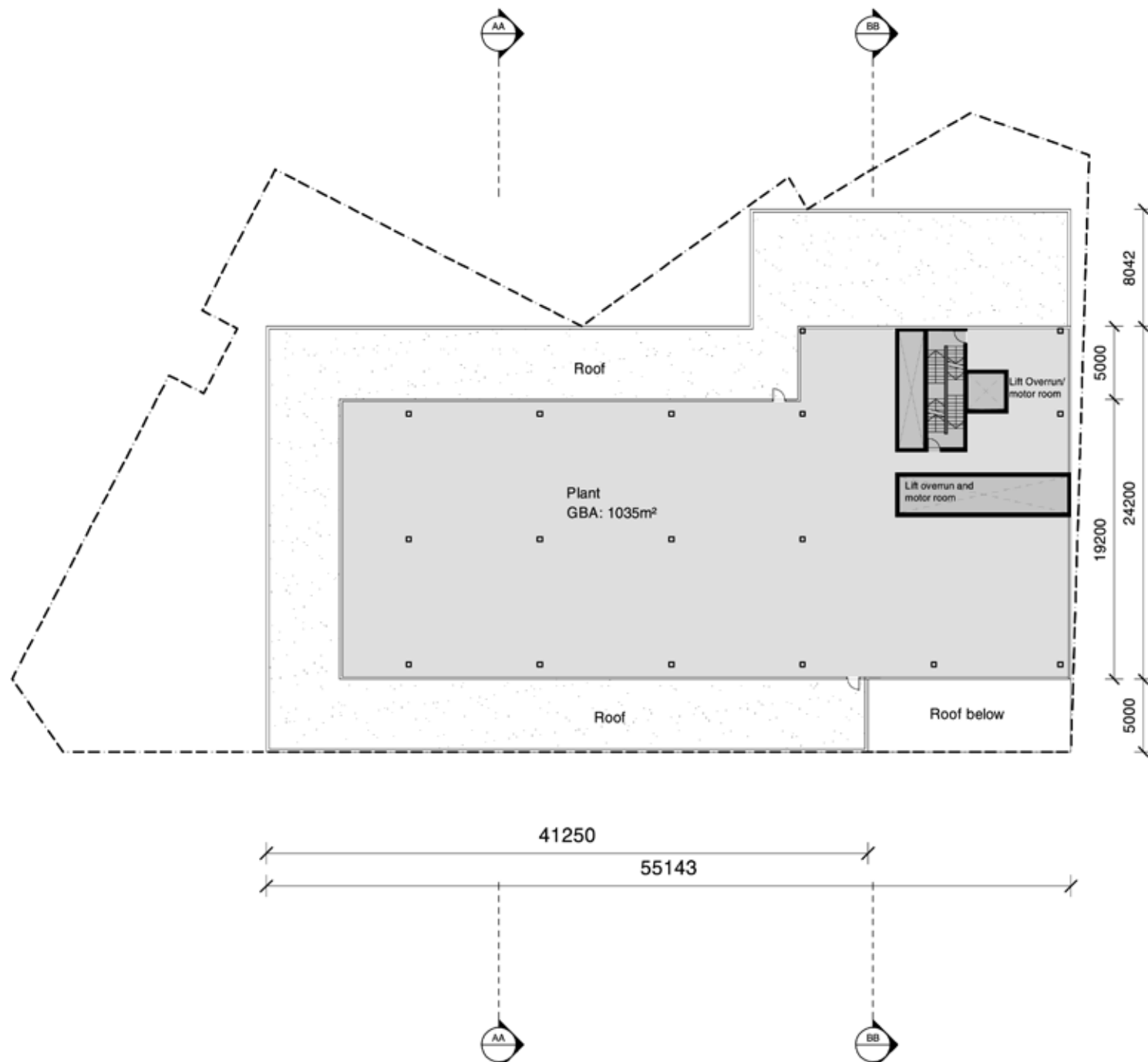
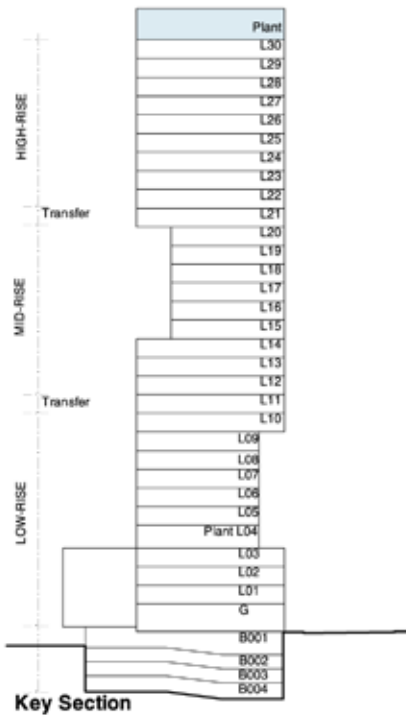
North

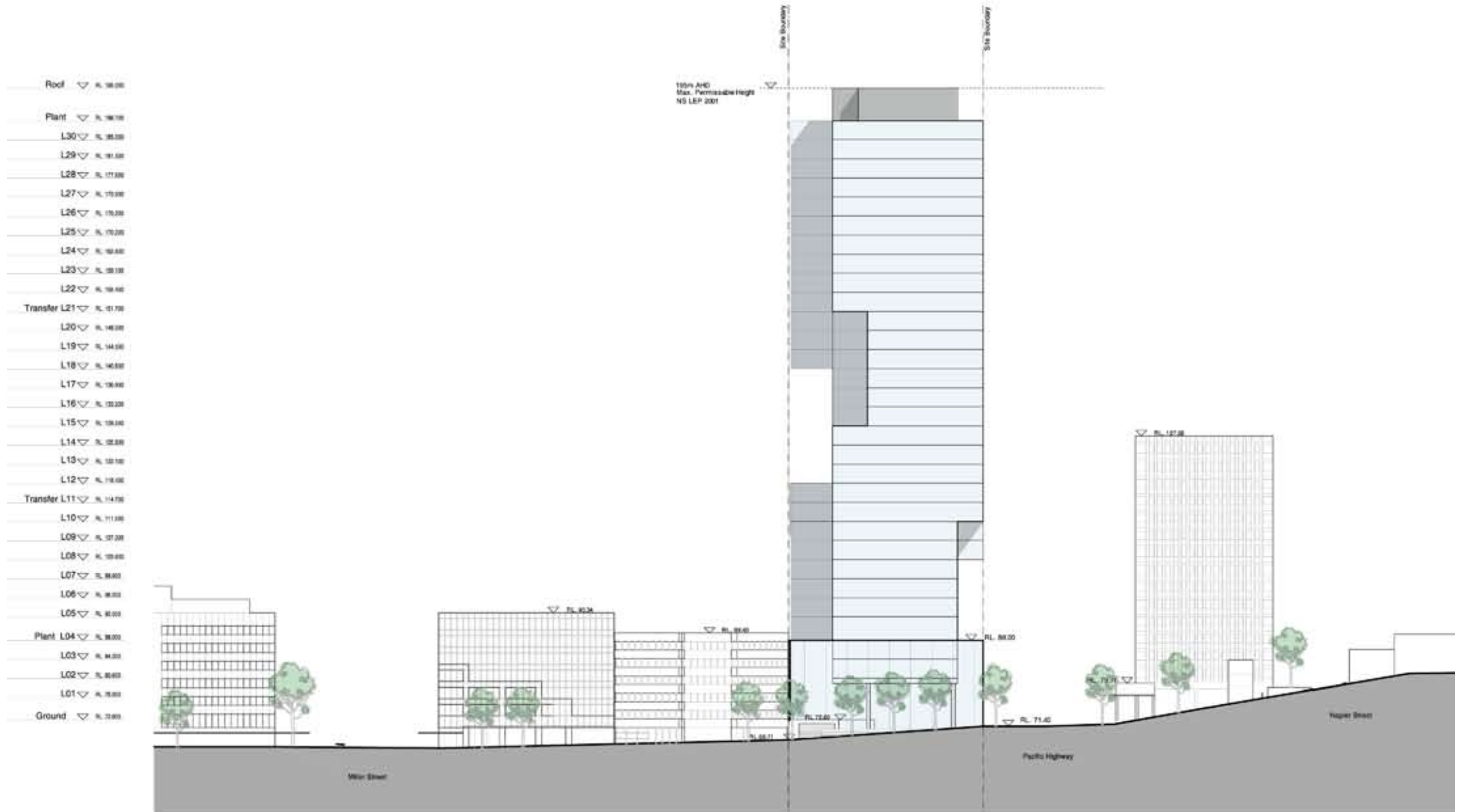
Scale 1:400





Scale 1:400

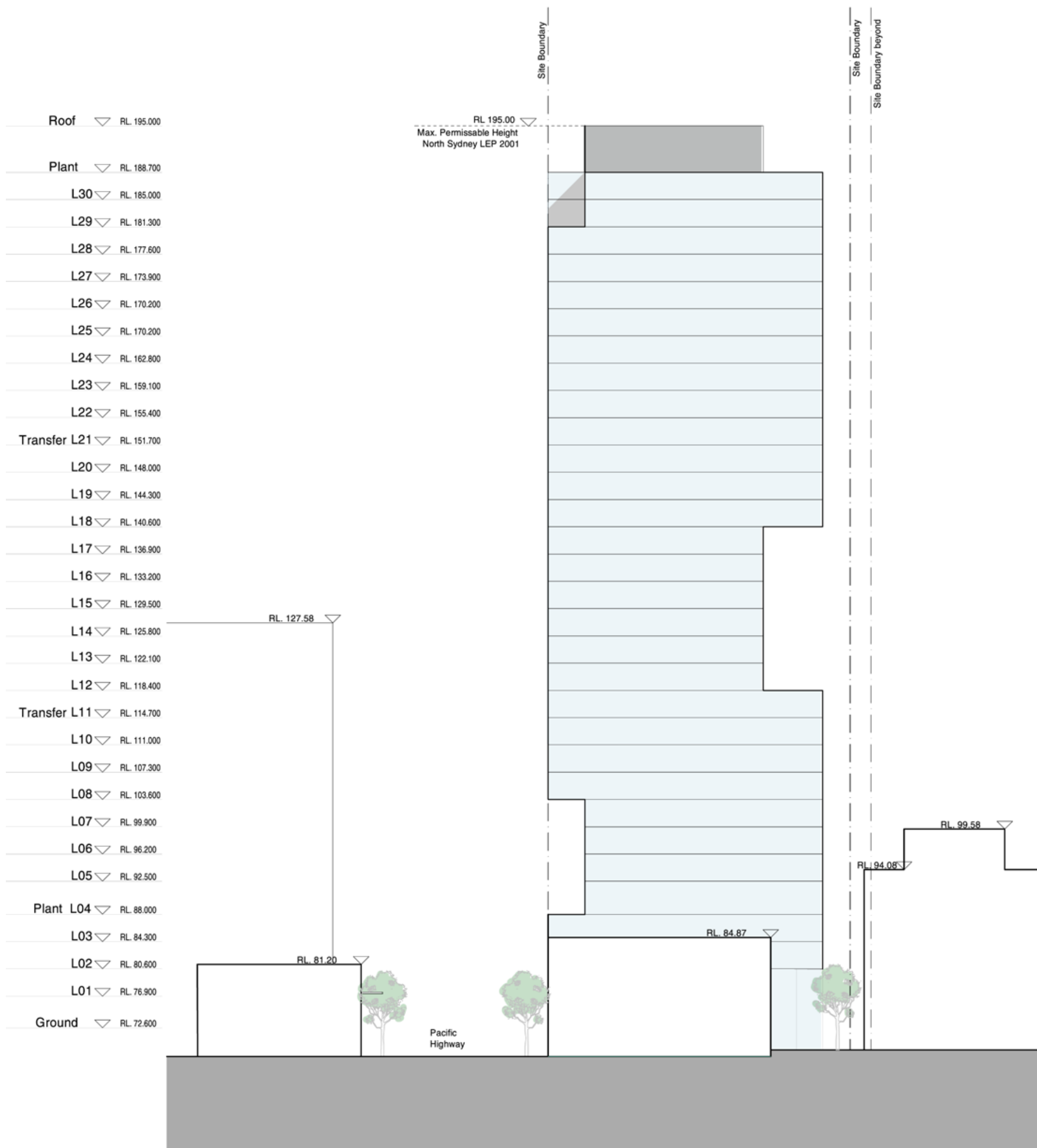


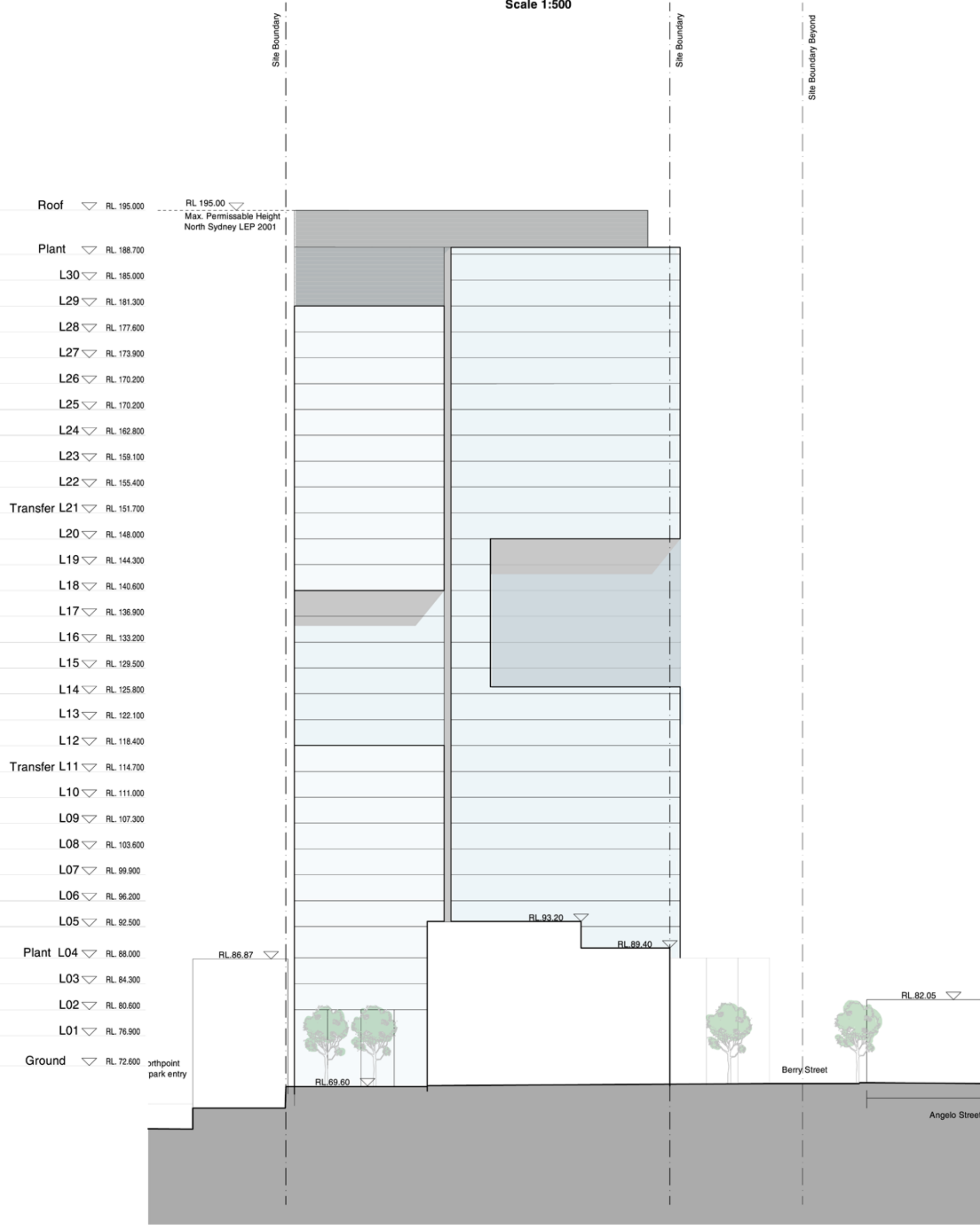


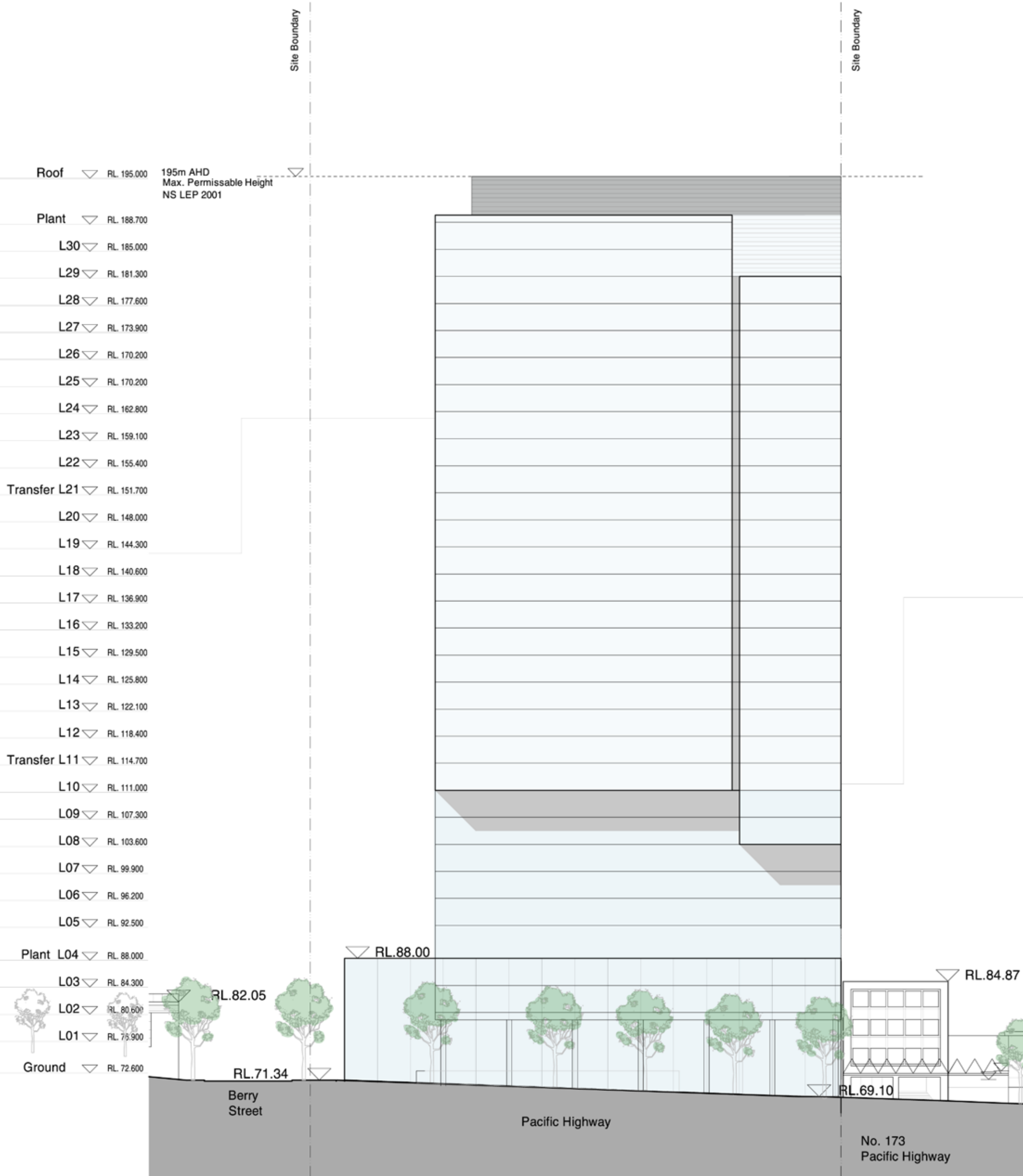
Berry Street Elevation Scale 1:1000

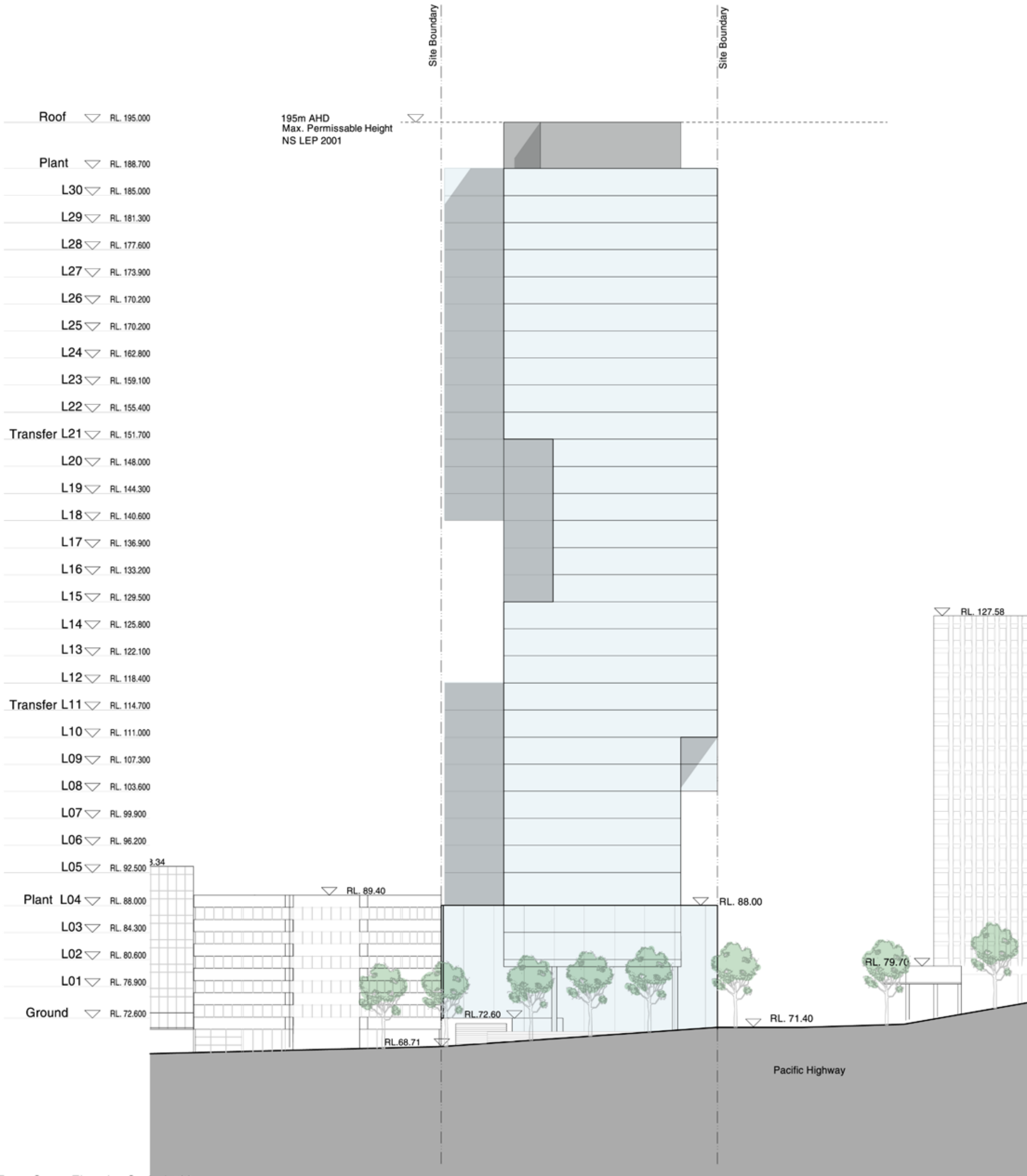


Pacific Highway Elevation Scale 1:1000















Architectural Design Statement
S10825 September 2010

Schedule of Areas

BATESSMART
22.09.10
Area Schedule

S10825 - Norberry Terrace

Level	Floor to Floor Height	Location	Use	GBA (m²)	GFA (m²)	NLA (m²)	NLA/GBA %	Parking Numbers
				GBA/GFA = 93%				
Level 31 Plant				Plant				
Level 30	3700	High Rise	Commercial	1710	1590	1520	89%	
Level 29	3700	High Rise	Commercial	1710	1590	1520	89%	
Level 28	3700	High Rise	Commercial	1785	1660	1595	89%	
Level 27	3700	High Rise	Commercial	1785	1660	1595	89%	
Level 26	3700	High Rise	Commercial	1785	1660	1595	89%	
Level 25	3700	High Rise	Commercial	1785	1660	1595	89%	
Level 24	3700	High Rise	Commercial	1785	1660	1595	89%	
Level 23 (lift motor room)	3700	High Rise	Commercial	1785	1660	1525	85%	
Level 22 (lift overrun)	3700	High Rise	Commercial	1785	1660	1525	85%	
Level 21 (transfer)	3700	Mid Rise	Commercial	1785	1660	1525	85%	
Level 20	3700	Mid Rise	Commercial	1625	1510	1365	84%	
Level 19	3700	Mid Rise	Commercial	1625	1510	1365	84%	
Level 18	3700	Mid Rise	Commercial	1625	1510	1365	84%	
Level 17	3700	Mid Rise	Commercial	1440	1340	1185	83%	
Level 16	3700	Mid Rise	Commercial	1440	1340	1185	83%	
Level 15	3700	Mid Rise	Commercial	1440	1340	1185	83%	
Level 14	3700	Mid Rise	Commercial	1600	1490	1345	84%	
Level 13 (lift motor room)	3700	Mid Rise	Commercial	1600	1490	1310	82%	
Level 12 (lift overrun)	3700	Mid Rise	Commercial	1600	1490	1310	82%	
Level 11 (transfer)	3700	Low Rise	Commercial	1785	1660	1490	82%	
Level 10	3700	Low Rise	Commercial	1785	1660	1525	84%	
Level 09	3700	Low Rise	Commercial	1580	1470	1320	83%	
Level 08	3700	Low Rise	Commercial	1580	1470	1320	83%	
Level 07	3700	Low Rise	Commercial	1510	1405	1250	83%	
Level 06	3700	Low Rise	Commercial	1510	1405	1250	83%	
Level 05	3700	Low Rise	Commercial	1510	1405	1250	83%	
Level 04	4500	Low Rise	Plant					
Level 03	3700	Low Rise (Podium)	Commercial	1510	1405	1250	83%	
Level 02	3700	Low Rise (Podium)	Commercial	1510	1405	1250	83%	
Level 01	3700	Low Rise (Podium)	Void					
Ground 00	4300	Low Rise (Podium)	Lobby/Commercial	2145	1995	100	n/a	
Level B001	4350	Basement	Loading Dock/Parking	2260				8
Level B002	2800	Basement	Parking	2155				34
Level B003	2800	Basement	Parking	2155				44
Level B004	2800	Basement	Parking	2155				26
TOTAL				56845	44760	39210	85%	112

Note: Excl. 9 courier spaces

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)
		Bicycle Rails		
Proposed Carpark Efficiency (Typical Level)	51sqm/car	1 per 2500sqm GFA	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:
		(North Sydney Development Control Plan)		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, and
Motorcycle parking Summary				b) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts, and
1 motorcycle space per 10 car spaces		Proposed Bicycle Lockers	74	c) car parking needed to meet any requirements of the Council and any internal access thereto, and
Total Allowable motorcycle spaces	11	Proposed Bicycle Rails	17	d) space for the loading and unloading of goods