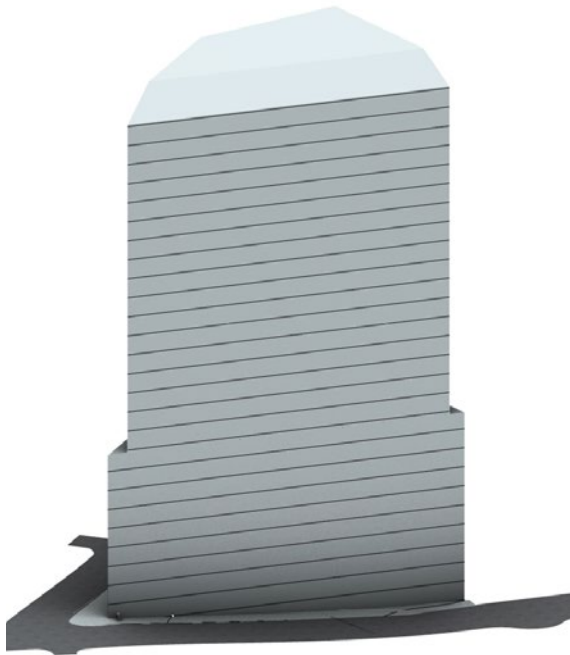


Massing Options



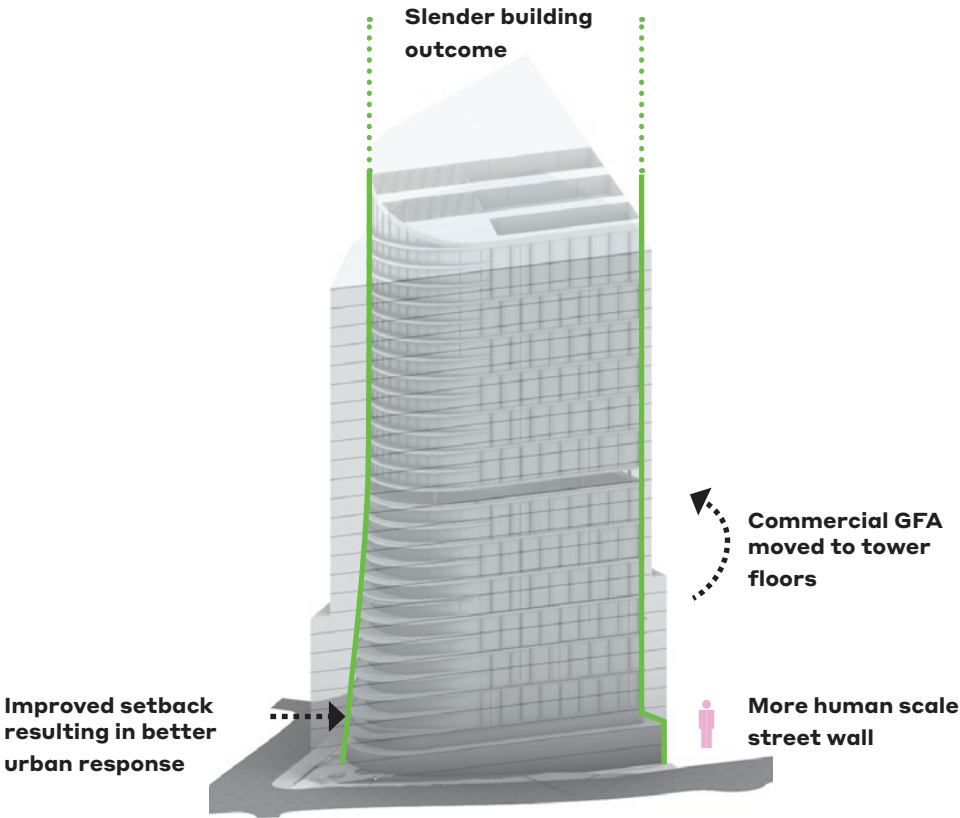
Original PP submission

Building Height: 32 storeys (Incl. Plant)
FSR: 16.45:1
Street wall Height: 5 storeys
Setbacks: 3m setback from boundary and corner articulation on prominent urban visual axis



Architectus Massing

Building Height: 26 storeys (Incl. Plant)
FSR: 15:1
Street wall Height: 8 storeys
Setbacks: 3m to Nicholson st at podium, and 3m to Nicholson st and south boundary for tower

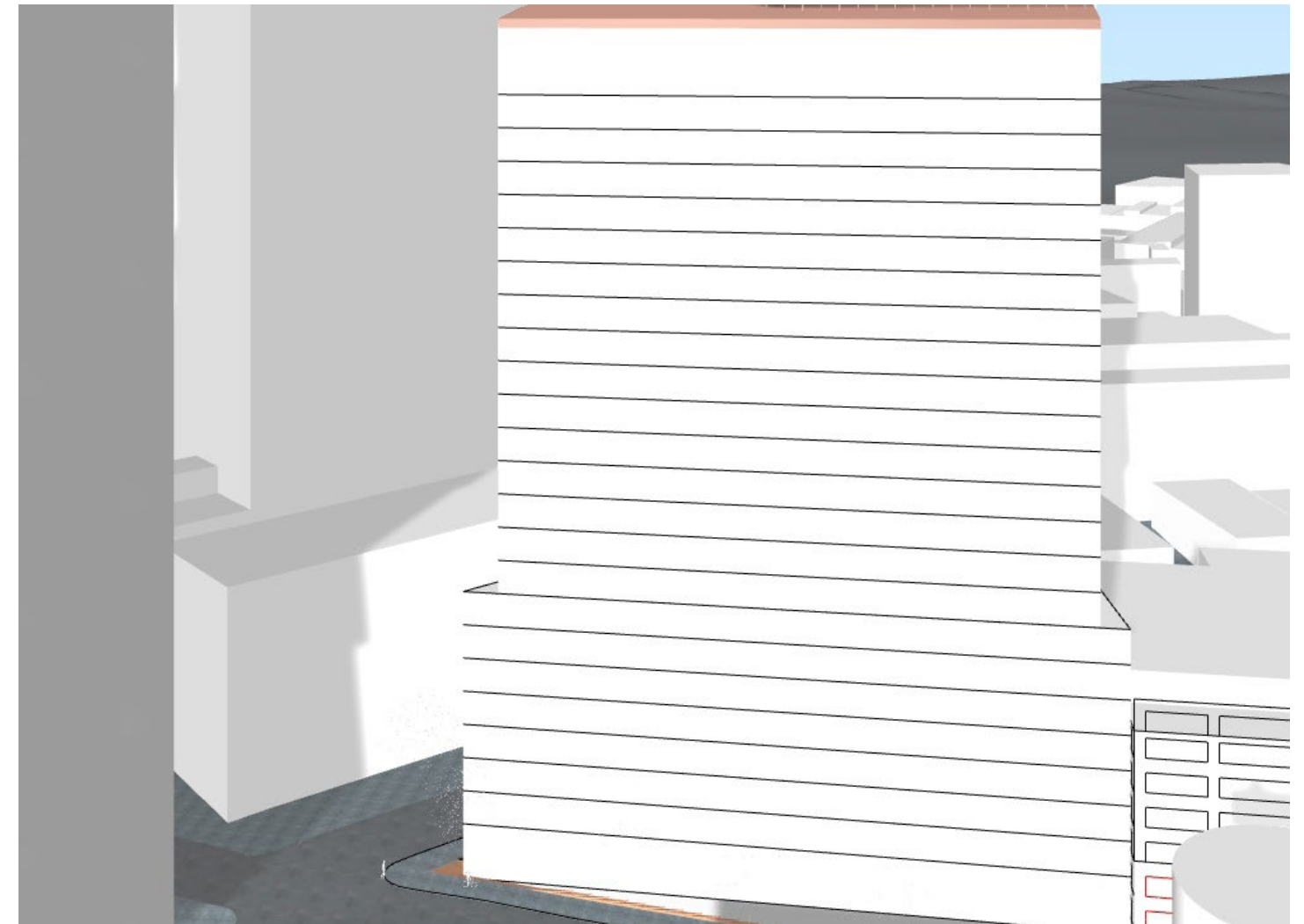
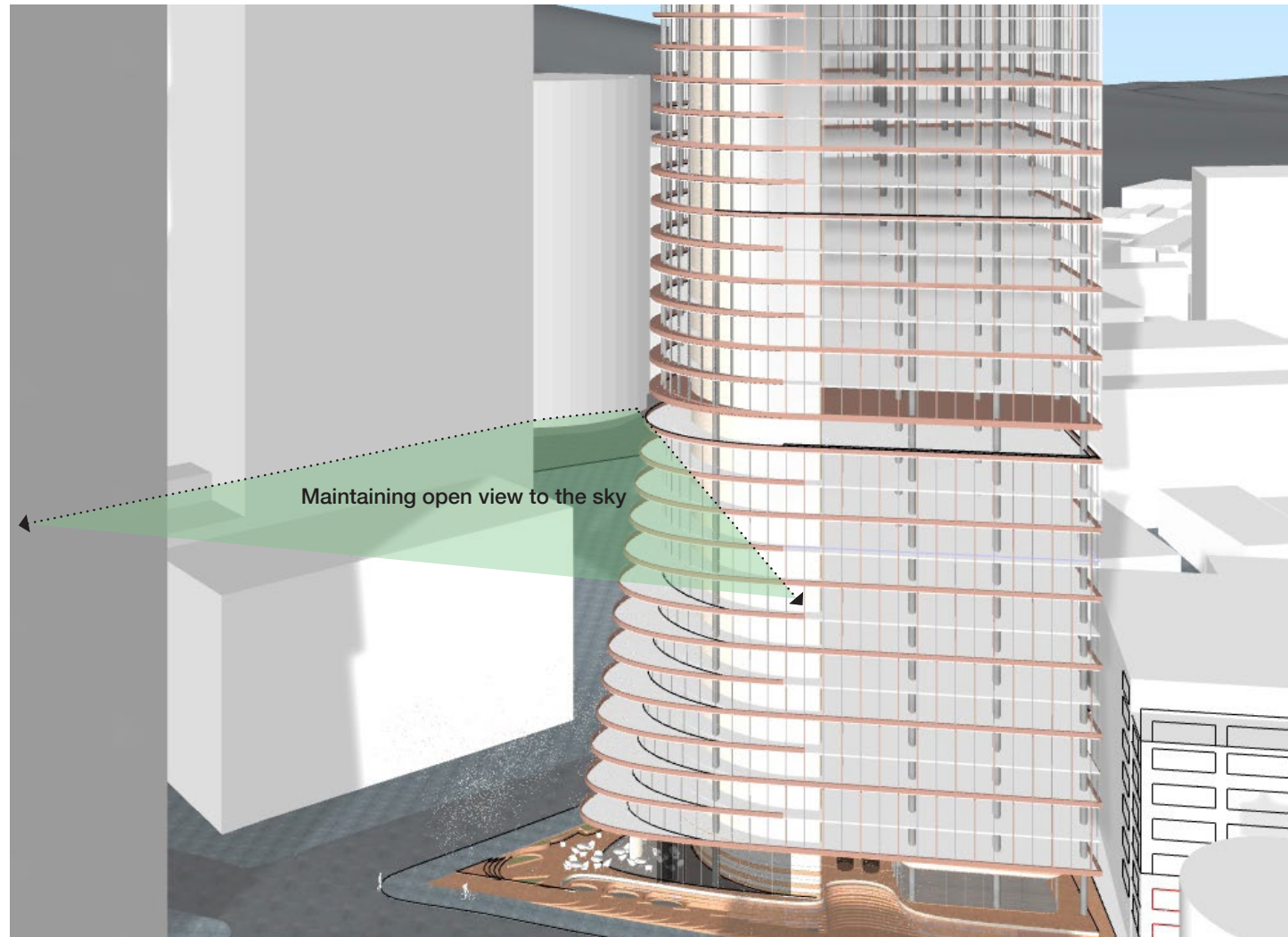


Improvements made with proposed PP massing

Building Height: + 6 storey higher building
FSR: Higher FSR (7% increase)
Street wall Height: Lower street wall
Setbacks: Improved street setback

Variation	GBA (M2)	Storey	GFA (m2)
Podium		-3	- 6,852
Tower		+9	+ 9,432
Sum increase			+ 2,578
Building Height Increase (m)		+23.4m	
NLA Increase (m2)			+ 4,000
GFA Increase (m2)			+ 2,578
Site area (m2)			2,301
FSR			Increased by 7%

View Impact



Original PP submission

Prescribed open sky views and shared harbour vistas maintained

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