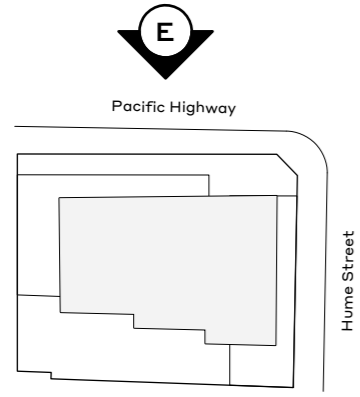


Elevation - NorthEast Pacific Hwy



Elevation - SouthEast Hume St



Nicholson Street

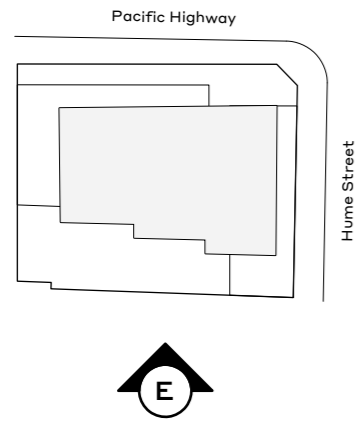
← 29 Nicholson Street →

← 378-390 Pacific Highway →

Pacific Highway

← Metro Station (Under Construction) →

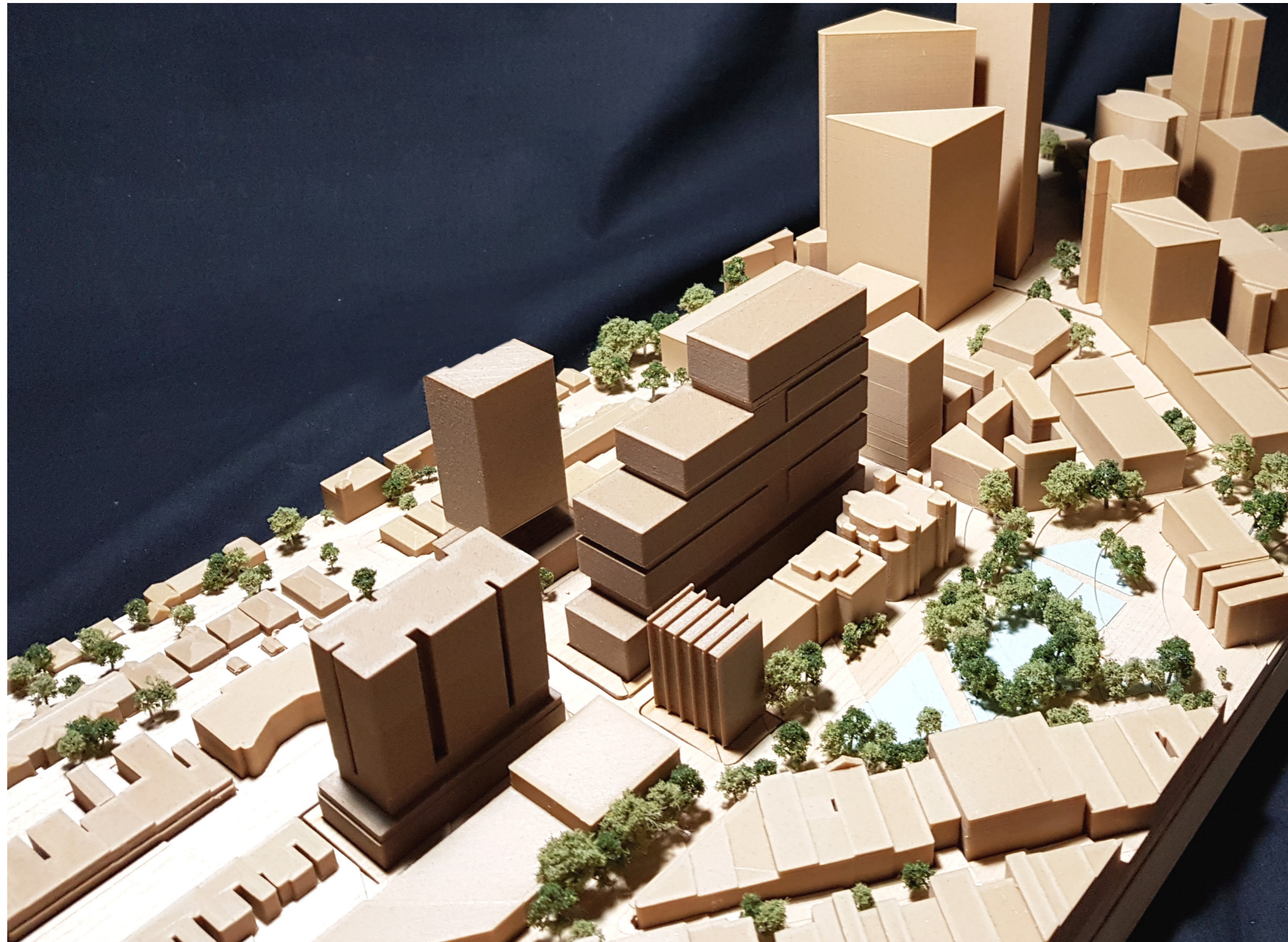
Elevation - SouthWest Nicholson St



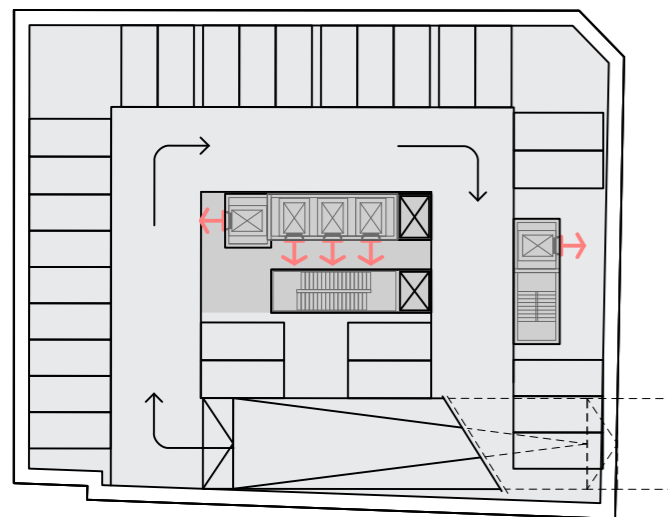
Elevation - NorthWest Pacific Hwy



1:1000 Context Model



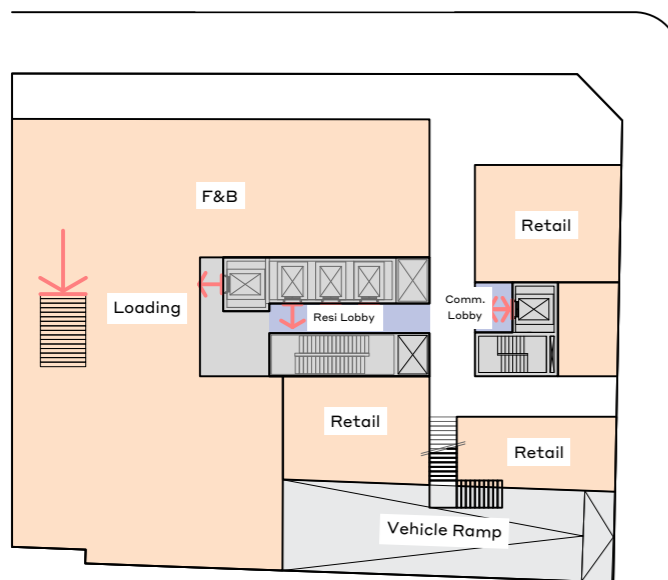
Spatial Planning



Basement Typical

- Retain ramp access from Hume Street as far from Pacific Highway as possible to reduce potential congestion.
- Ramp is for resi parking & access for deliveries & loading.
- Servicing to upper floors intended to take place through commercial lift/ goods lift.
- Carpark numbers TBD.

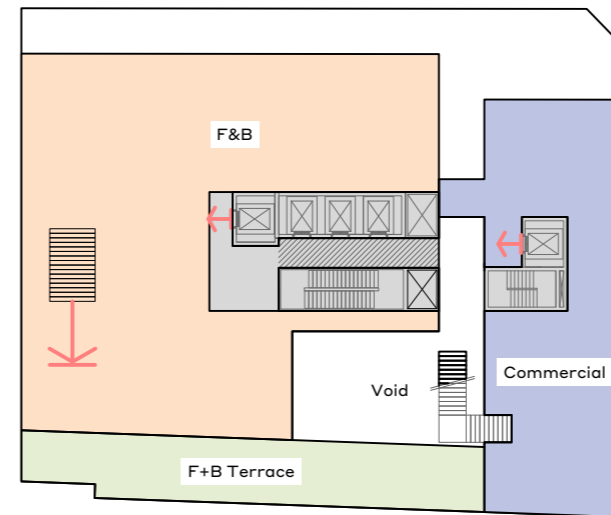
Pacific Highway.



Hume Street.

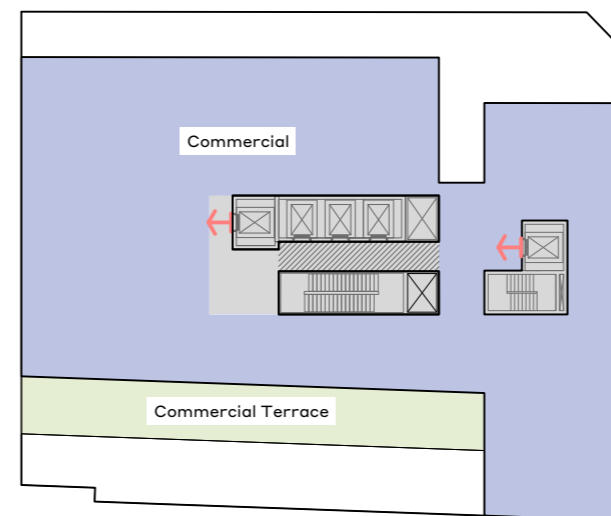
Podium Ground

- GFA: 739m²
- Retail anchor at corner, as single block or divided into smaller tenancies.
- F&B frontage to activate Pacific Highway streetscape.
- Secure residential lift lobby accessed from within laneway, corporate lift (podium lift) with secure lobby also accessed from internal laneway.



Podium Level 01

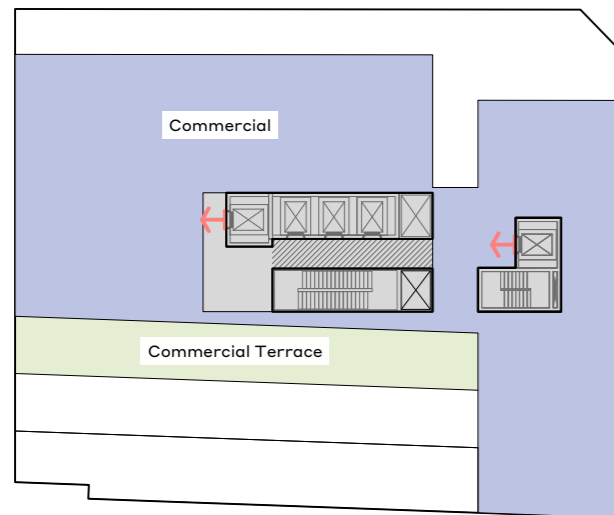
- GFA: 651m²
- F&B stair access from Ground to expand on L01 and have access to rear outdoor terrace spaces.
- Corner as Commercial block or possibly expansion of Ground anchor retail depending on the size of tenant.
- Residential lifts pass through to Amenity level and above.



Podium Level 02

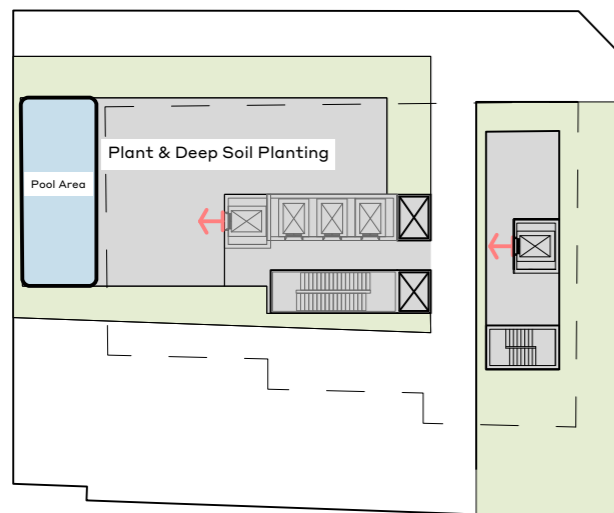
- GFA: 626m²
- Full commercial floorplate with terraces.
- Can be subdivided into multiple commercial tenancies.
- Residential lifts pass through to Amenity level and above.

Spatial Planning



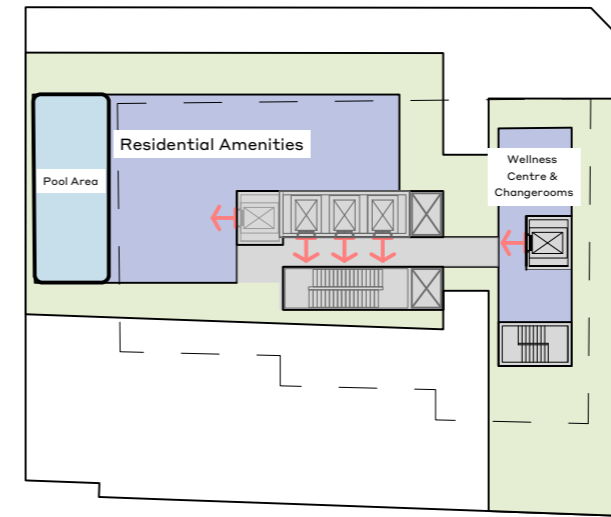
Podium Level 03

- GFA: 502m²
- Full commercial floorplate with terraces.
- Residential lifts pass through to Amenity level and above.



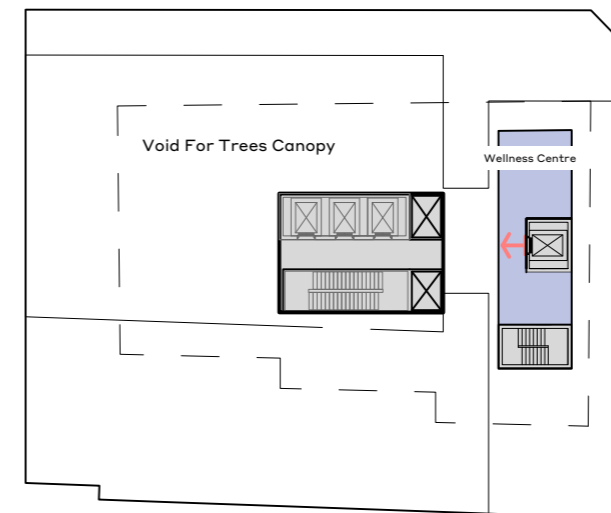
Plant Level 04

- GFA: 0m²
- Residential outdoor amenities spaces in total covering >25% of total site area.
- Access to Pool Mechanical spaces as well as providing zones for deep soil tree planting.



Amenities Level 05

- GFA: 50m²
- Residential outdoor amenities spaces in total covering >25% of total site area.
- Wellness centre & Pool area changing facilities.



Amenities Level 06

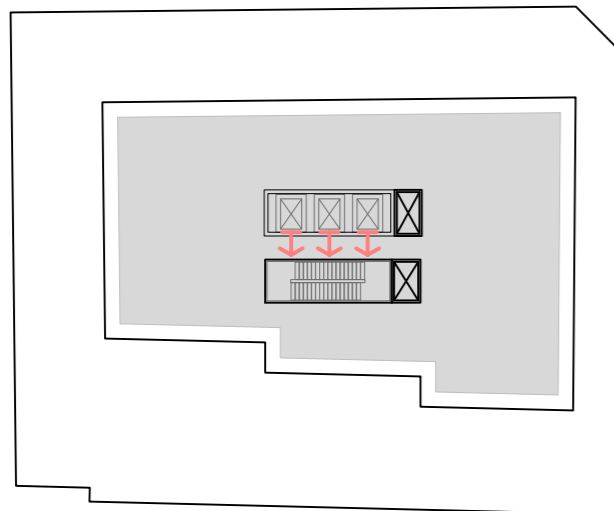
- GFA: 50m²
- Voids for tall trees, also providing solar access to pool and decking areas.
- Second level of wellness centre.

Spatial Planning



Tower Typical

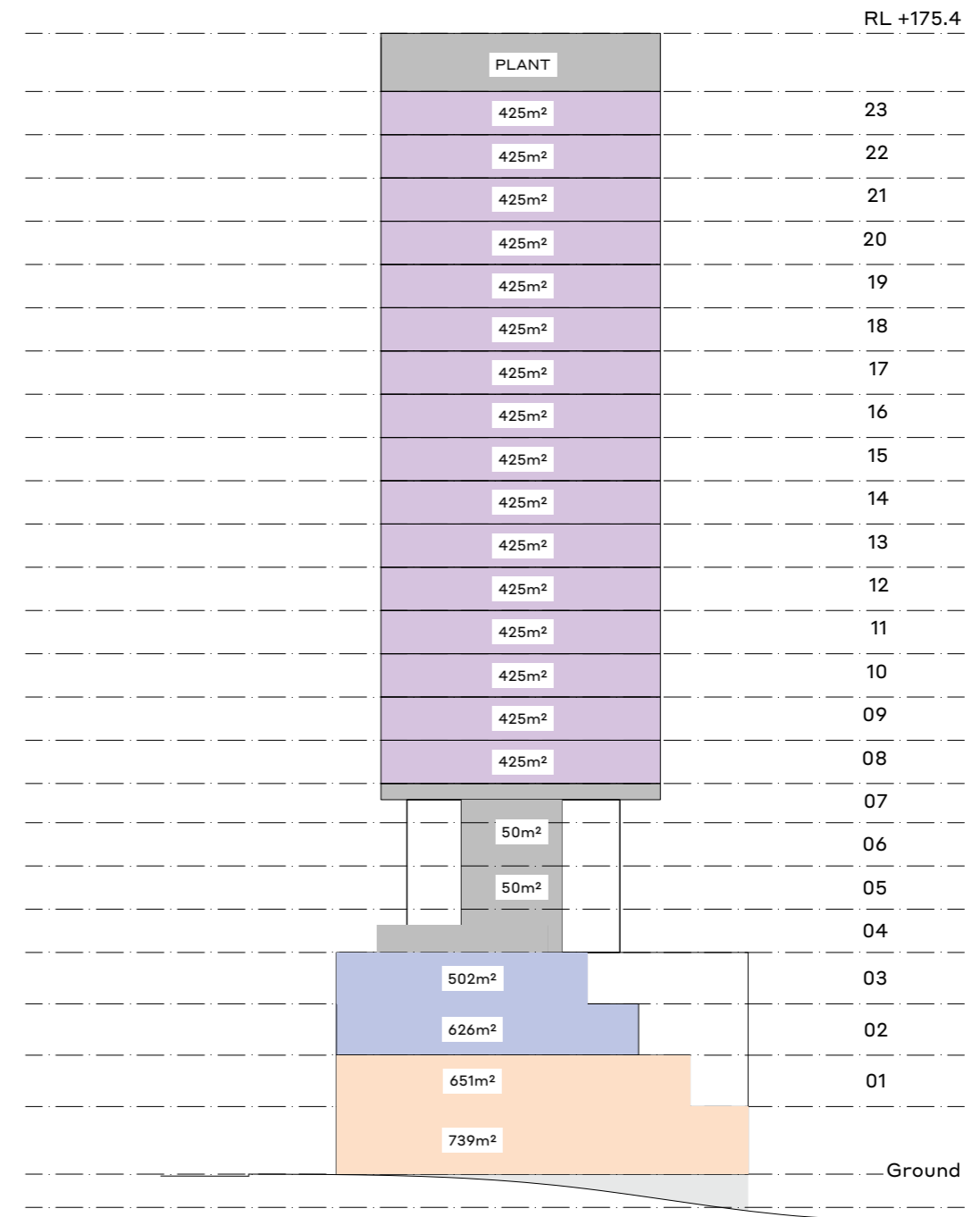
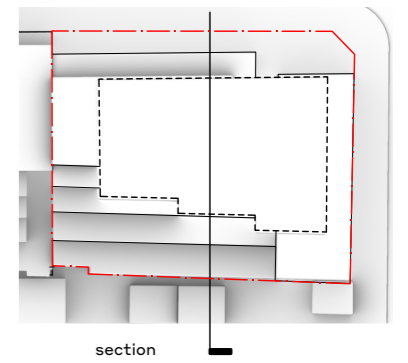
- GFA: 425m²
- Apartment planning & types as previously outlined and according to ADG guidelines.



Roof L24

- Space dedicated to mechanical plant & lift overruns, specifics TBD.

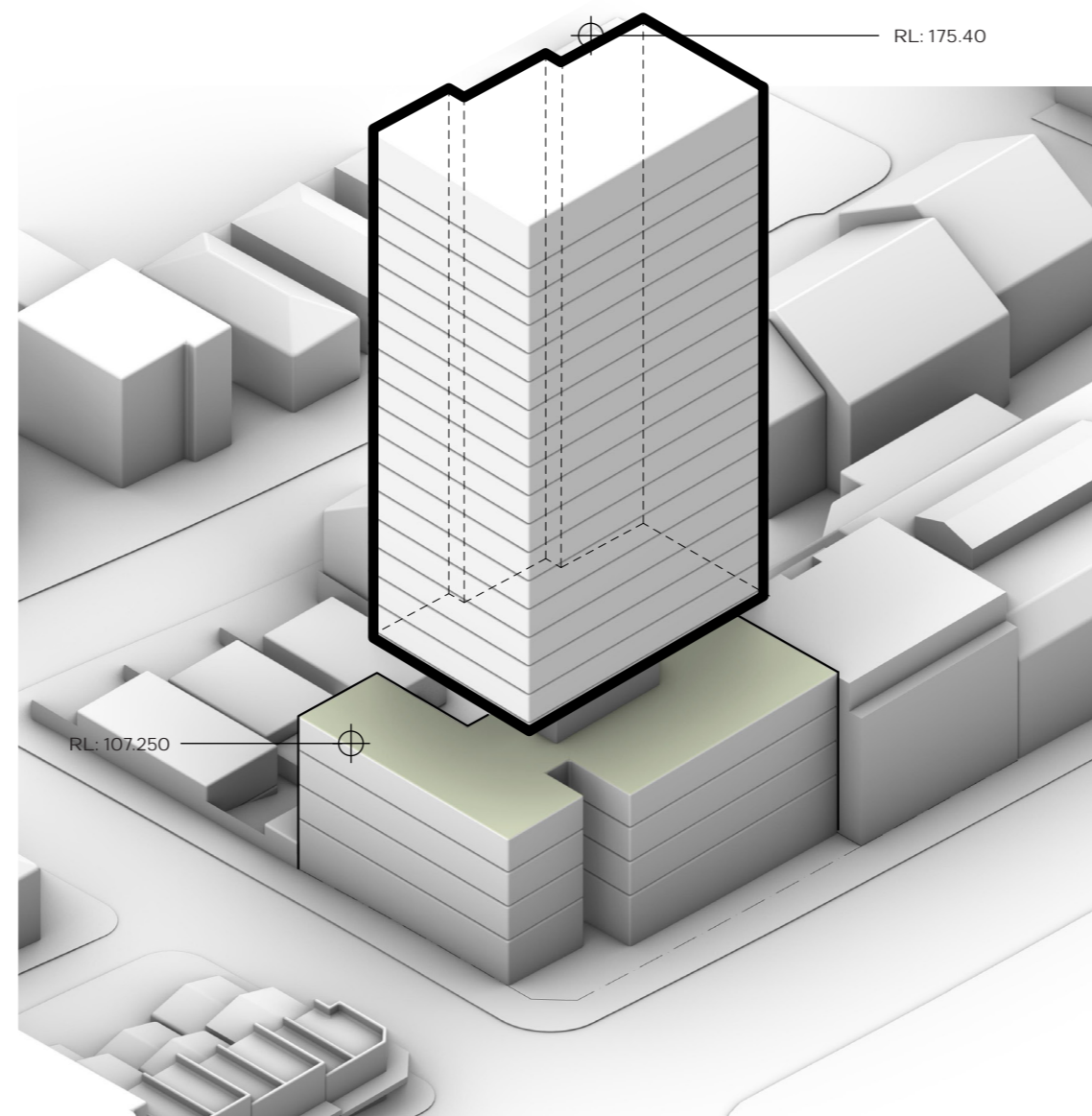
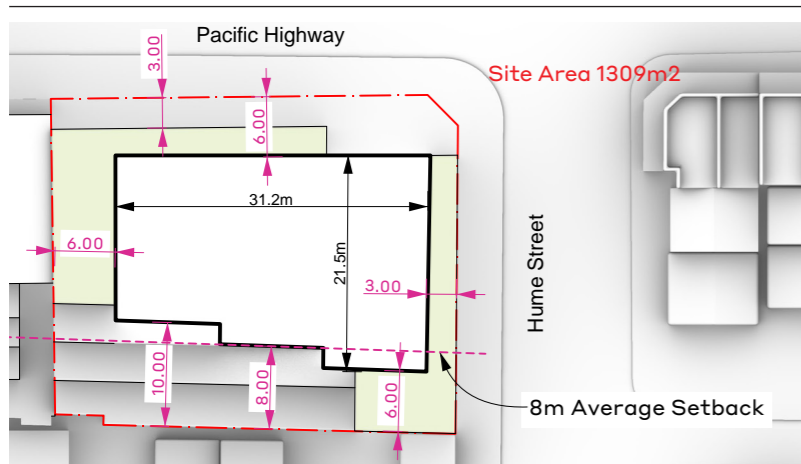
Massing Section



Indicative Massing Summary

Control Type	Site Specific	Indicative Massing
Height Limit	24 Storeys Maximum (2036 Plan)	24 Storeys - x 16 Storey Tower - x 4 Mixed Amenities - x 4 Storey Podium
Overall FSR	7.5 : 1 (2036 Plan)	7.2 : 1
Non-Residential FSR	2 : 1 Minimum (2036 Plan)	2 : 1 Podium
Residential FSR	5.5 : 1 (2036 Plan)	5.2 : 1
Setbacks	2036 Plan & DCP	Refer Diagram Below

2036 Plan & DCP Setbacks



Level	Area (m ²)
23	425.00
22	425.00
21	425.00
20	425.00
19	425.00
18	425.00
17	425.00
16	425.00
15	425.00
14	425.00
13	425.00
12	425.00
11	425.00
10	425.00
9	425.00
8	425.00
7	
6	
5	
4	100
3	502.00
2	626.00
1	651.00
G	739.00

Residential: Levels 8-23
Amenities: Levels 4-7
Podium: Levels 1-4

378-390 Pacific Hwy - Site Area 1309m²

Commercial Area		
	TOTAL	2036 Plan
GFA	2618.00	2618.00
FSR	2.00	2.00

Residential Area		
	TOTAL	2036 Plan
GFA	6800.00	7199.50
FSR	5.20	5.50

Overall Areas		
	TOTAL	2036 Plan
GFA	9418.00	9817.50
FSR		7.50

Regulatory Summary

Regulatory Document	As Stated	WB Comment
SLCN 2036 Plan	- p70 map indicates 3m Pacific Highway setback.	
North Sydney Council DCP	- Part C 3.1.3 P10 Above Podium Setbacks map indicates 3m setbacks to Pacific Highway and Hume Street.	
ADG Guidelines	- 6m non-habitable wall facing possible future residential development.	

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