Schematic Design

1.1 Area Schedule

BLD A - COMMERCIAL

SITE AREA **7337** m2

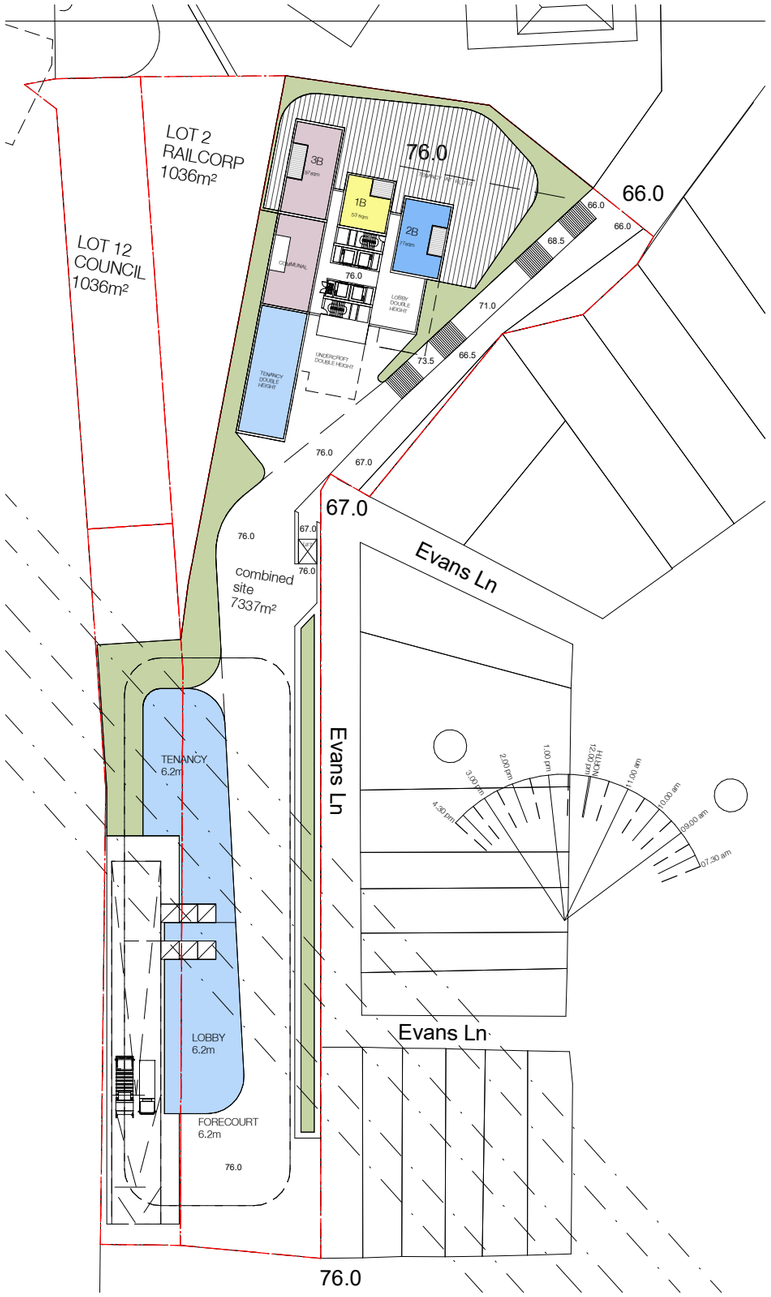
	FLOOR to FLOOR	RL	GBA	GFA - COMMERCIAL	NLA - COMMERCIAL
TOP		169.0			
ROOF / PLAN	6.00	163.0			
LEVEL 21	3.75	159.3		2,100	2,000
LEVEL 20	3.75	155.5		2,100	2,000
LEVEL 19	3.75	151.8		2,100	2,000
LEVEL 18	3.75	148.0		2,100	2,000
LEVEL 17	3.75	144.3		2,100	2,000
LEVEL 16	3.75	140.5		2,100	2,000
LEVEL 15	3.75	136.8		2,100	2,000
LEVEL 14	3.75	133.0		2,100	2,000
LEVEL 13	3.75	129.3		2,100	2,000
LEVEL 12	3.75	125.5		2,100	2,000
LEVEL 11	3.75	121.8		2,100	2,000
LEVEL 10	3.75	118.0		2,100	2,000
LEVEL 09	3.75	114.3		2,100	2,000
LEVEL 08	3.75	110.5		2,100	2,000
LEVEL 07	3.75	106.8		2,100	2,000
LEVEL 06	3.75	103.0		2,100	2,000
LEVEL 05	3.75	99.3		2,100	2,000
LEVEL 04	3.75	95.5		2,100	2,000
LEVEL 03	3.10	92.4		2,100	2,000
LEVEL 02	3.10	89.3		2,100	2,000
LEVEL 01	4.10	85.2		2,100	2,000
PODIUM	9.20	76.0		780	700
Base 01	4.50	71.5			
Base 02	3.00	68.5			
Base 03	3.00	65.5			
				44,880	**42,700**

BLD B - RESIDENTIAL

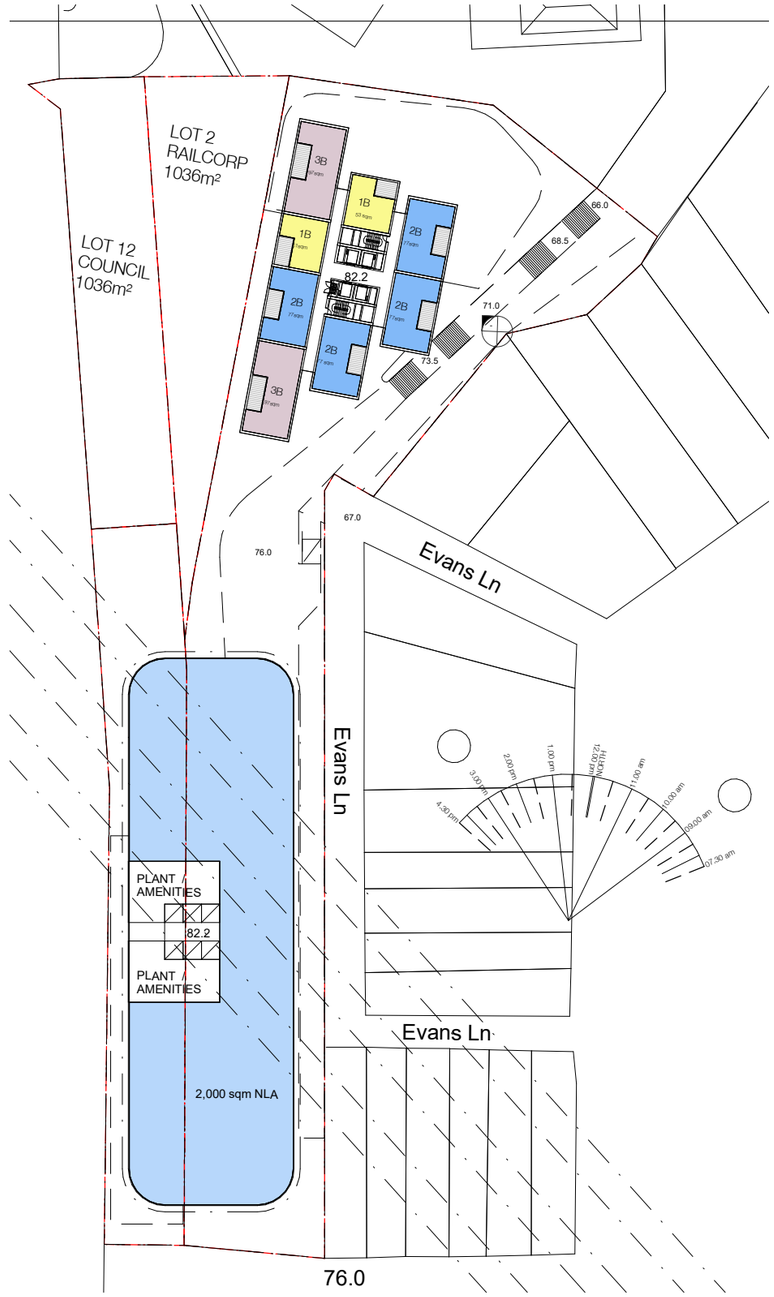
	FLOOR to FLOOR	RL	GBA	GFA - RESIDENTIAL	NSA RESIDENTIAL	1 BED	2 BED	3 BED	TOTAL UNITS
TOP		138.3							
ROOF/ PLANT	6.00	132.3							
LEVEL 18	3.60	128.7		768	606	2	4	2	8
LEVEL 17	3.10	125.6		768	606	2	4	2	8
LEVEL 16	3.10	122.5		768	606	2	4	2	8
LEVEL 15	3.10	119.4		768	606	2	4	2	8
LEVEL 14	3.10	116.3		768	606	2	4	2	8
LEVEL 13	3.10	113.2		768	606	2	4	2	8
LEVEL 12	3.10	110.1		768	606	2	4	2	8
LEVEL 11	3.10	107.0		768	606	2	4	2	8
LEVEL 10	3.10	103.9		768	606	2	4	2	8
LEVEL 09	3.10	100.8		768	606	2	4	2	8
LEVEL 08	3.10	97.7		768	606	2	4	2	8
LEVEL 07	3.10	94.6		768	606	2	4	2	8
LEVEL 06	3.10	91.5		768	606	2	4	2	8
LEVEL 05	3.10	88.4		768	606	2	4	2	8
LEVEL 04	3.10	85.3		768	606	2	4	2	8
LEVEL 03	3.10	82.2		768	606	2	4	2	8
LEVEL 02	3.10	79.1		481	329	3	1	1	5
LEVEL 01	3.10	76.0		1,041	227	1	1	1	3
Base 01	4.50	71.5							
Base 02	3.00	68.5							
Base 03	3.00	65.5							
				13,810	**10,252**	**36**	**66**	**34**	**136**

GFA SUMMARY	
RESIDENTIAL	13,810
COMMERCIAL	44,880
TOTAL	58,690
FSR	**8 :1**

UNIT SUMMARY		
1 BED	36	26.5%
2 BED	66	48.5%
3 BED	34	25.0%
TOTAL	**136**	



1 **Plan - Podium**



2 **Plan - Typical**

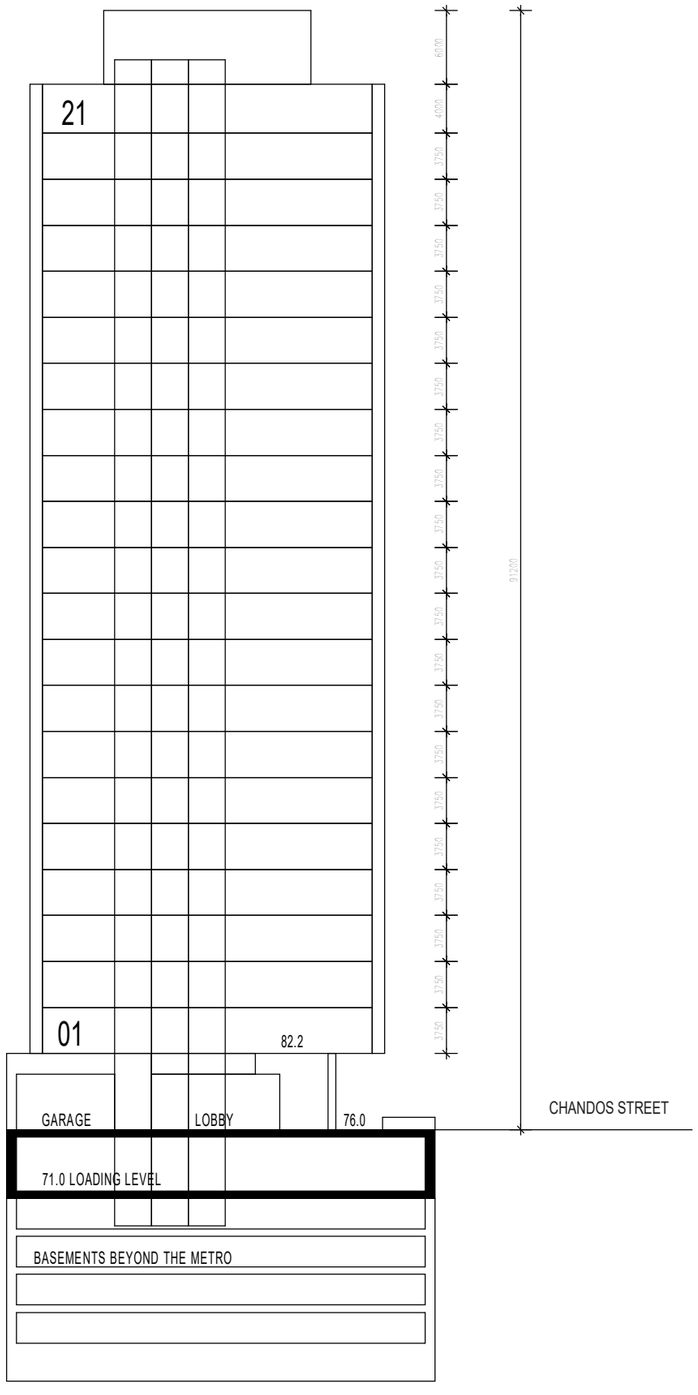
Floor Plans - Typical Levels

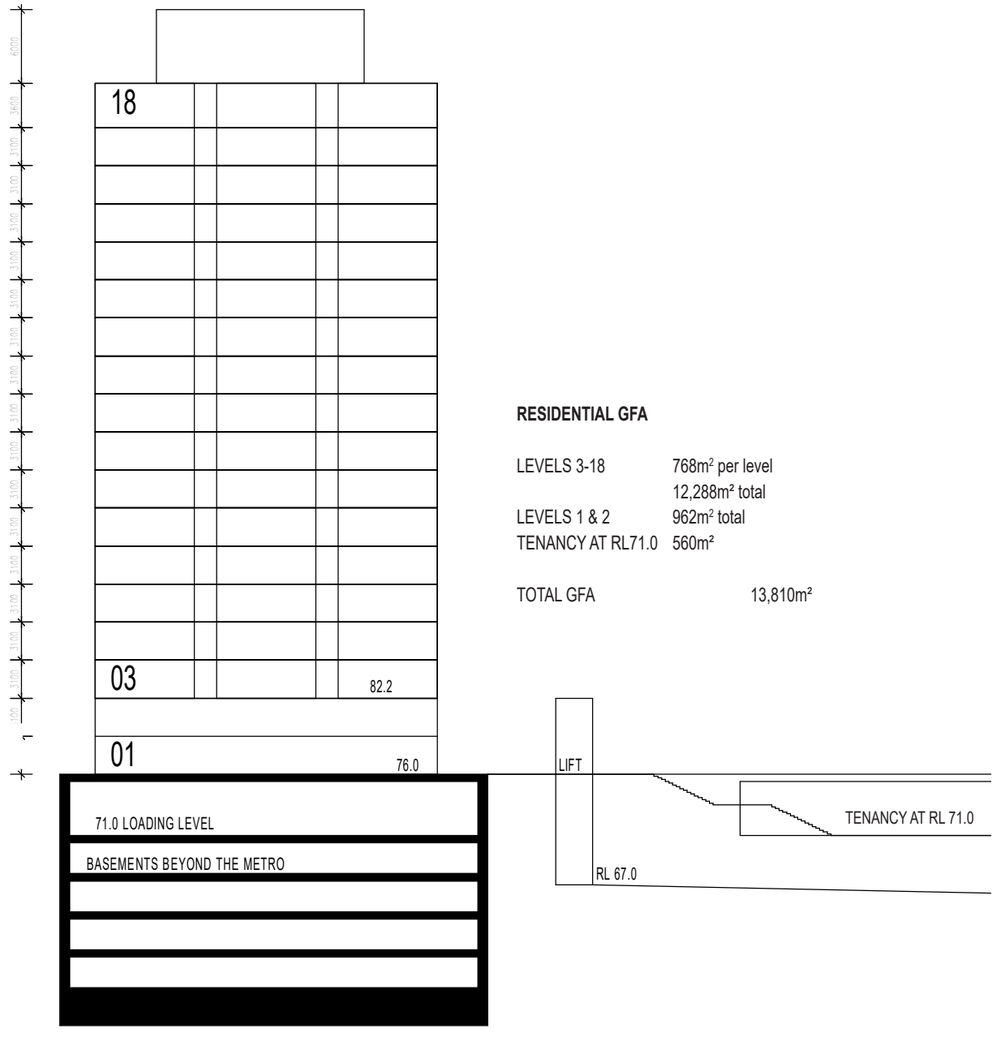
Scale
1:1000@A3

0 5 10 15 20 25 50

COMMERCIAL GFA

LEVELS 1-21	2,100m² per level
	4,100m² total
GROUND LEVEL	780m² total
TOTAL GFA	44,880m²





RESIDENTIAL GFA

LEVELS 3-18	768m² per level
	12,288m² total
LEVELS 1 & 2	962m² total
TENANCY AT RL71.0	560m²
TOTAL GFA	13,810m²

Typical Sections

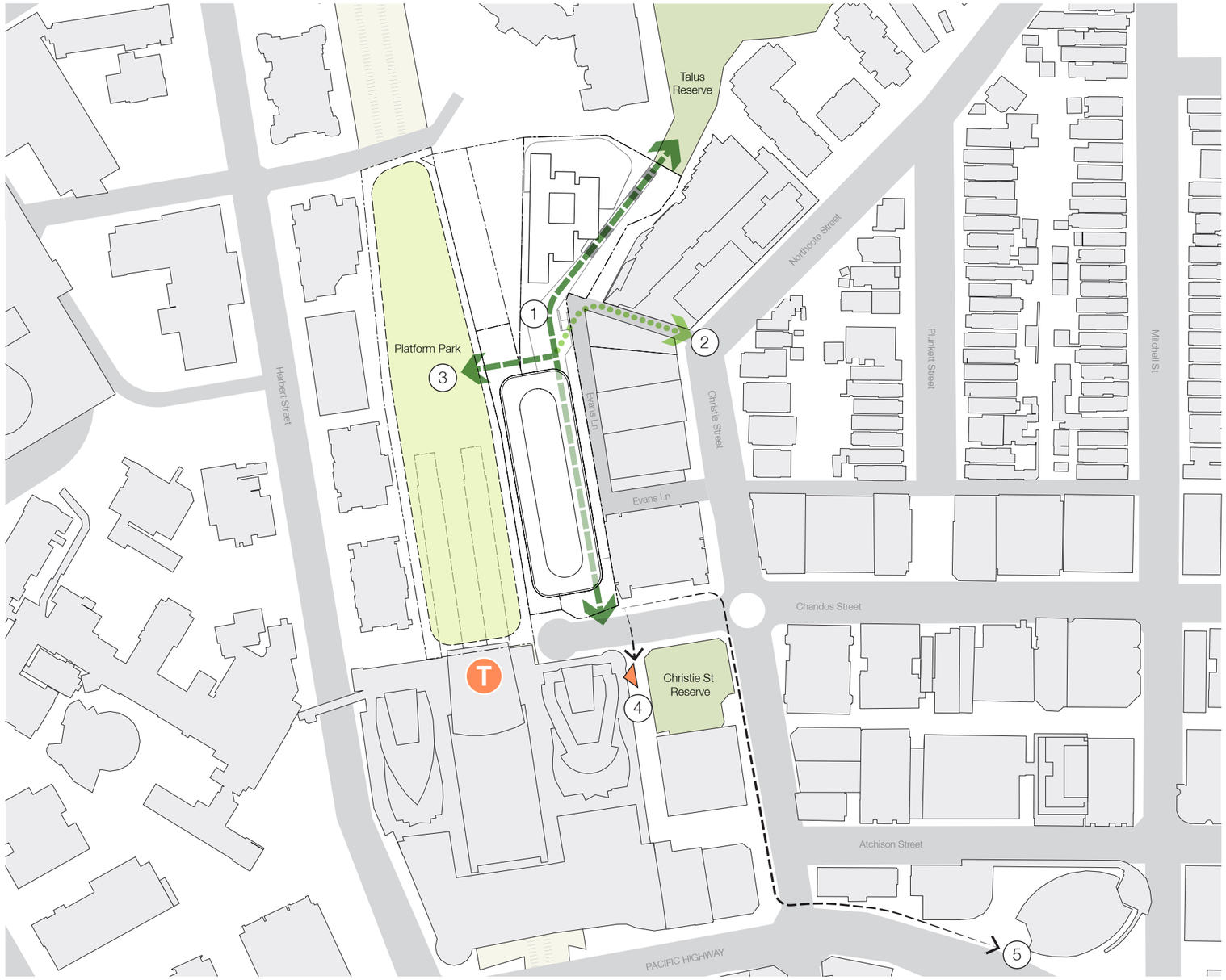
Scale
1:500 @ A3

0 5 10 15 20 25

Movement & Access

2

2.1 Permeability, Connections and Green Corridor



1. A through site link along the eastern edge of the development will connect Christie Street and Talus Reserve (and subsequently Naremburn Park) to the north. This is in line with the 'Foreshore to Foreshore Link' identified in the St Leonards and Crows Nest 2036 Draft Plan.

2. The through site link will also include a connection to the Heritage Conservation Area, increasing permeability to the east.

3. An additional connection to Platform Park is also possible, creating a connection to the west.

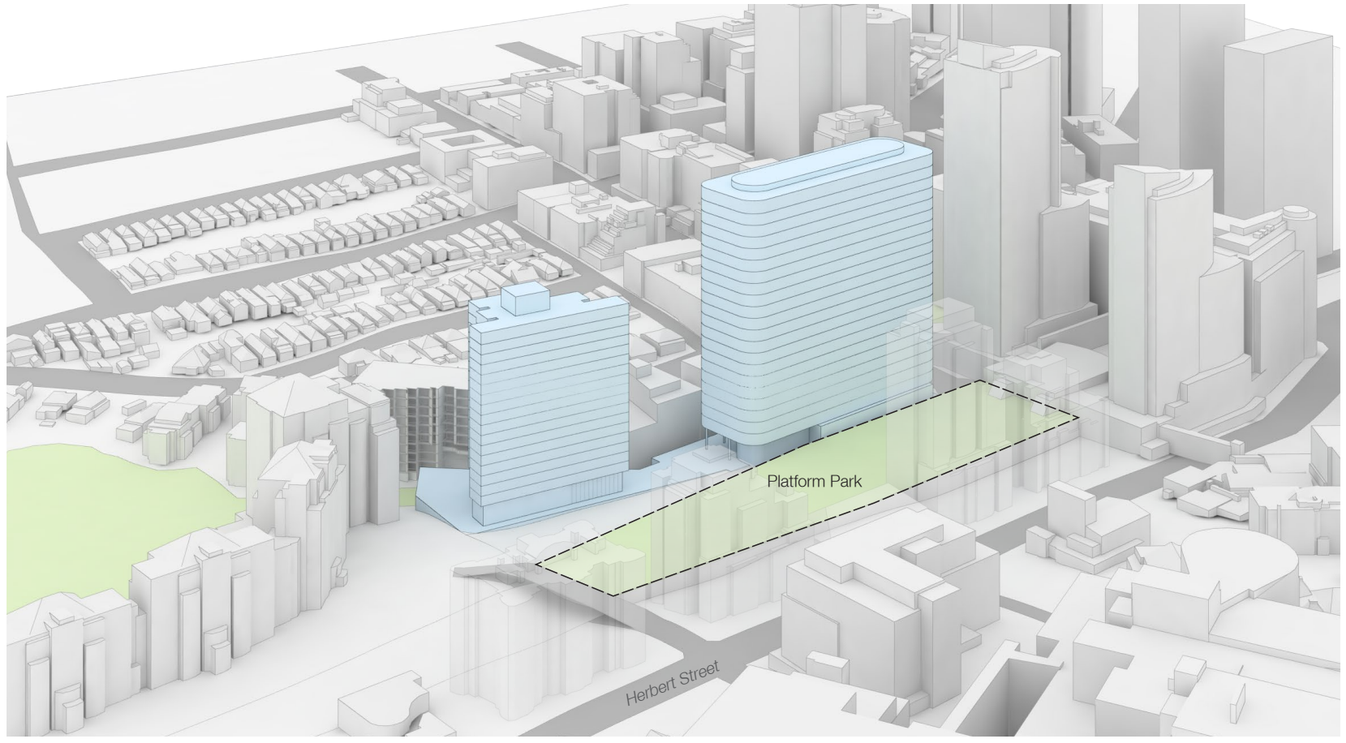
4. Entry to St Leonards Train Station is adjacent to the development on Chandos Street.

5. The future Crows Nest metro station is approximately 700m away.

Built Form & Massing

3

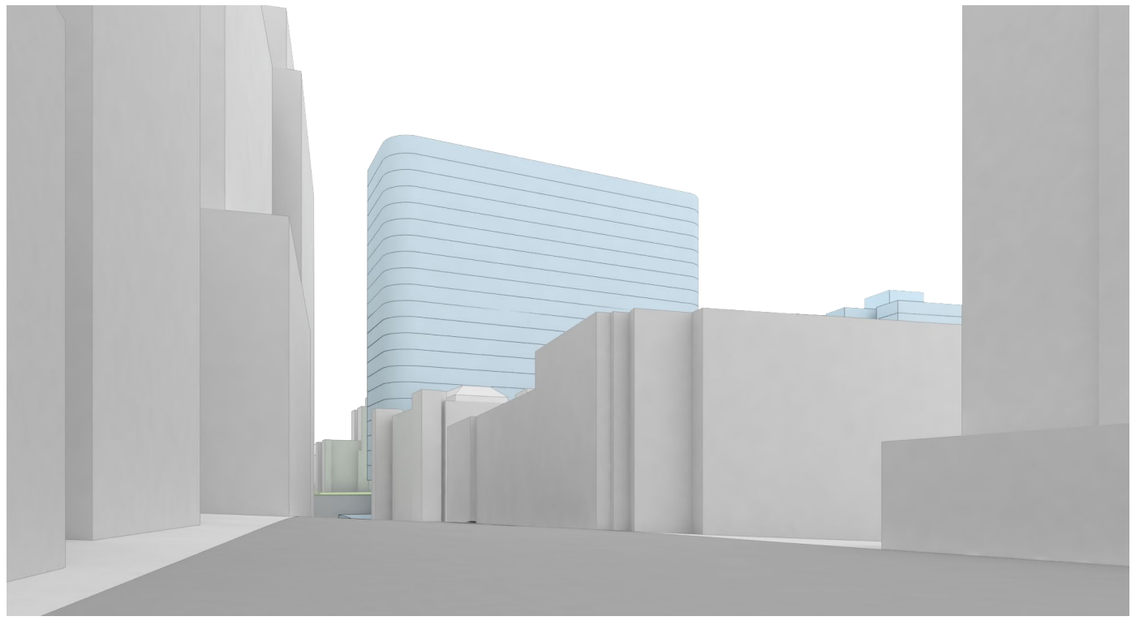
3.1 Built Form



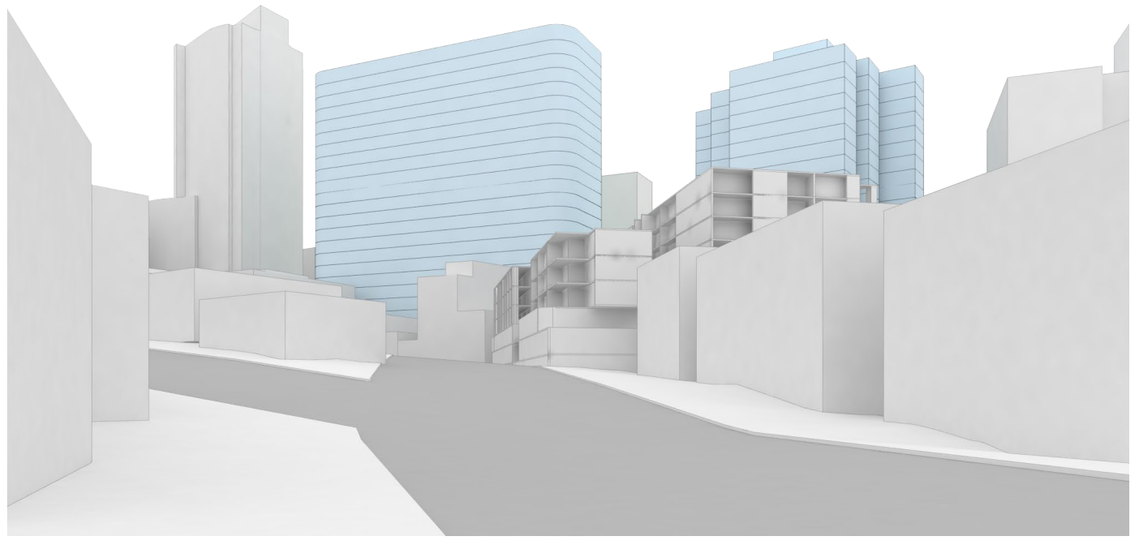
View from northwest

This view shows the open space over the rail line (‘Platform Park’) in relation to the development.

3.2 Street Views from Heritage Conservation Area - 22 & 18 Storeys



1. View from Chandos Street



2. View from Northcote Street

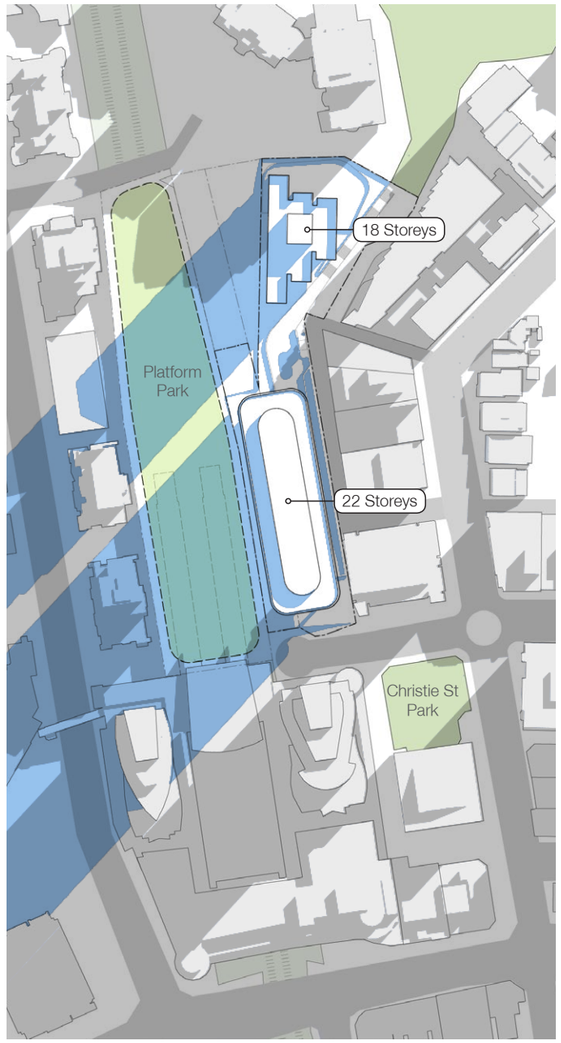
3.3 Visualisation - View from Platform Park looking south

3.4 Visualisation - Aerial view from northwest

Overshadowing - Winter Solstice

4

4.1 22 & 18 Storeys - Winter Solstice (22 June)



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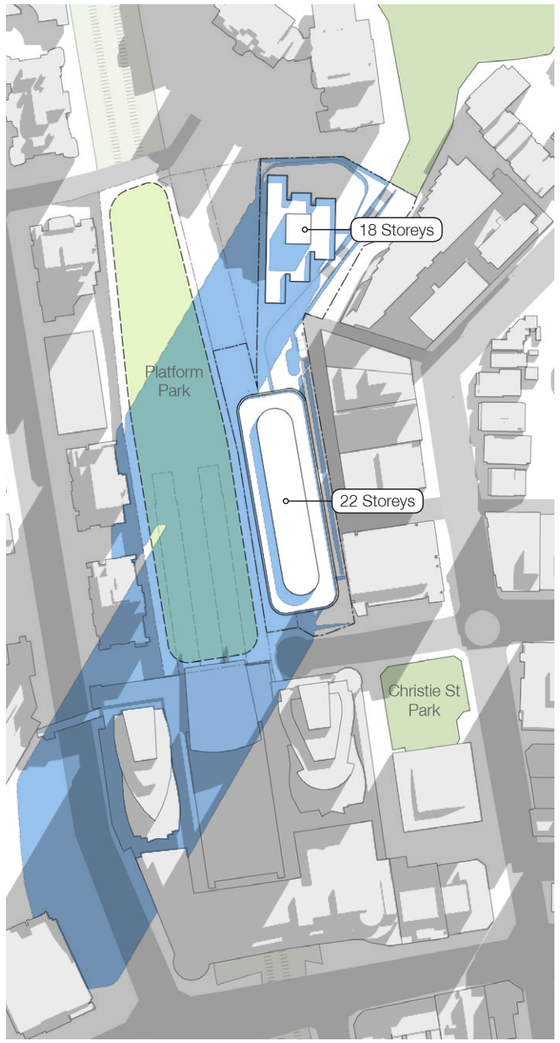

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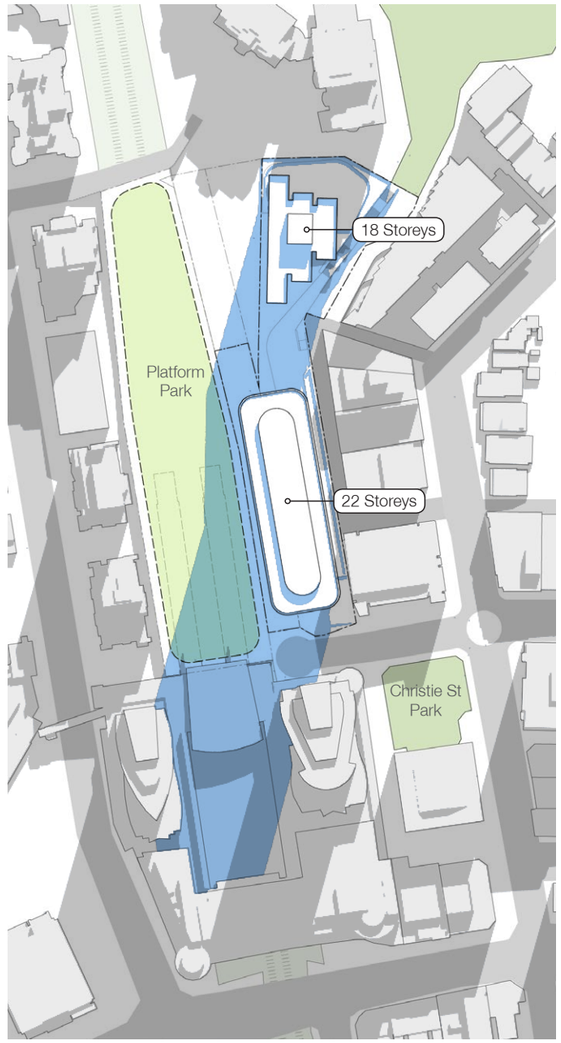

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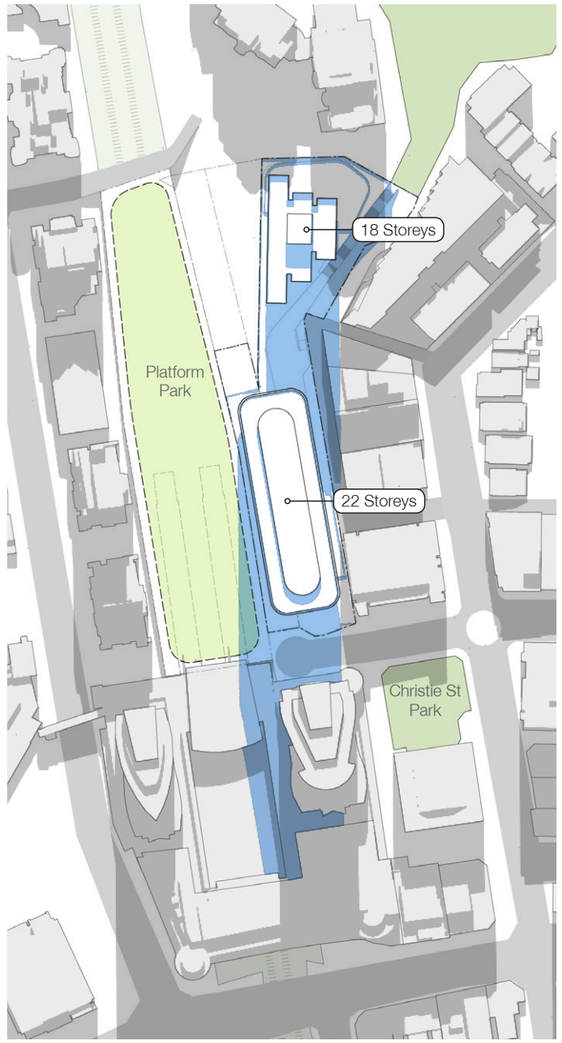

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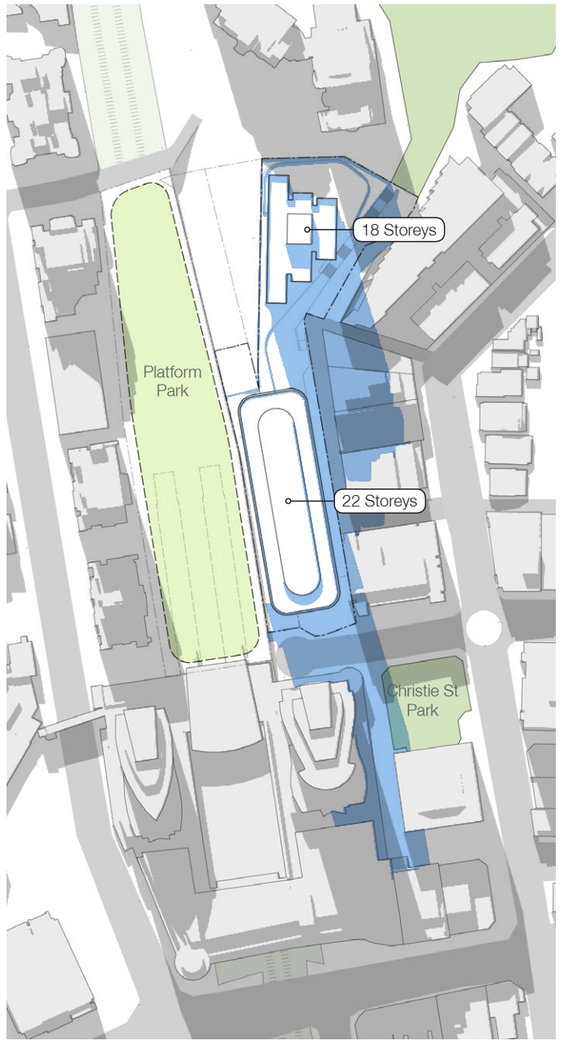
Overshadowing - Winter Solstice

4.1 22 & 18 Storeys - Winter Solstice (22 June)



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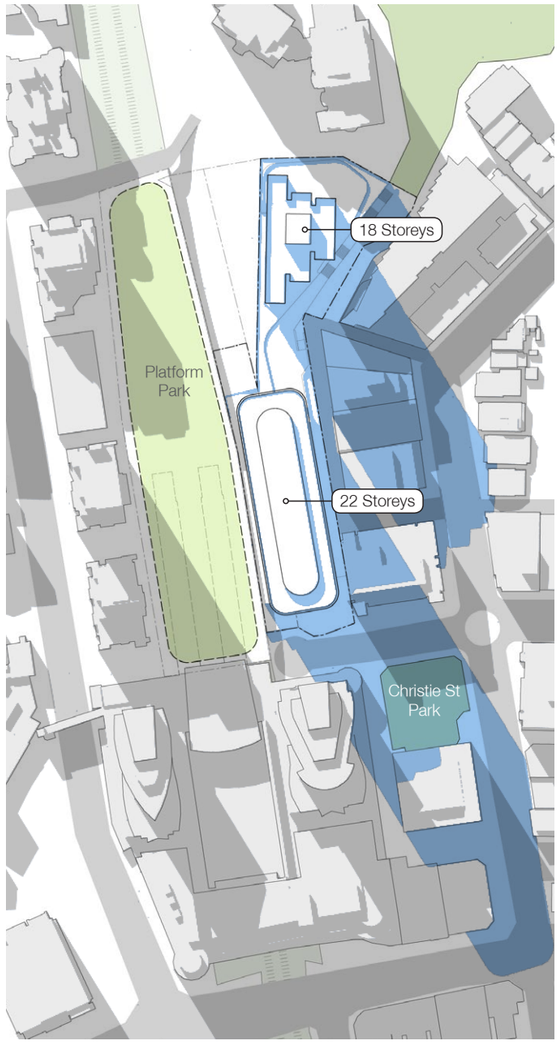

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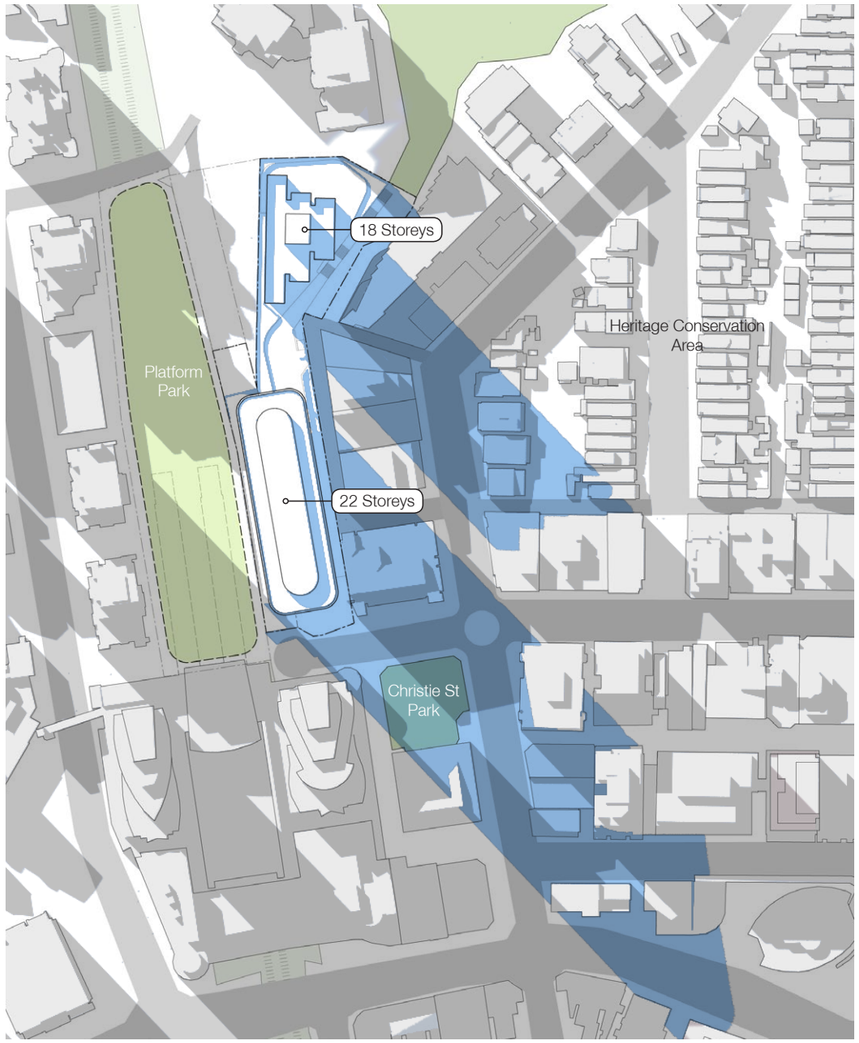

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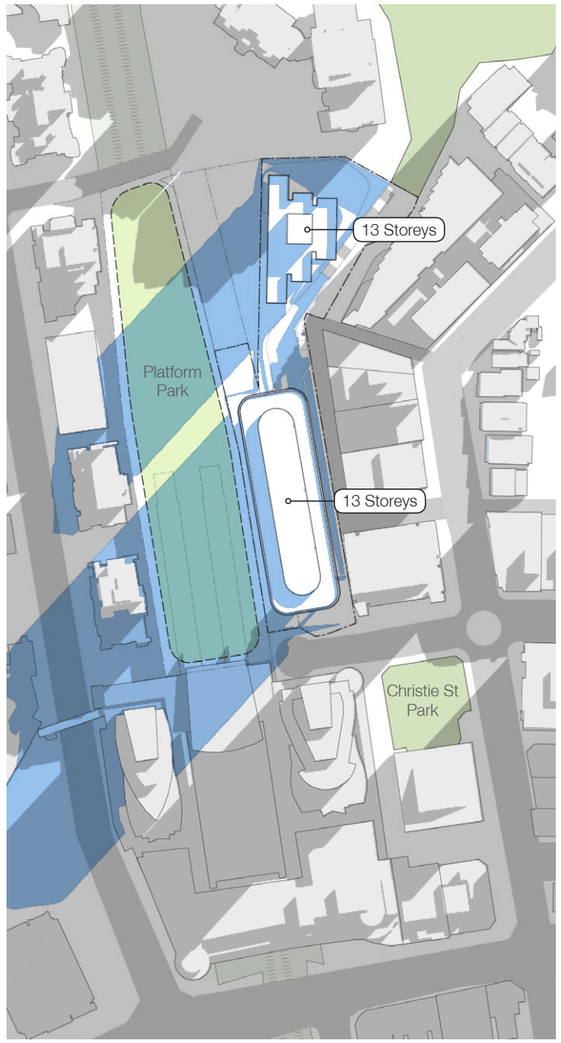
4.2 13 & 13 Storeys - Winter Solstice (21 June)



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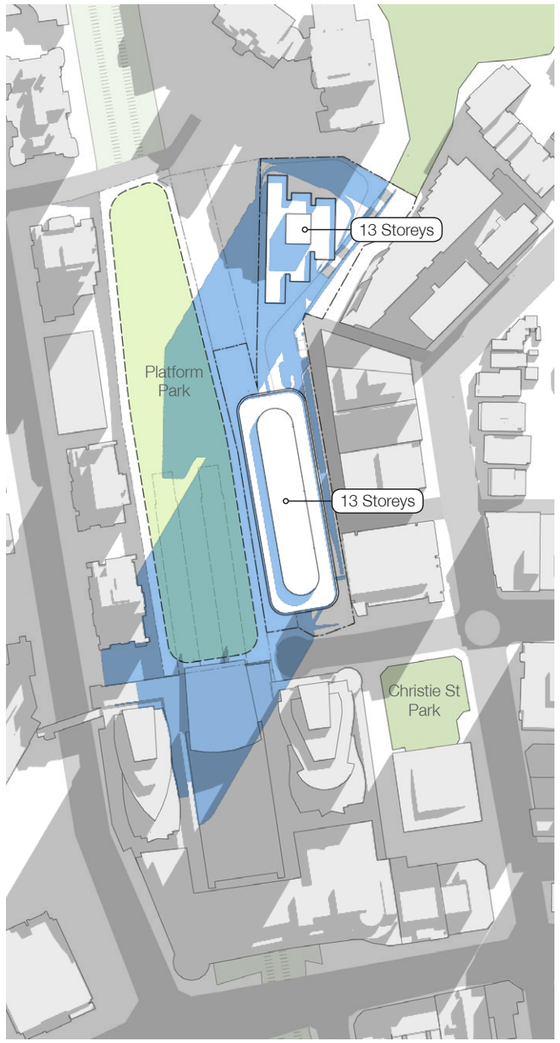

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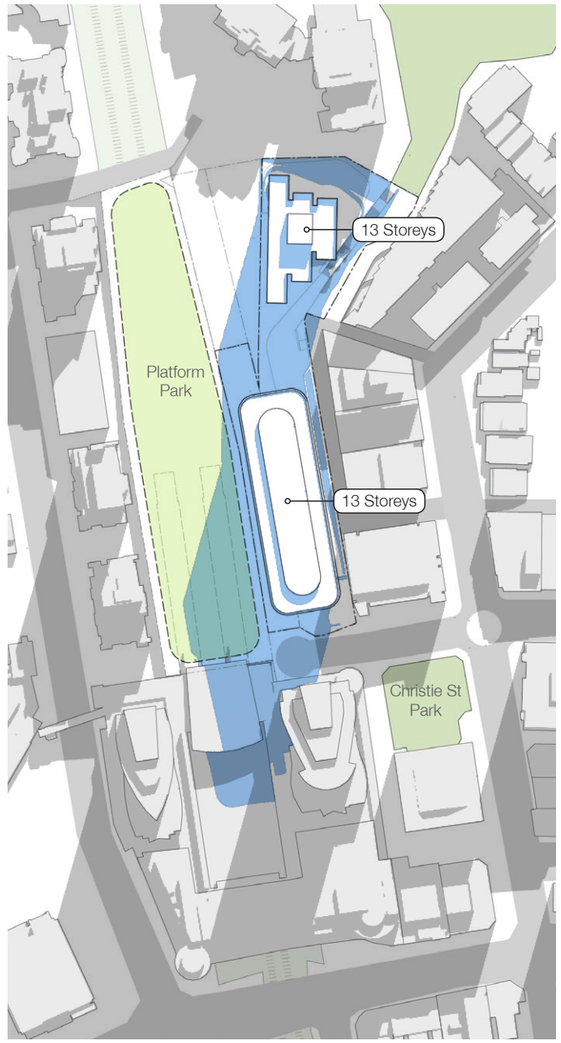

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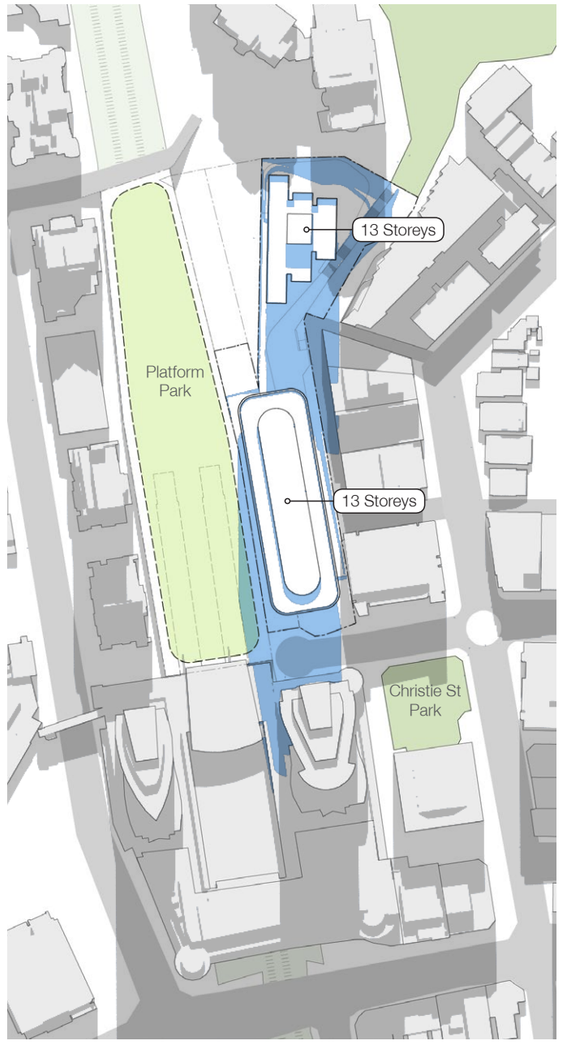

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Overshadowing - Winter Solstice

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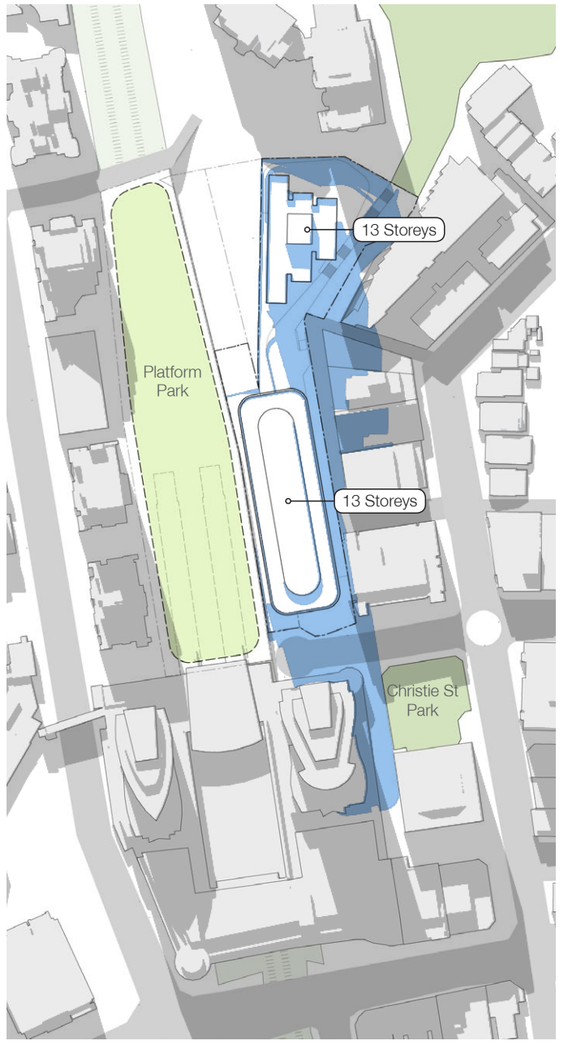

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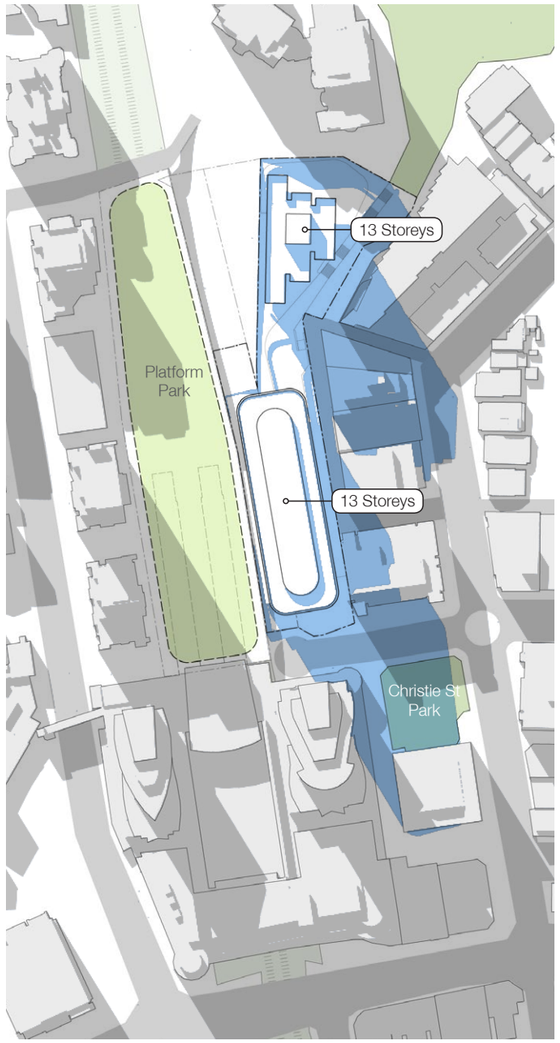

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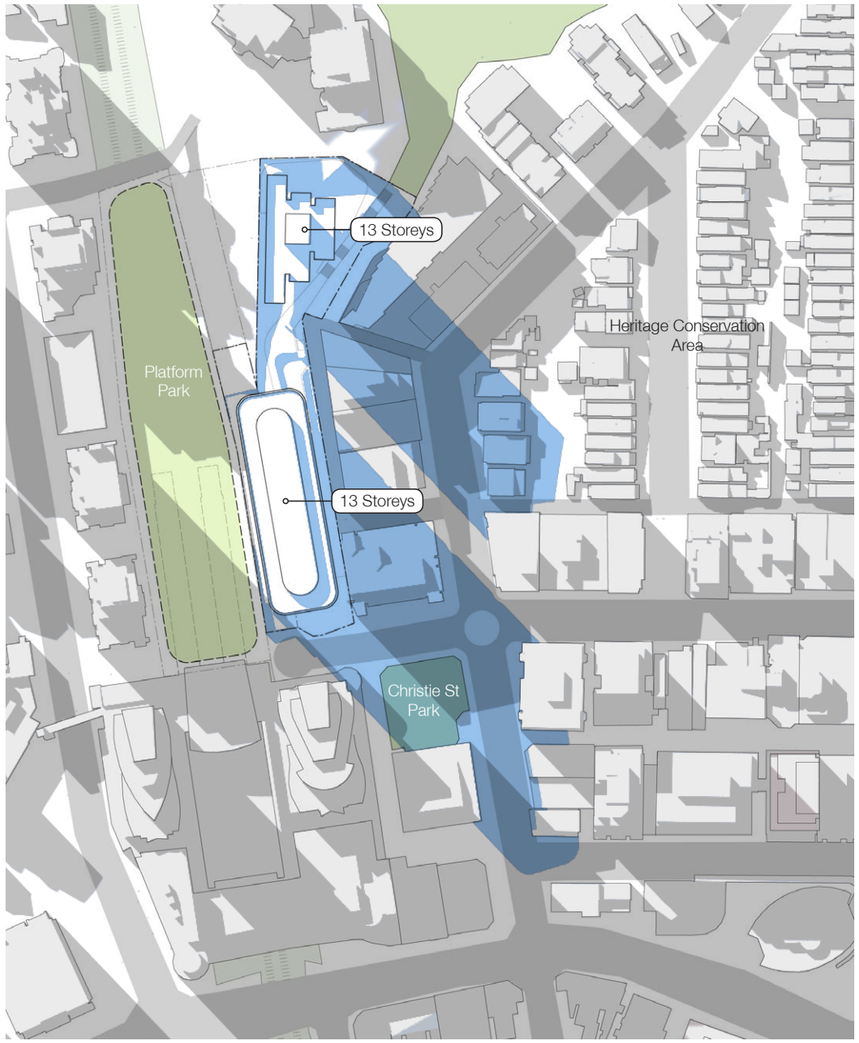

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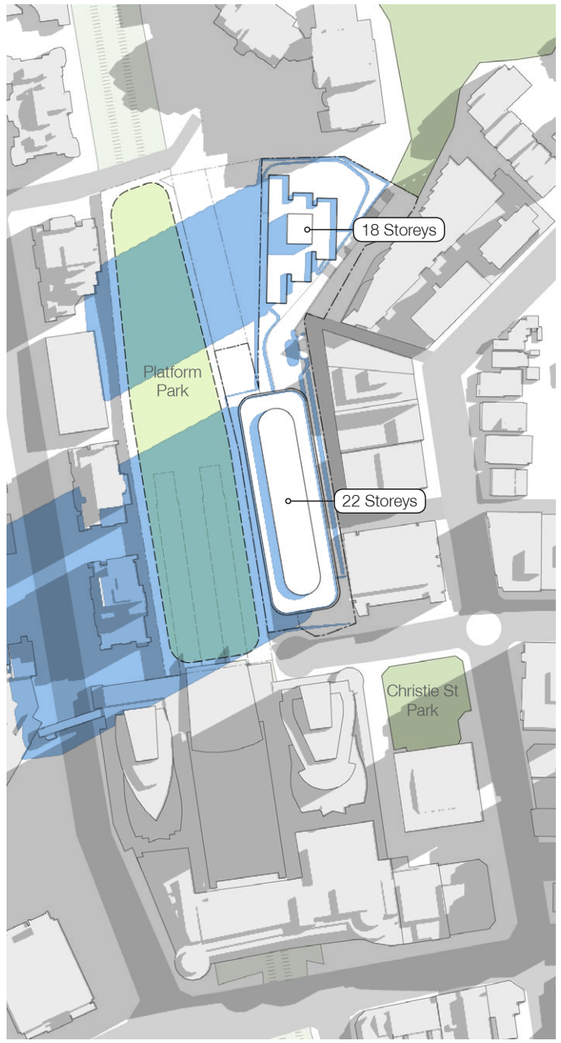
Overshadowing - Equinox

5

5.1 22 & 18 Storeys - Equinox (21 March/September)



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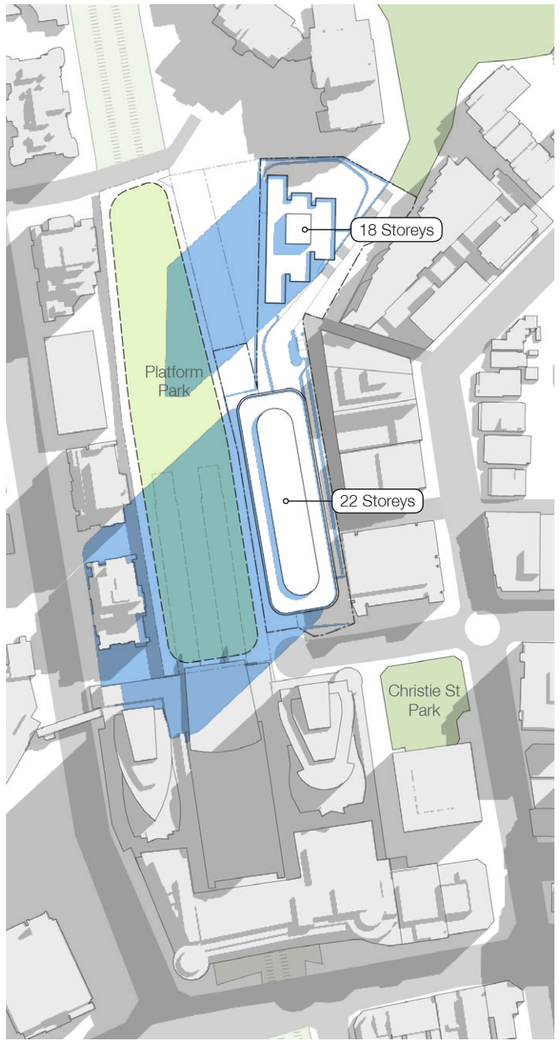

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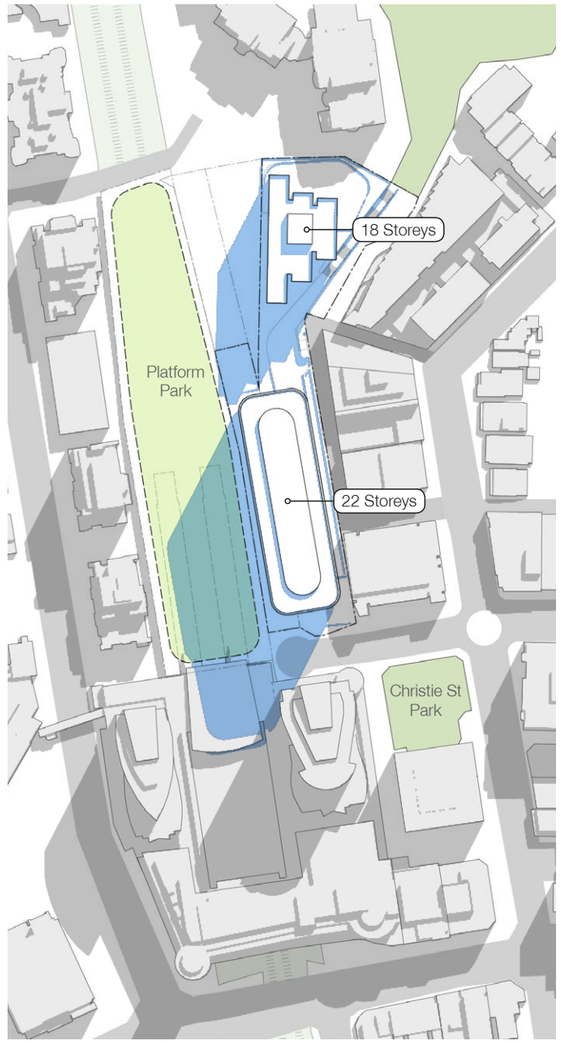

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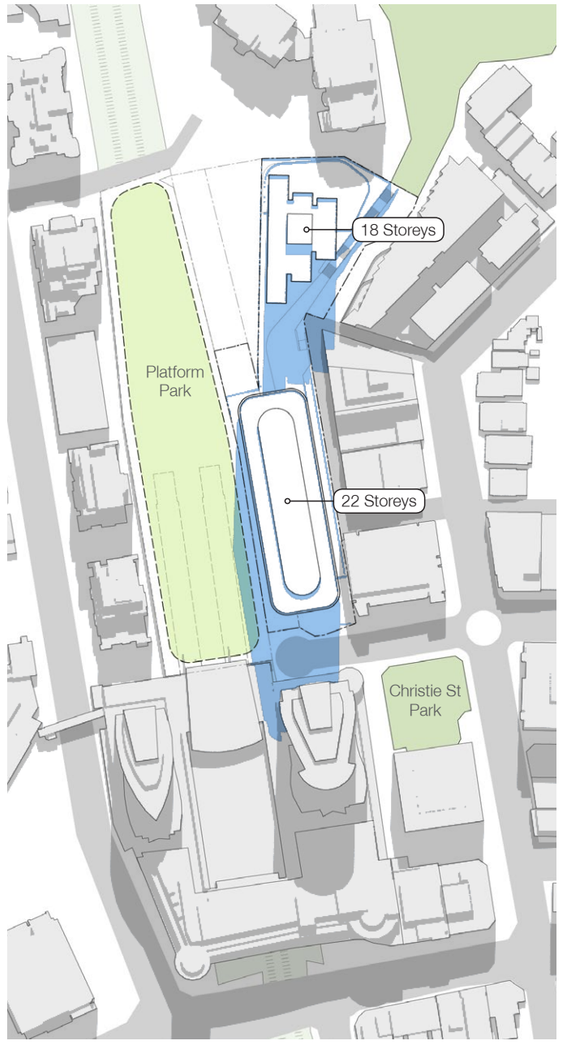

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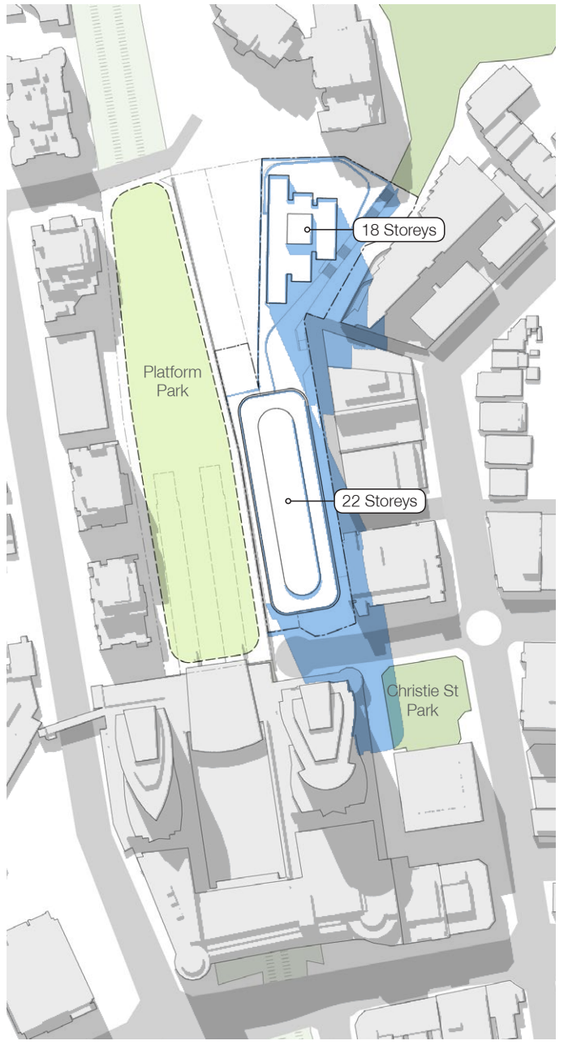
Overshadowing - Equinox

5.1 22 & 18 Storeys - Equinox (21 March/September)



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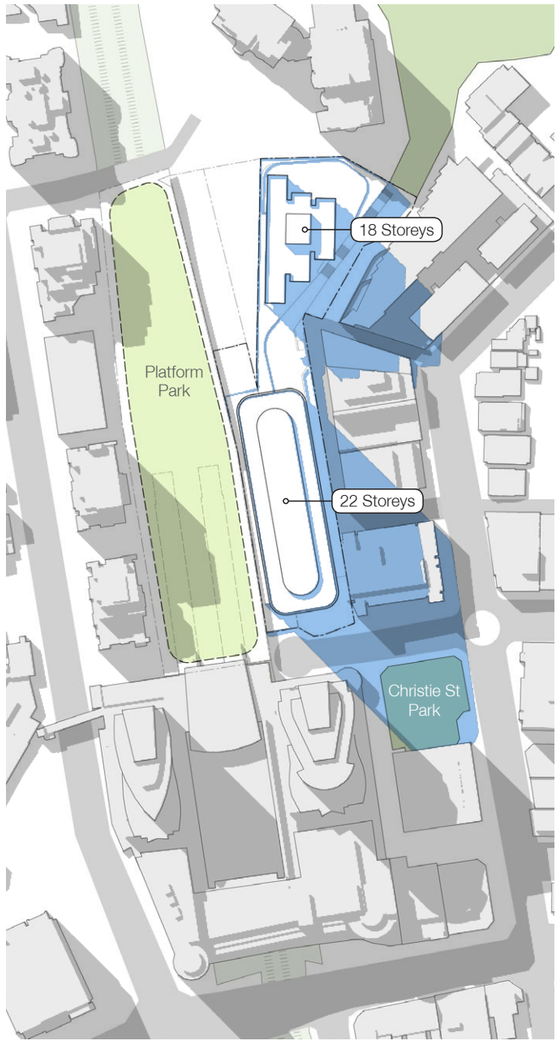

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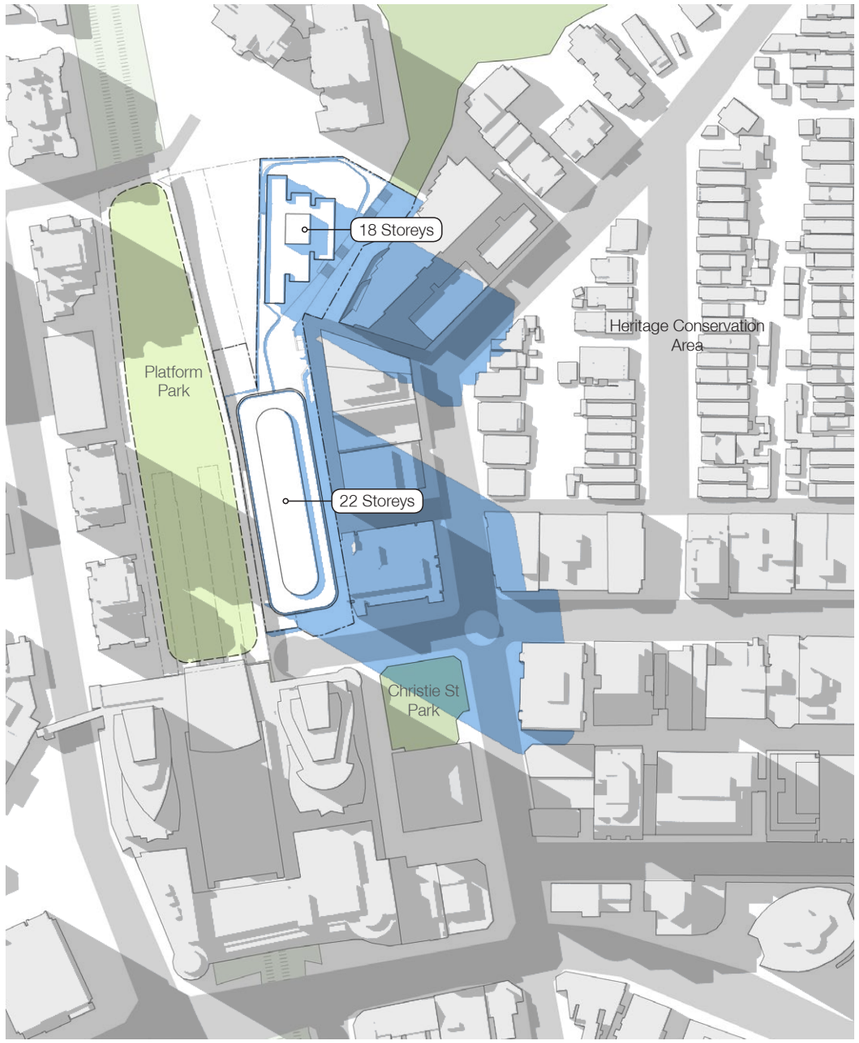

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