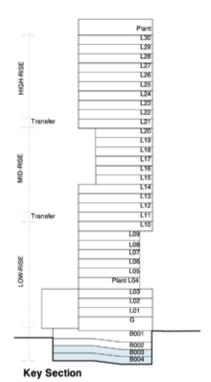
North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

WINTEN
PROPERTY
GROUP

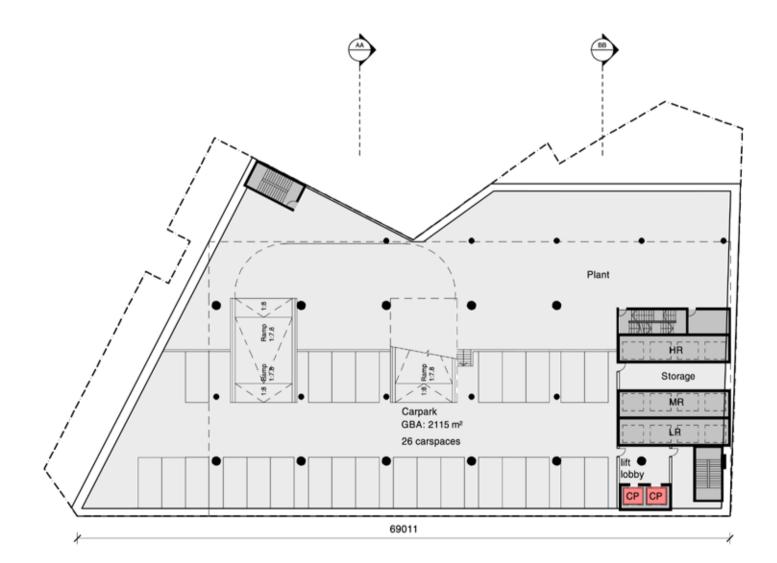


Concept Plan Application - Preferred Project S10825 September 2010

PA02-004 [Rev A] Basement Level 004 Plan



Scale 1:400



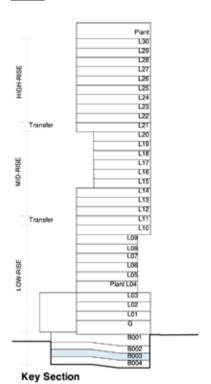


35135

North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

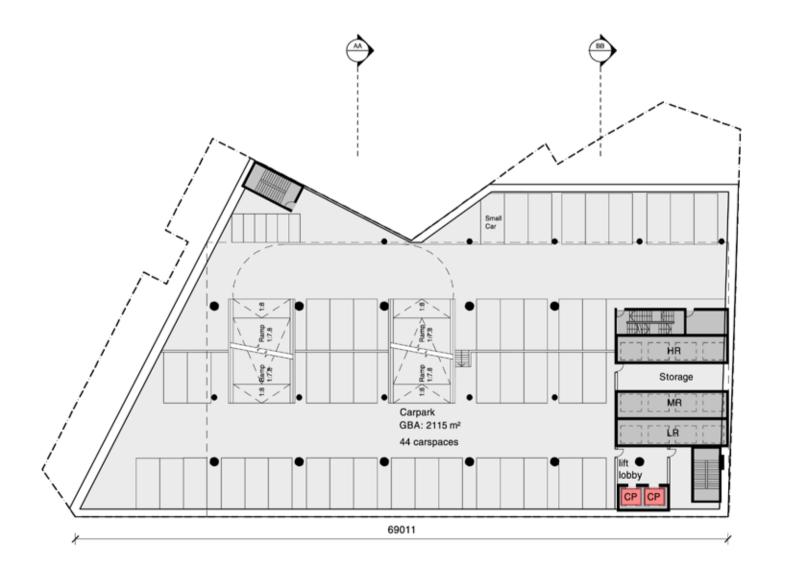
WINTEN
PROPERTY
GROUP



Concept Plan Application - Preferred Project S10825 September 2010

PA02-003 [Rev A] Basement Level 003 Plan









North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

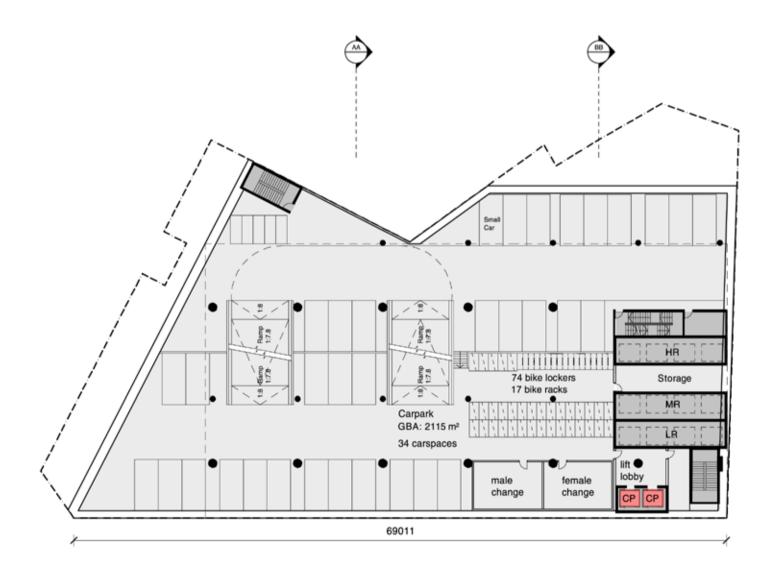
WINTEN **PROPERTY** GROUP

Plant
L30
L29
L26
L27
L26
L25
L27
L20
L19
L18
L17
L16
L15
L17
L17
L10 L06 L07 L06 L05 L03 L02 L01 B001 **Key Section**

Concept Plan Application - Preferred Project S10825 September 2010

PA02-002 [Rev A] Basement Level 002 Plan





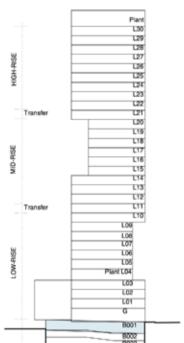




North Sydney Commerce Centre 177-199 Pacific Highway, North Sydney



GROUP



Concept Plan Application - Preferred Project S10825 September 2010

PA02-001 [Rev A] Basement Level 001 Plan



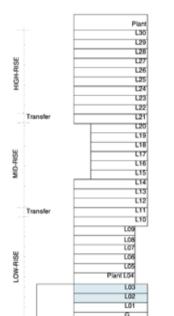


North Sydney Commerce Centre 177-199 Pacific Highway, North Sydney



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





Concept Plan Application - Preferred Project S10825 September 2010

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



Scale 1:400



69402

Pacific Hwy

North Sydney Commerce Centre

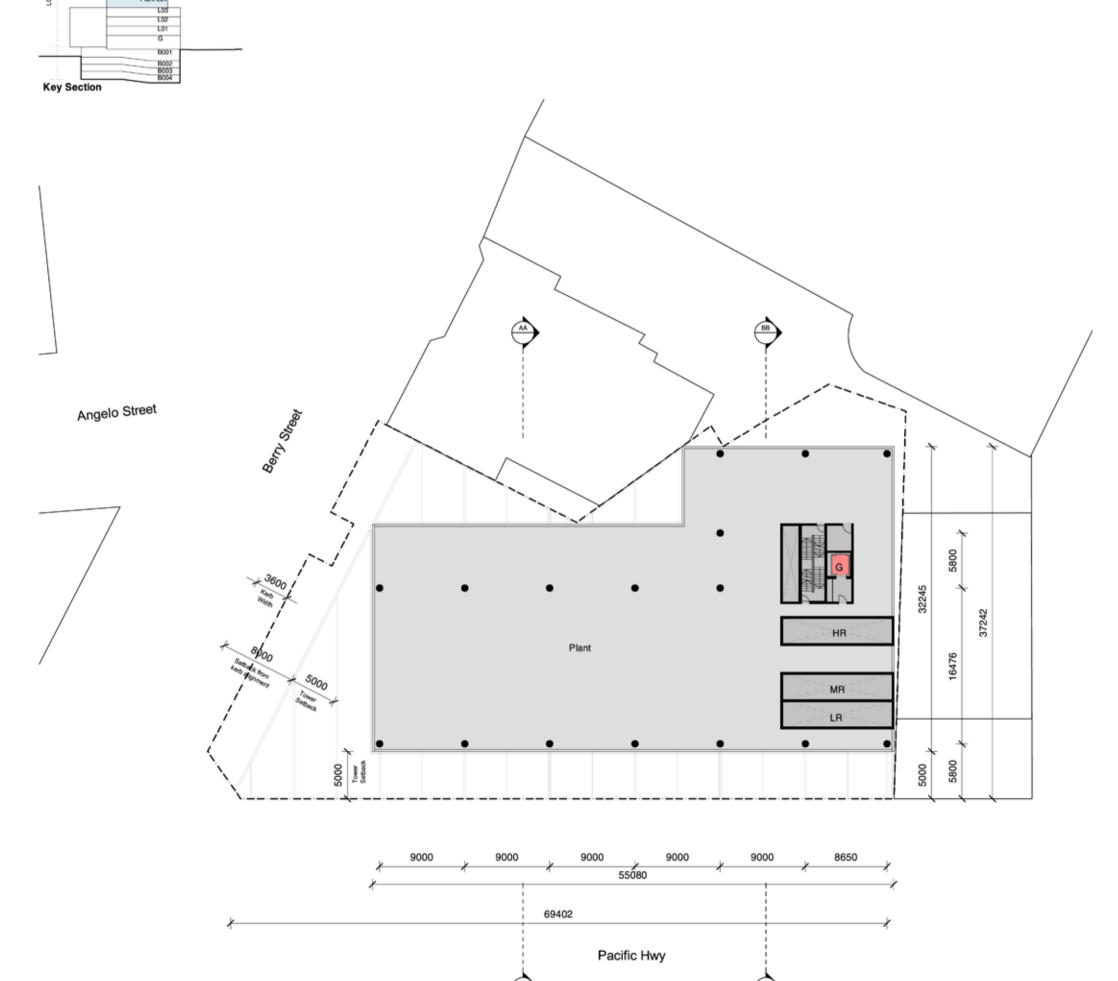
177-199 Pacific Highway, North Sydney



Concept Plan Application - Preferred Project S10825 September 2010

PA02-02 [Rev A] Level 04 Plant Plan

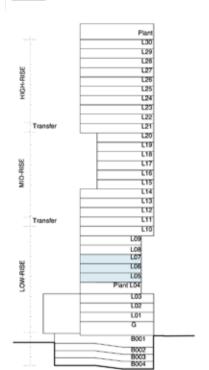




North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

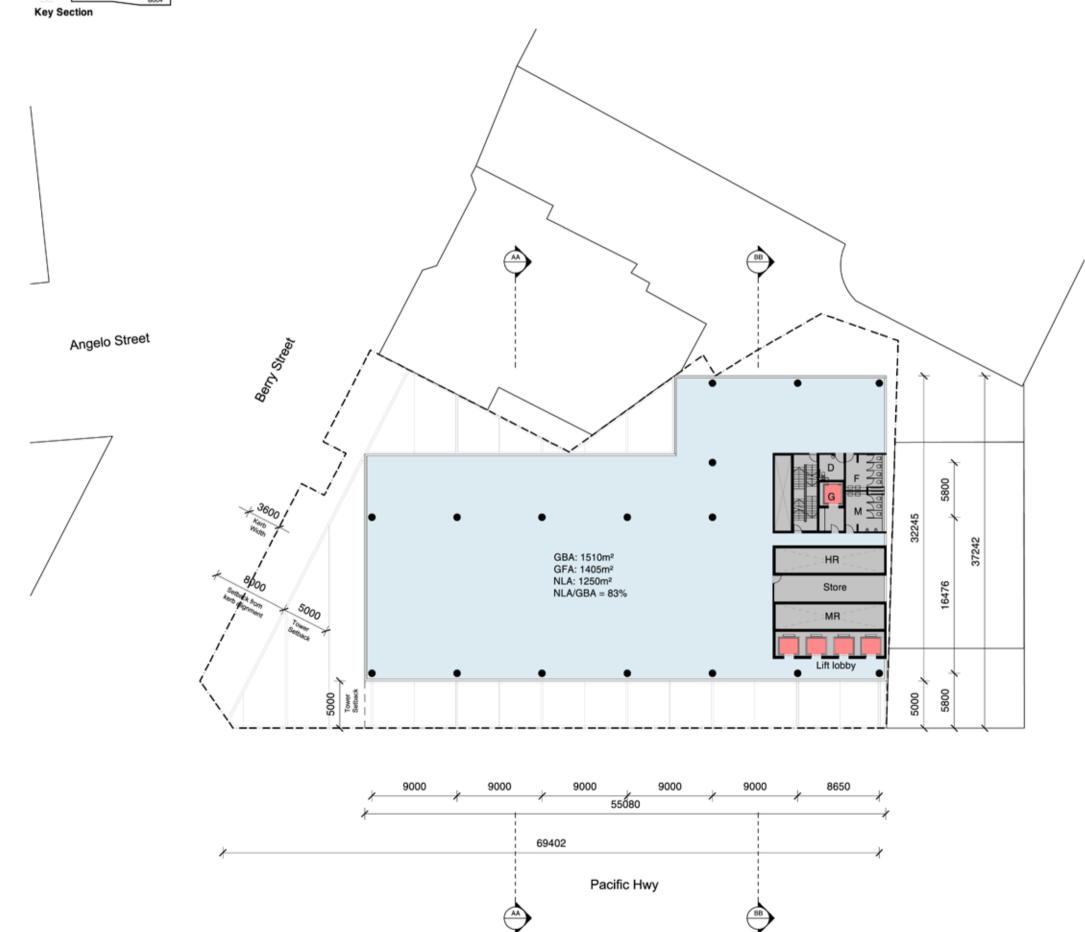




Concept Plan Application - Preferred Project S10825 September 2010

PA02-03 [Rev A] Level 05-07 Plan





North Sydney Commerce Centre

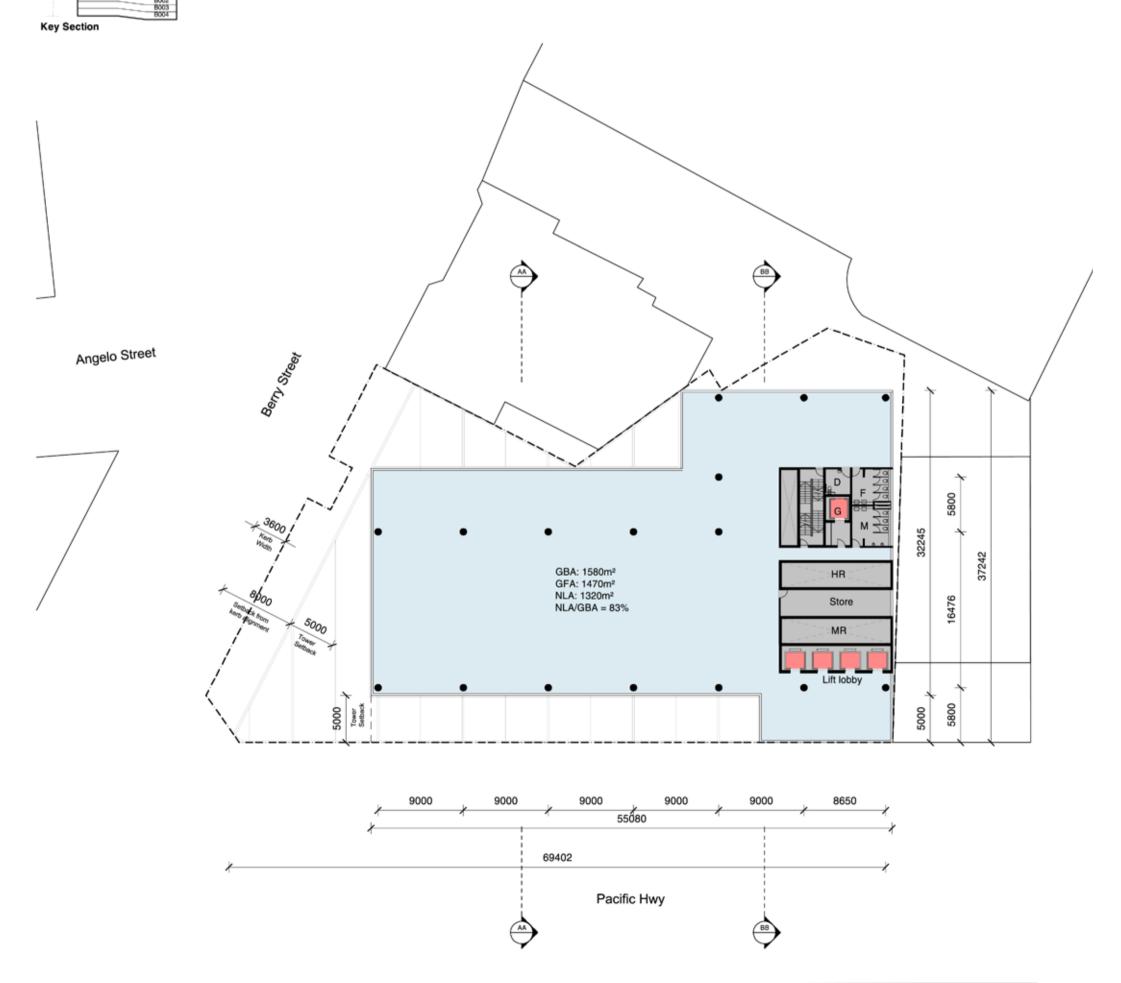
177-199 Pacific Highway, North Sydney



Concept Plan Application - Preferred Project S10825 September 2010

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





North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

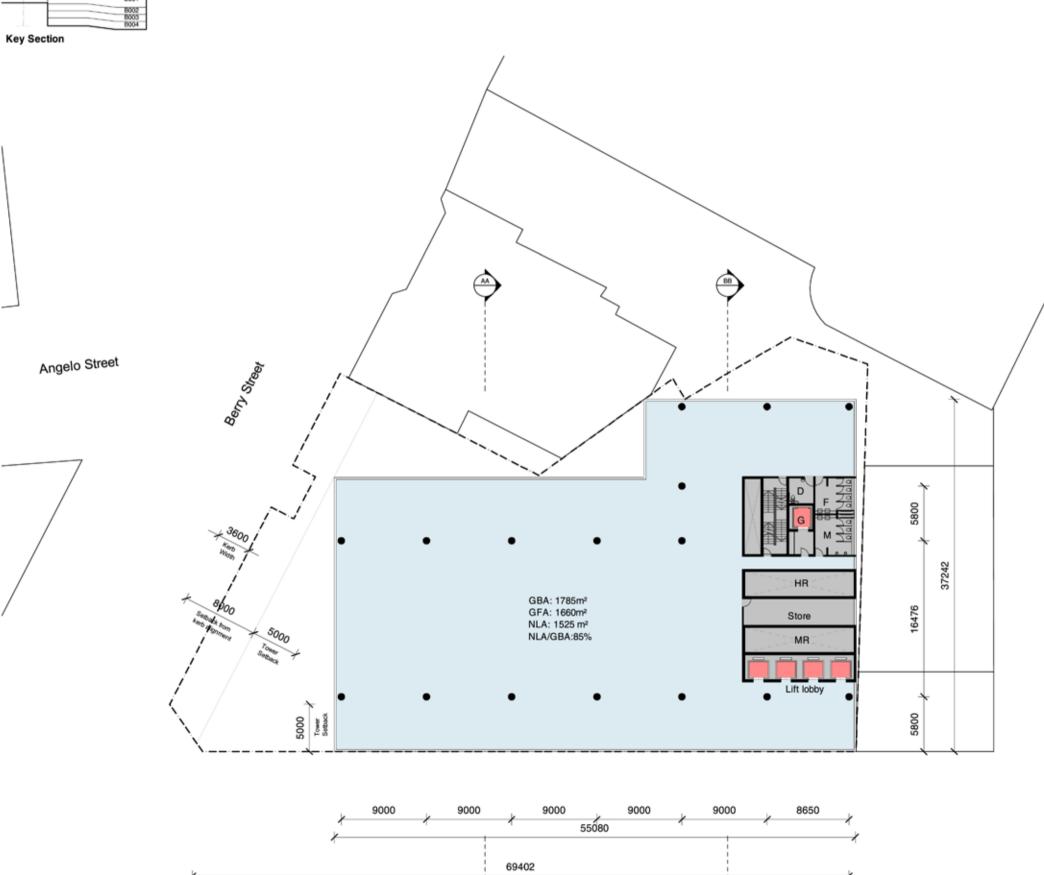


Concept Plan Application - Preferred Project S10825 September 2010

PA02-04 [Rev A] Level 10 Plan



Scale 1:400



Pacific Hwy

North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

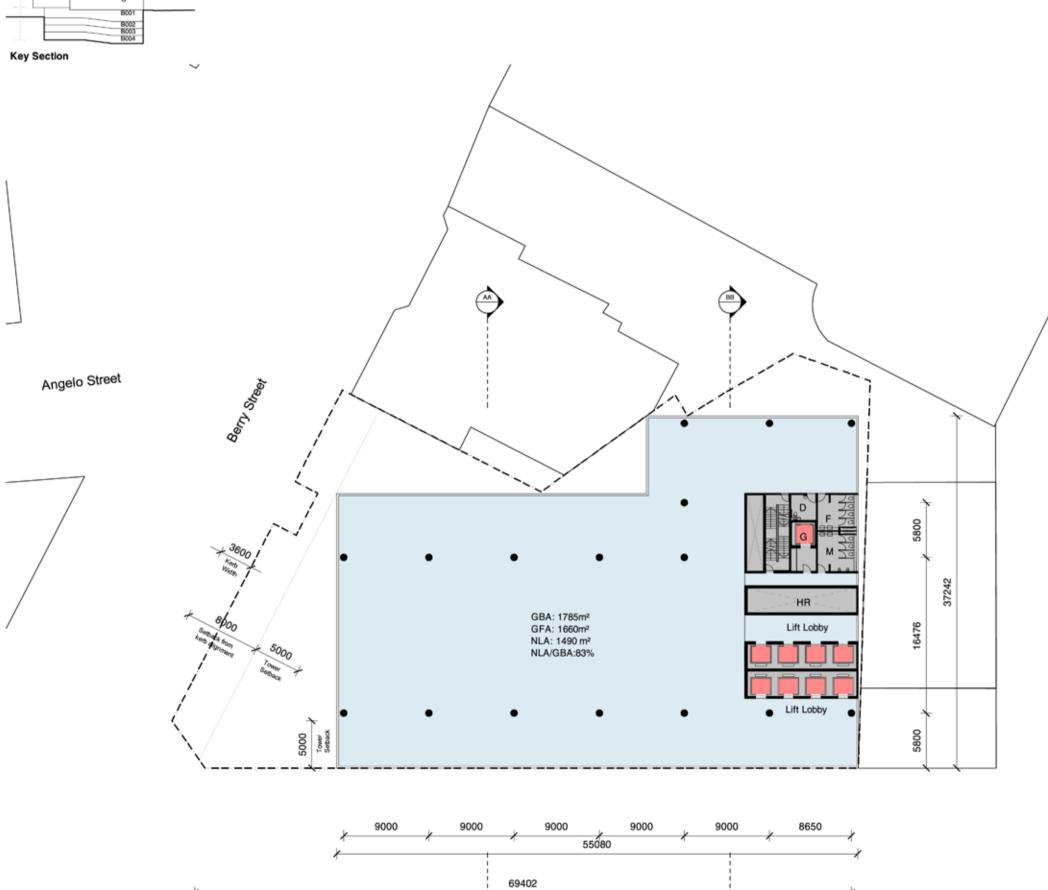


Concept Plan Application - Preferred Project S10825 September 2010

PA02-05 [Rev A] Level 11 Plan



Scale 1:400

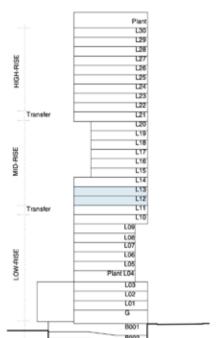


Pacific Hwy

North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney





Concept Plan Application - Preferred Project S10825 September 2010

PA02-06 [Rev A] Level 12-13 Plan





North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

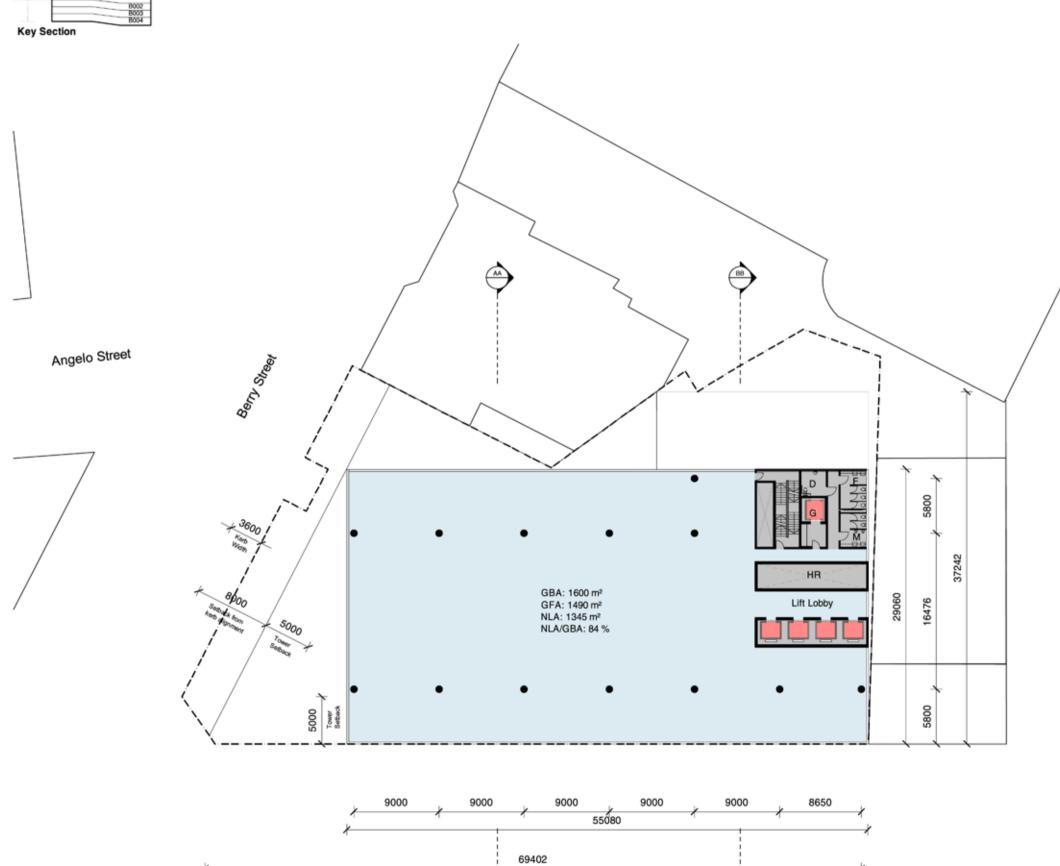


Concept Plan Application - Preferred Project S10825 September 2010

PA02-07 [Rev A] Level 14 Plan



Scale 1:400



Pacific Hwy

North Sydney Commerce Centre

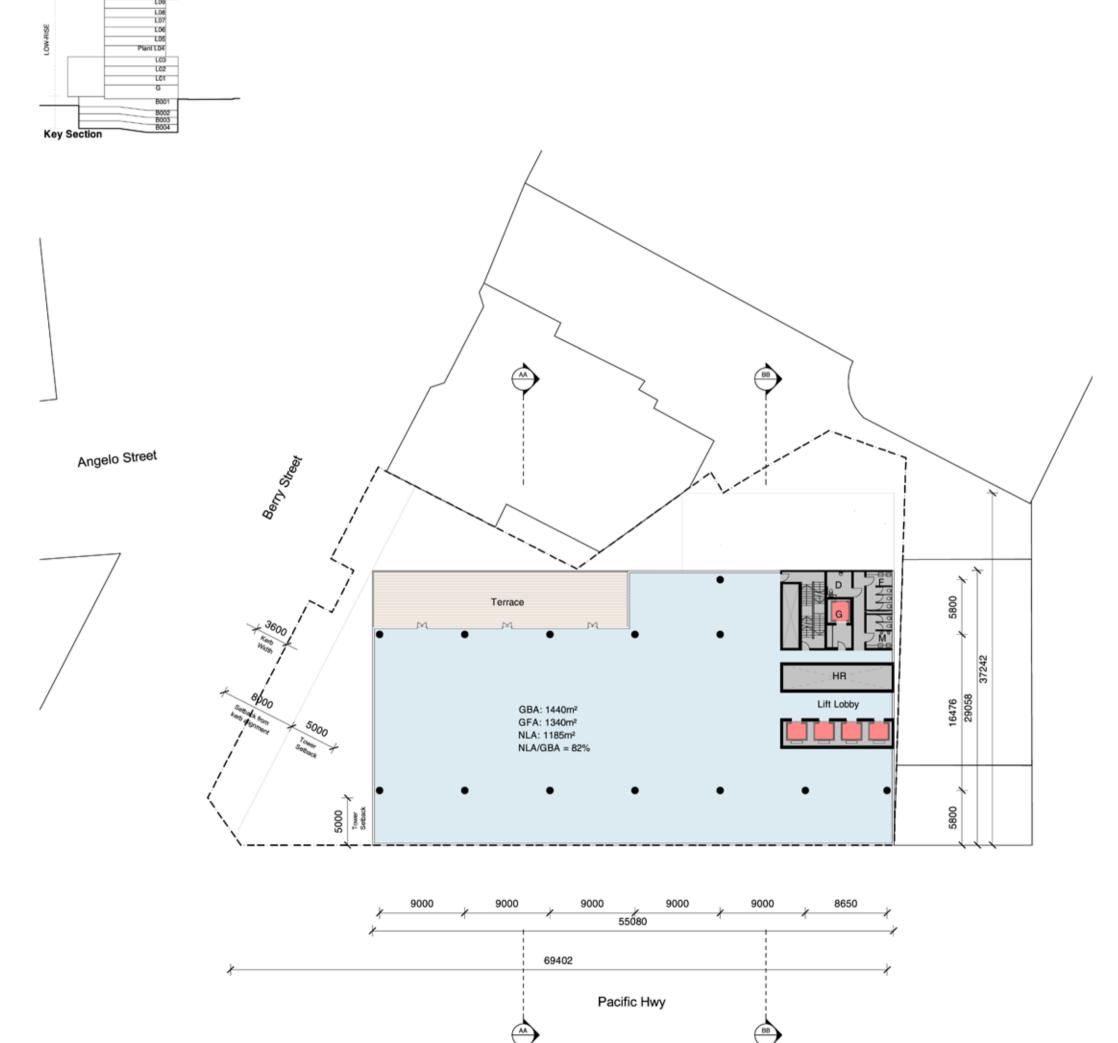
177-199 Pacific Highway, North Sydney



Concept Plan Application - Preferred Project S10825 September 2010

PA02-08 [Rev A] Level 15-17 Plan





North Sydney Commerce Centre

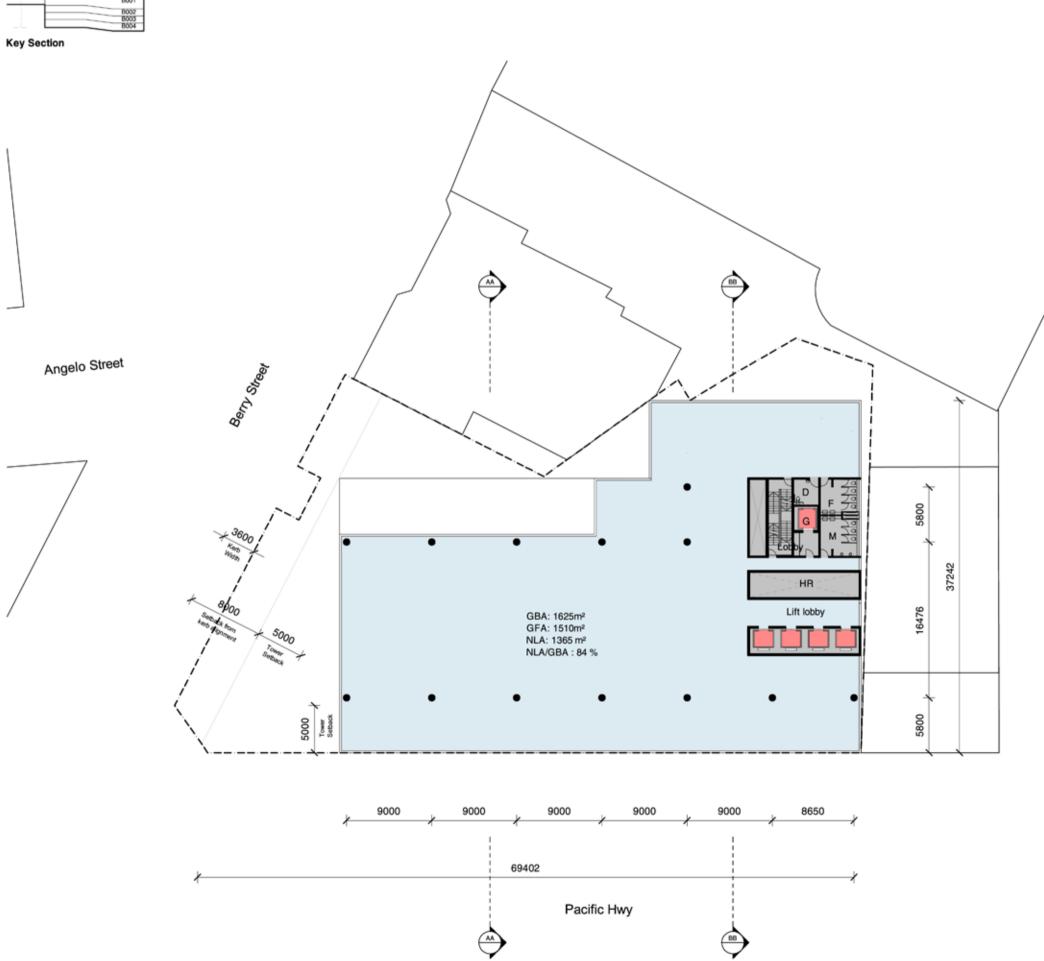
177-199 Pacific Highway, North Sydney



Concept Plan Application - Preferred Project S10825 September 2010

PA02-09 [Rev A] Level 18-20 Plan

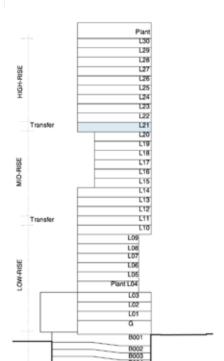




North Sydney Commerce Centre

orth Sydney





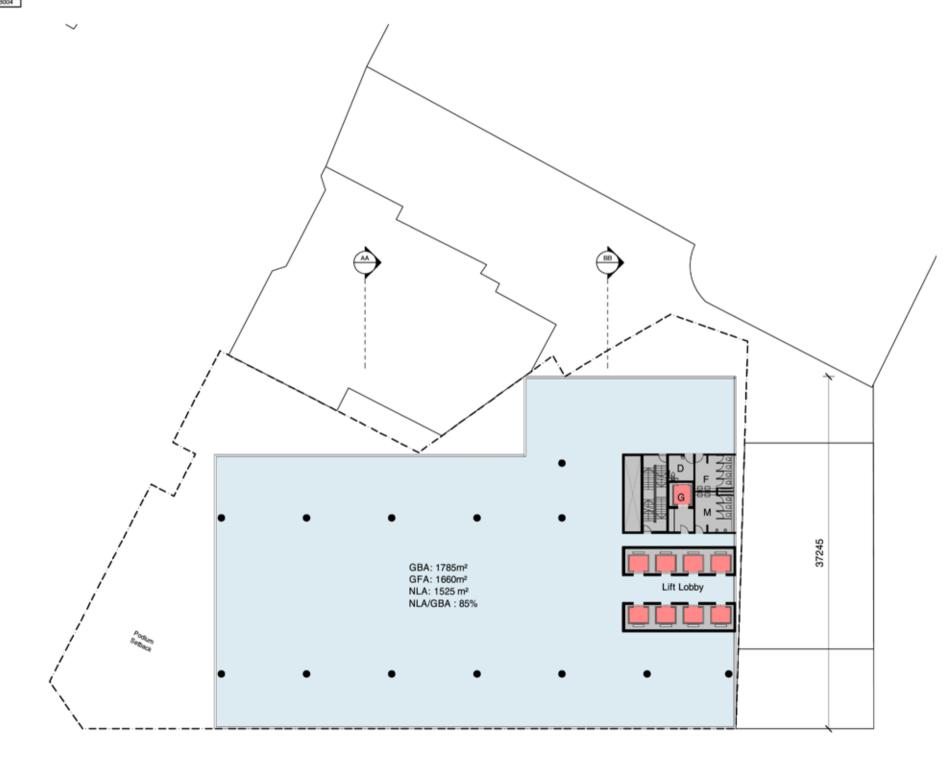
Key Section

Concept Plan Application - Preferred Project S10825 September 2010

PA02-10 [Rev A] Level 21 Plan



Scale 1:400

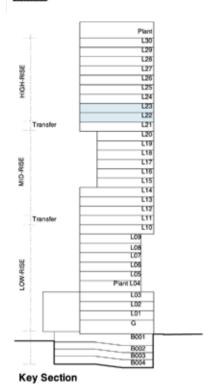


55080

North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

WINTEN PROPERTY GROUP

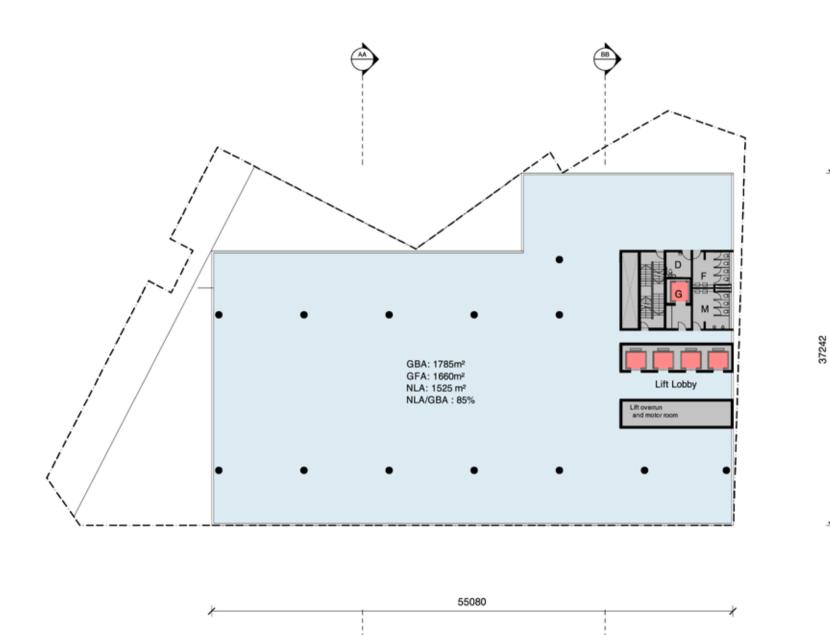


Concept Plan Application - Preferred Project S10825 September 2010

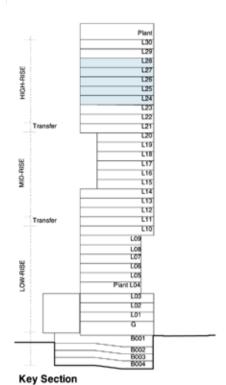
PA02-11 [Rev A] Level 22-23 Plan



Scale 1:400



WINTEN PROPERTY GROUP



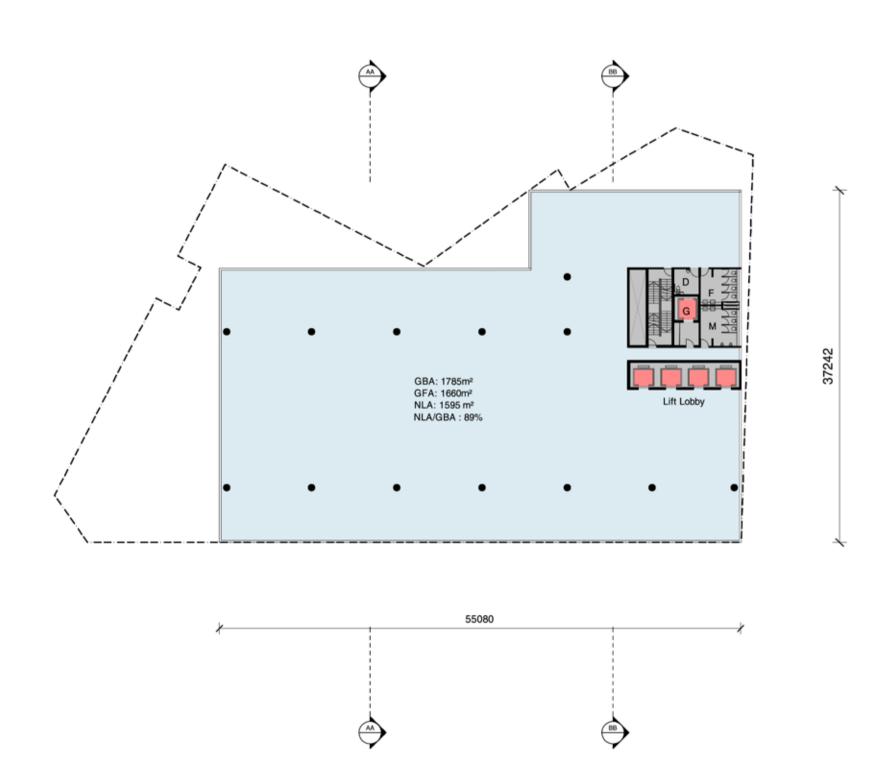
North Sydney Commerce Centre 177-199 Pacific Highway, North Sydney

Concept Plan Application - Preferred Project S10825 September 2010

PA02-12 [Rev A] Level 24-28 Plan



Scale 1:400



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

WINTEN **PROPERTY** GROUP

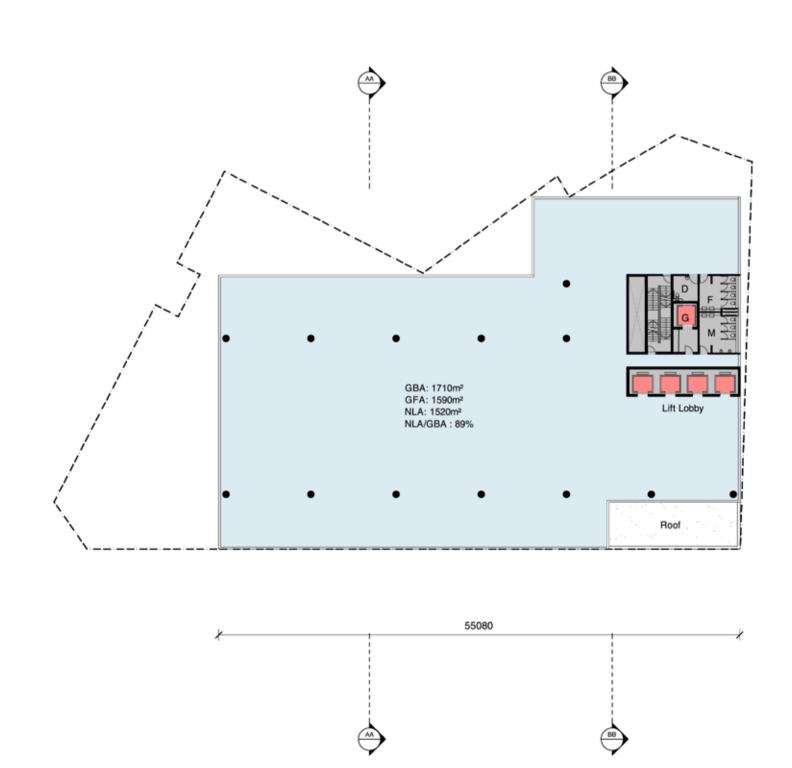
Key Section

Concept Plan Application - Preferred Project S10825 September 2010

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

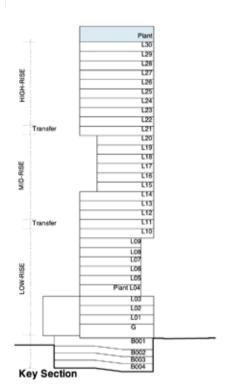


Scale 1:400



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

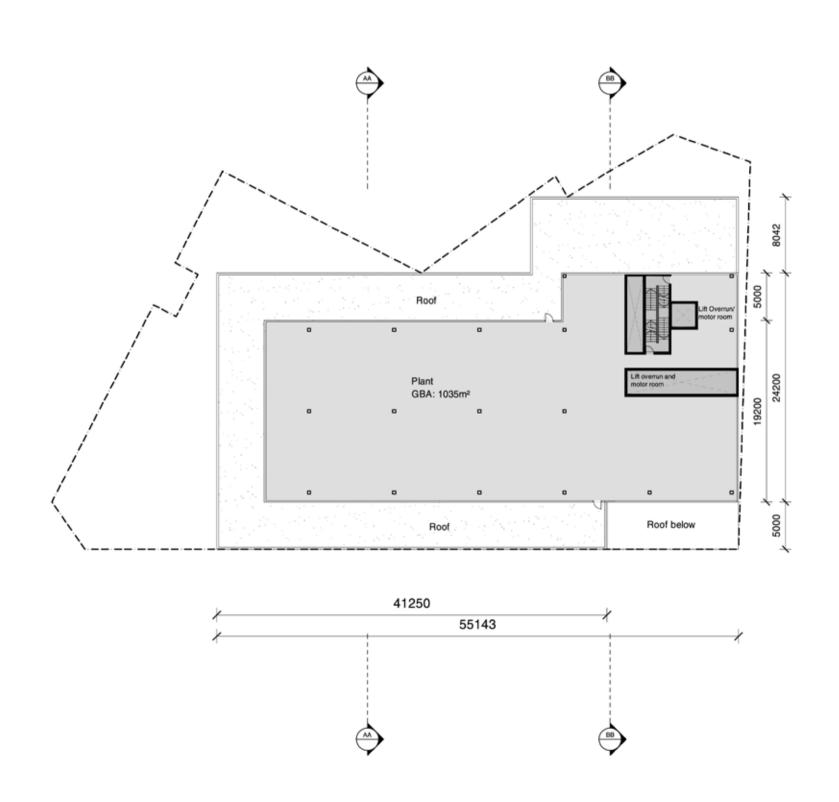




Concept Plan Application - Preferred Project S10825 September 2010

PA02-13 [Rev A] Plant Level 31 Plan







North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

Concept Plan Application - Preferred Project S10825 September 2010

PA05-01 [Rev A] Street Elevations

Scale 1:1000



Berry Street Elevation Scale 1:1000





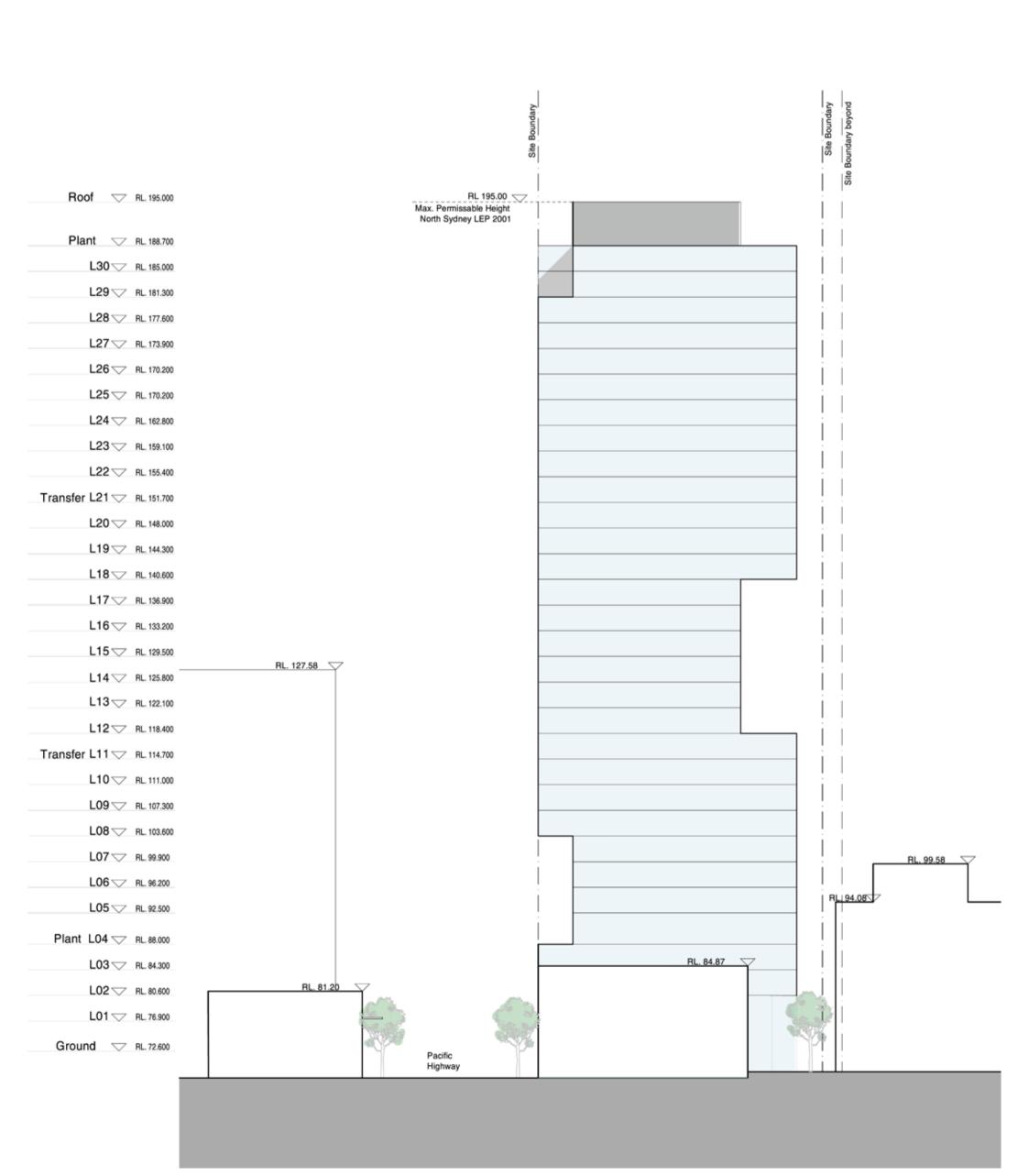


North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

Concept Plan Application - Preferred Project S10825 September 2010

PA05-02 [Rev A] South Elevation





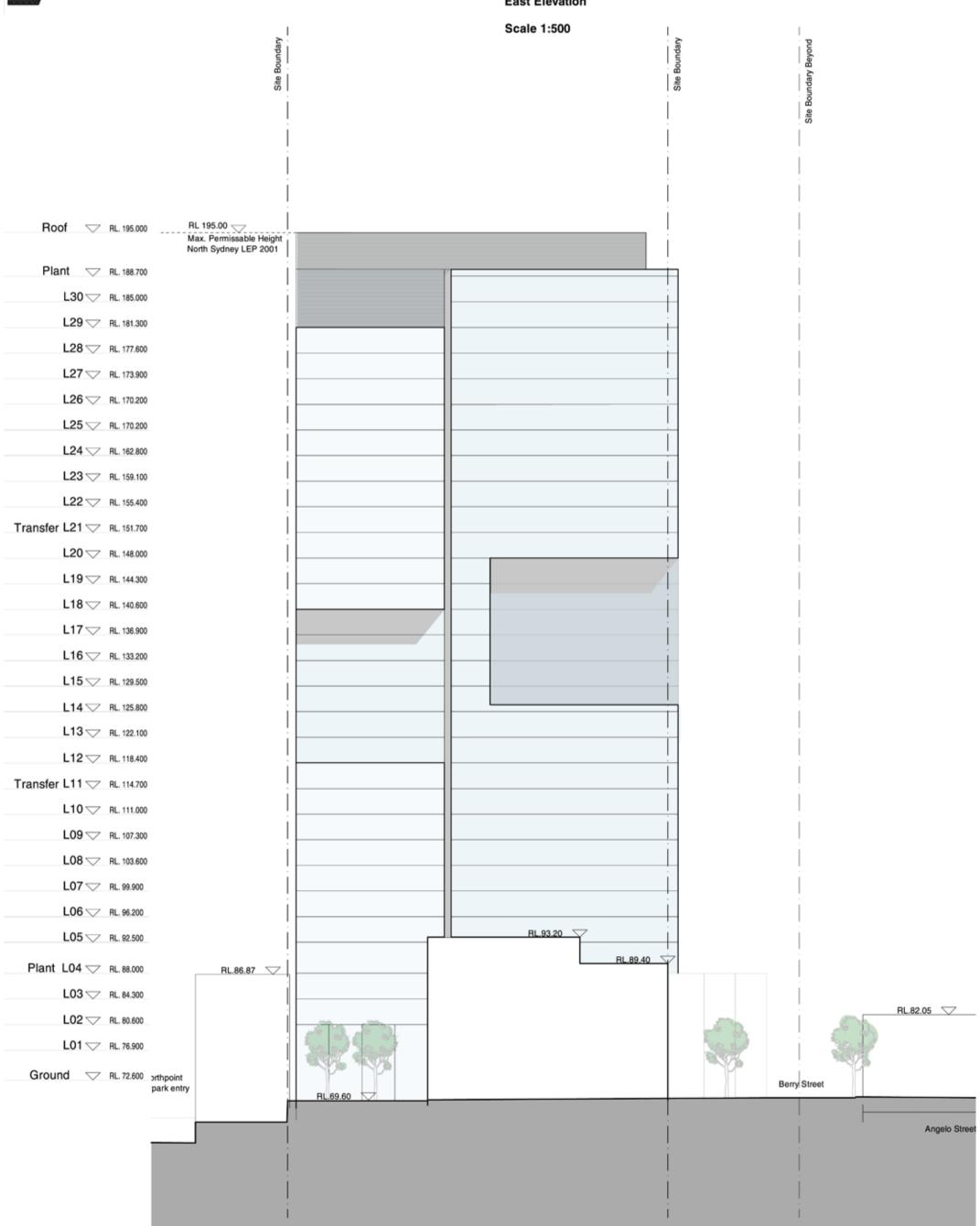
North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

Concept Plan Application - Preferred Project S10825 September 2010



PA05-03 [Rev A] East Elevation



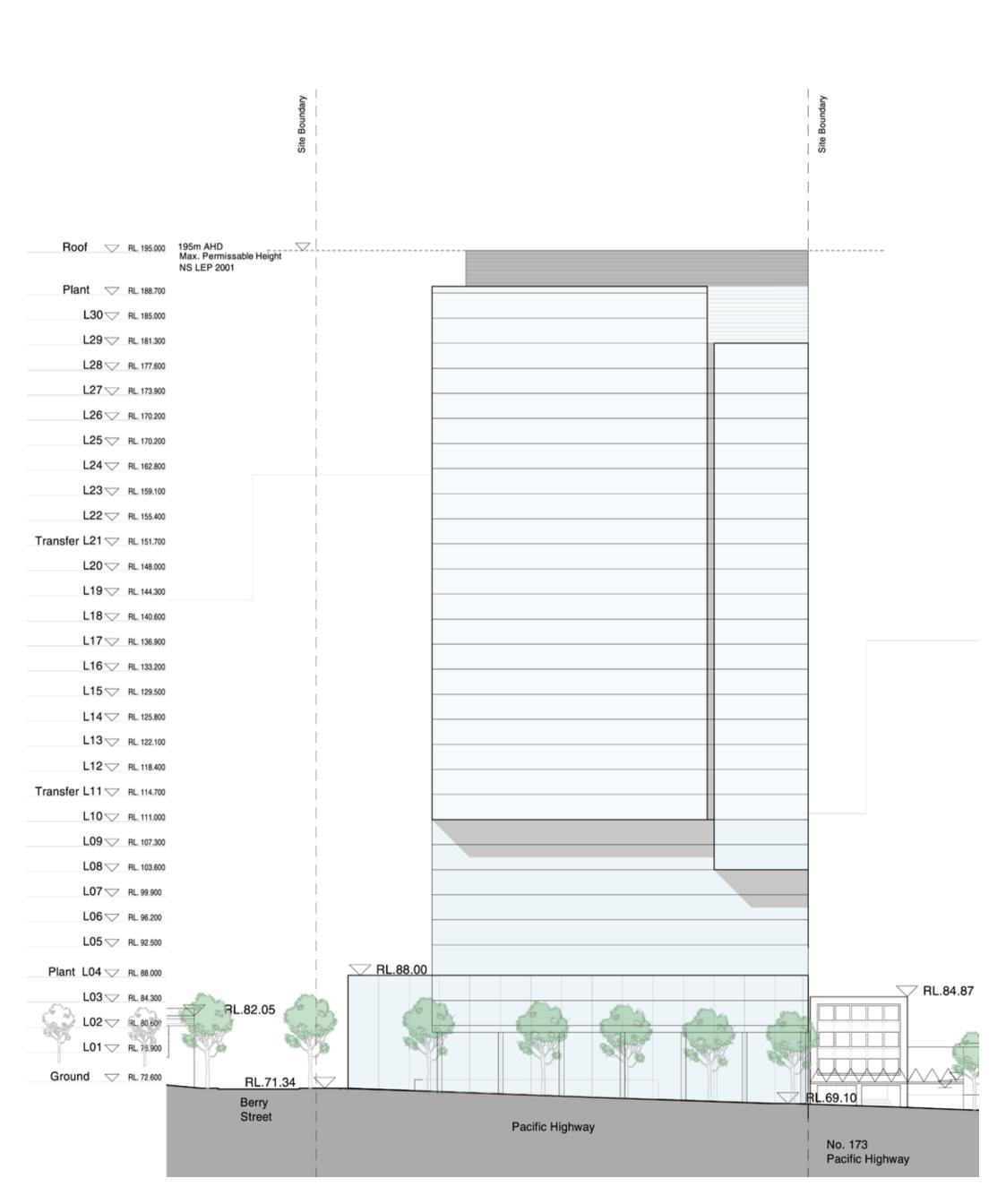


North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

Concept Plan Application - Preferred Project S10825 September 2010

PA05-04 [Rev A] West Elevation



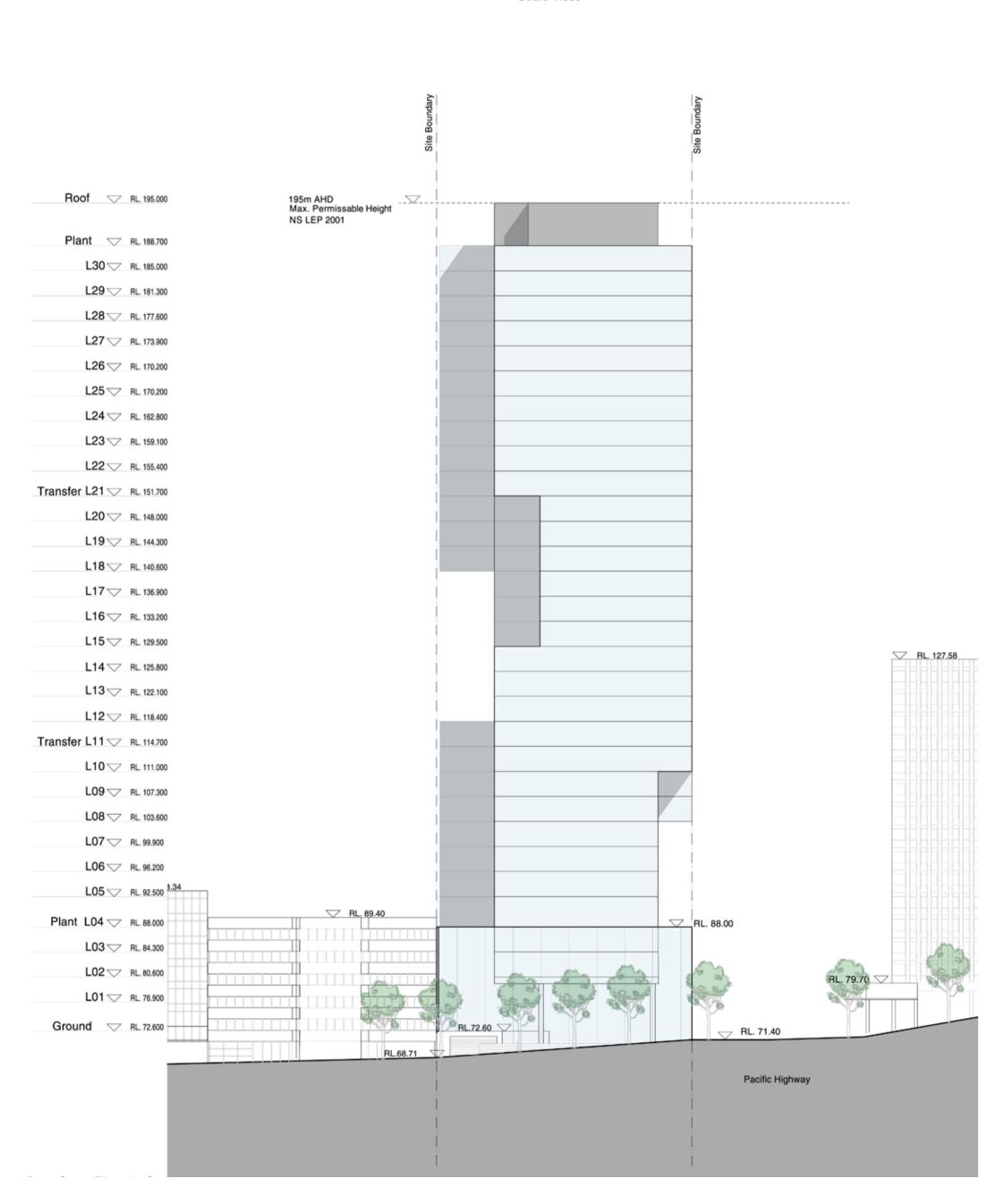


North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

Concept Plan Application - Preferred Project S10825 September 2010

PA05-05 [Rev A] North Elevation



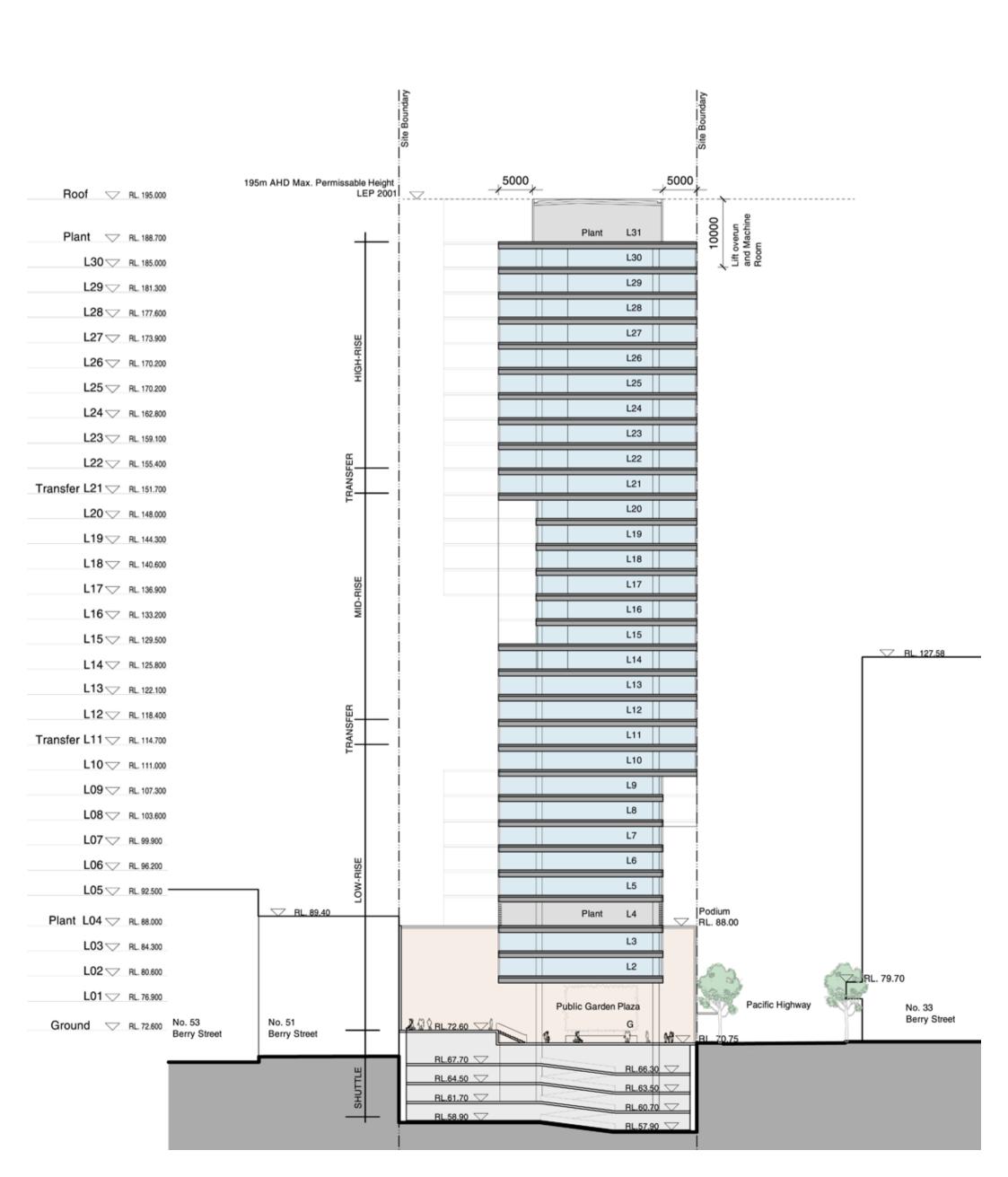


North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

Concept Plan Application - Preferred Project S10825 September 2010

PA06-01 [Rev A] Section AA



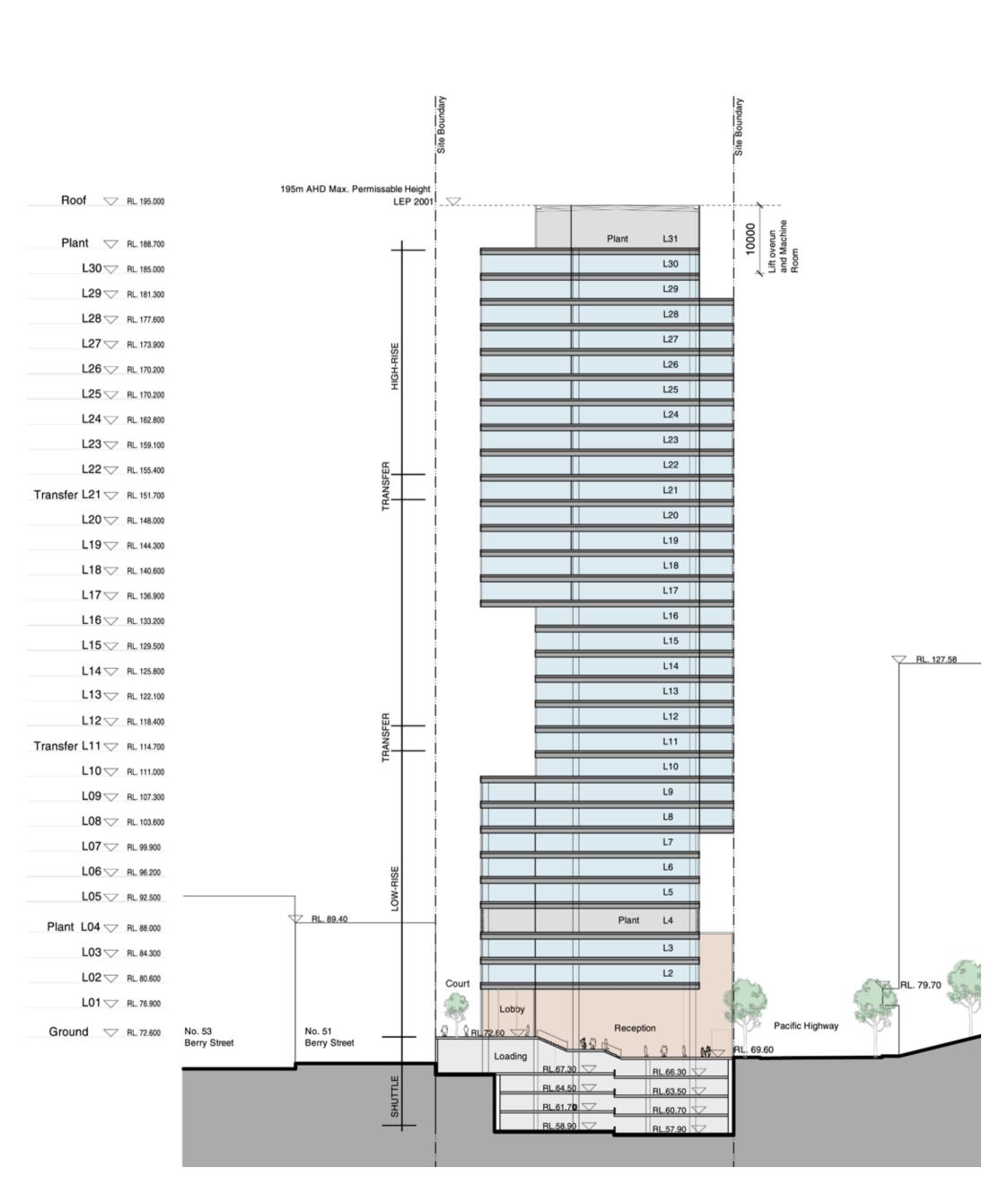


North Sydney Commerce Centre

177-199 Pacific Highway, North Sydney

Concept Plan Application - Preferred Project S10825 September 2010

PA06-02 [Rev A] Section BB





North Sydney Commerce Centre 177-199 Pacific Highway North Sydney

Architectural Design Statement S10825 September 2010

Schedule of Areas

WINTEN PROPERTY GROUP

BATESSMART

22.09.10 Area Schedule S10825 - Norberry Terrace

Level	Floor to Floor Height	Location	Use	GBA	GFA	NLA	NLA/GBA %	Parking Numbers	<u> </u>
				(m²)	(m²)	(m²)			
					GBA/GFA = 93%				
evel 31 Plant			Plant						
evel 30	3700	High Rise	Commercial	1710	1590	1520	89%		
evel 29	3700	High Rise	Commercial	1710	1590	1520	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	1580	1470	1320	83%		
evel 08	3700	Low Rise	Commercial	1580	1470	1320	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				557		
round 00	4300	Low Rise (Podium)	Lobby/Commercial	2145	1995	100	n/a		
evel B001	4350	Basement	Loading Dock/Parking	2260				8	Note: Excl. 9 courier s
evel B002	2800	Basement	Parking	2155				34	
evel B003	2800	Basement	Parking	2155				44	
evel B004	2800	Basement	Parking	2155				26	
			·						
OTAL				56845	44760	39210	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) (North Sydney Development Control Plan)		
	Total Allowable car spaces 112		1 per 600sqm GFA	74	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:		
			Bicycle Rails				
	Proposed Carpark Efficiency (Typical Level)	51sqm/car	1 per 2500sqm GFA	17			
			(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 b) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts, and 		
Motorcycle parking Summary					c) car parking needed to meet any requirements of the Council and any internal access thereto, and		
	I motorcycle space per 10 car spaces		Proposed Bicycle Lockers	74	d) space for the loading and unloading of goods		
	Total Allowable motorcycle spaces	11	Proposed Bicycle Rails	17			