

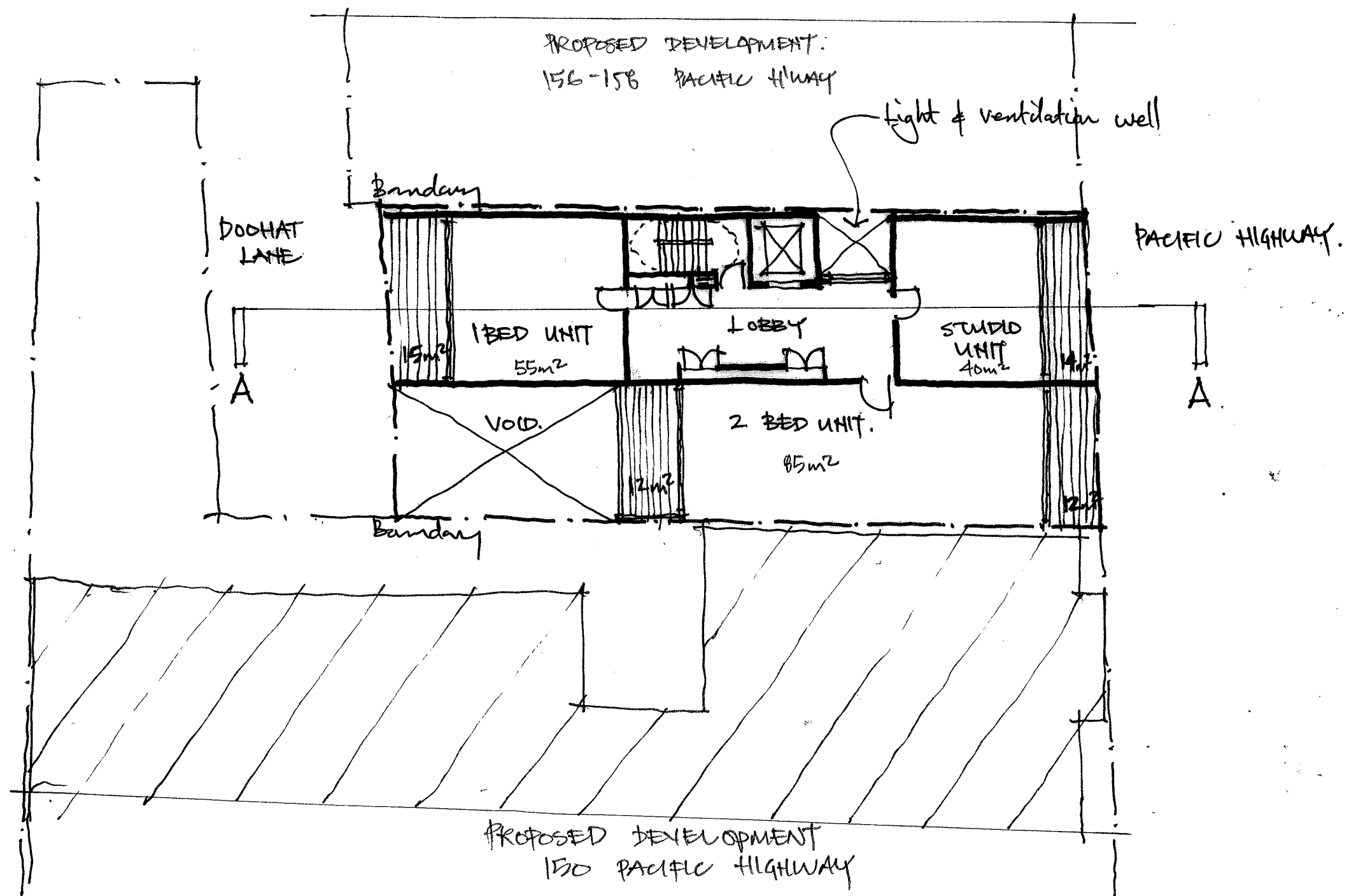
**DEVELOPMENT STUDY FOR NO. 154 PACIFIC HIGHWAY
IN CONJUNCTION WITH PRE DA REPORT**

**STRAND
ESTATES**

Pre-DA Report
Proposed Mixed Use Development
150 Pacific Highway, North Sydney, cnr Pacific Highway & Berry Street

Revision A - 9 August 2011



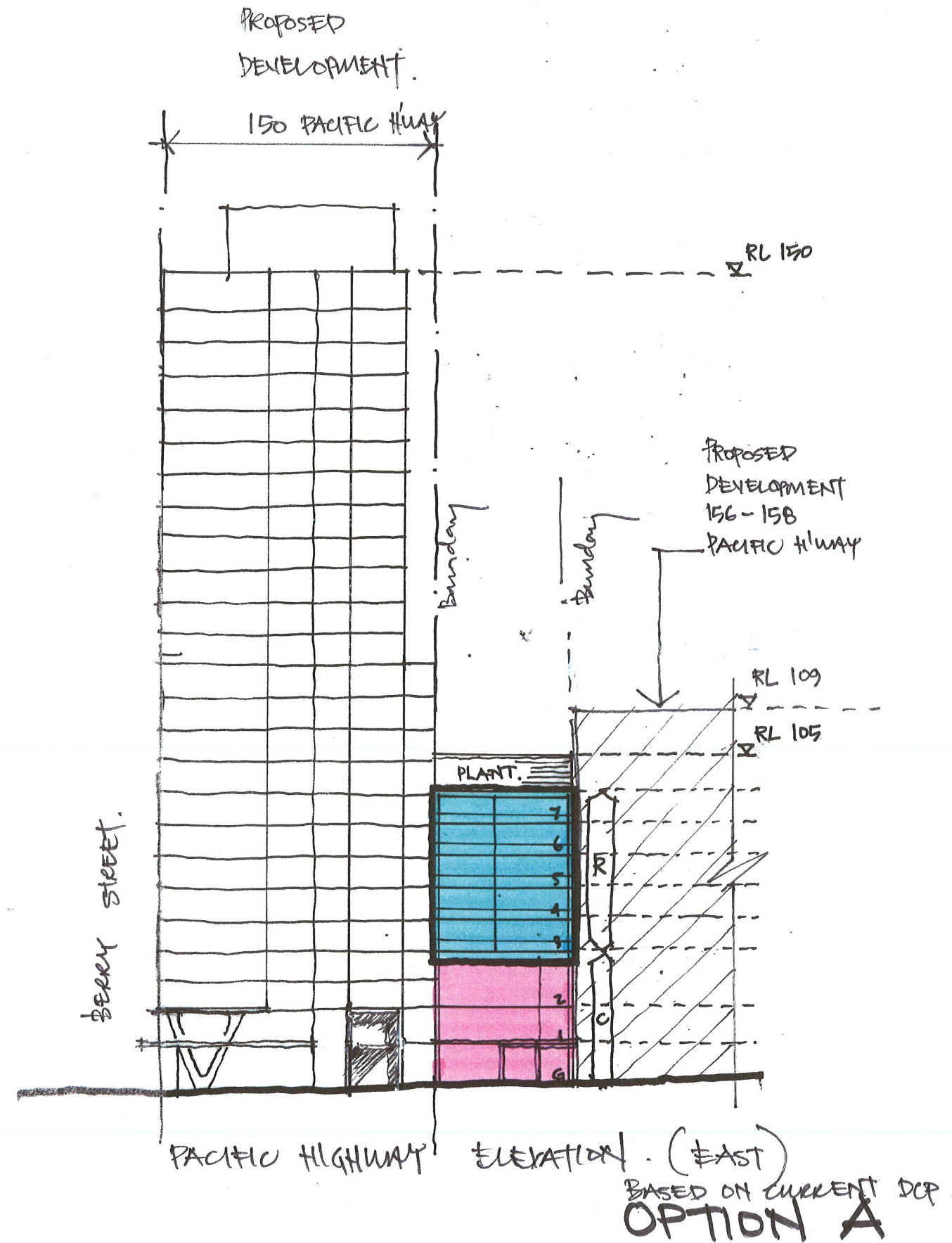
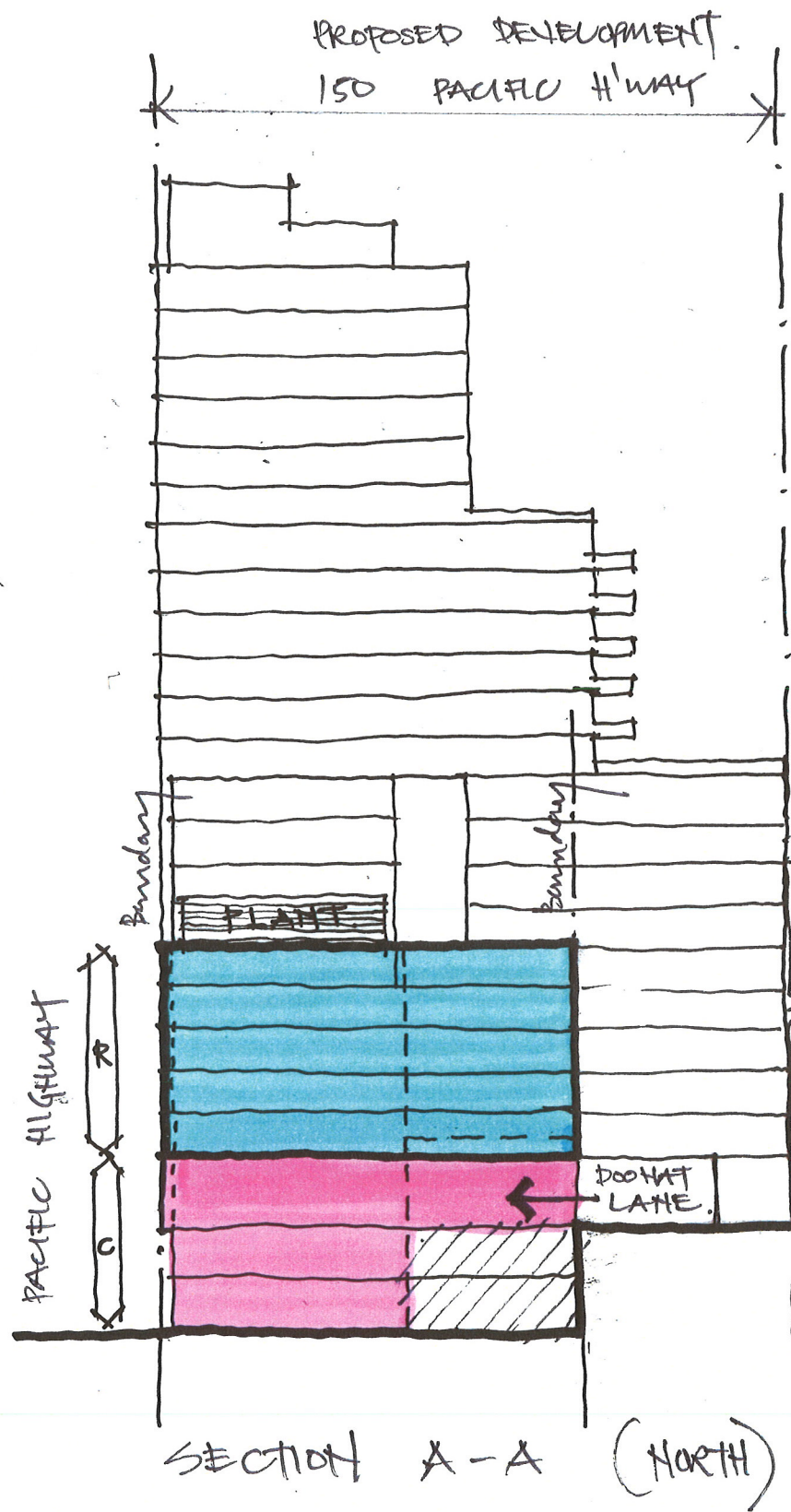


BASED ON CURRENT DCP.

OPTION A

Project 154 PACIFIC HIGHWAY
Title TYPICAL RESIDENTIAL FLOOR LAYOUT
Scale 1:200 Date 03.08.11 Number 3553 SK 270





RESIDENTIAL COMPONENT

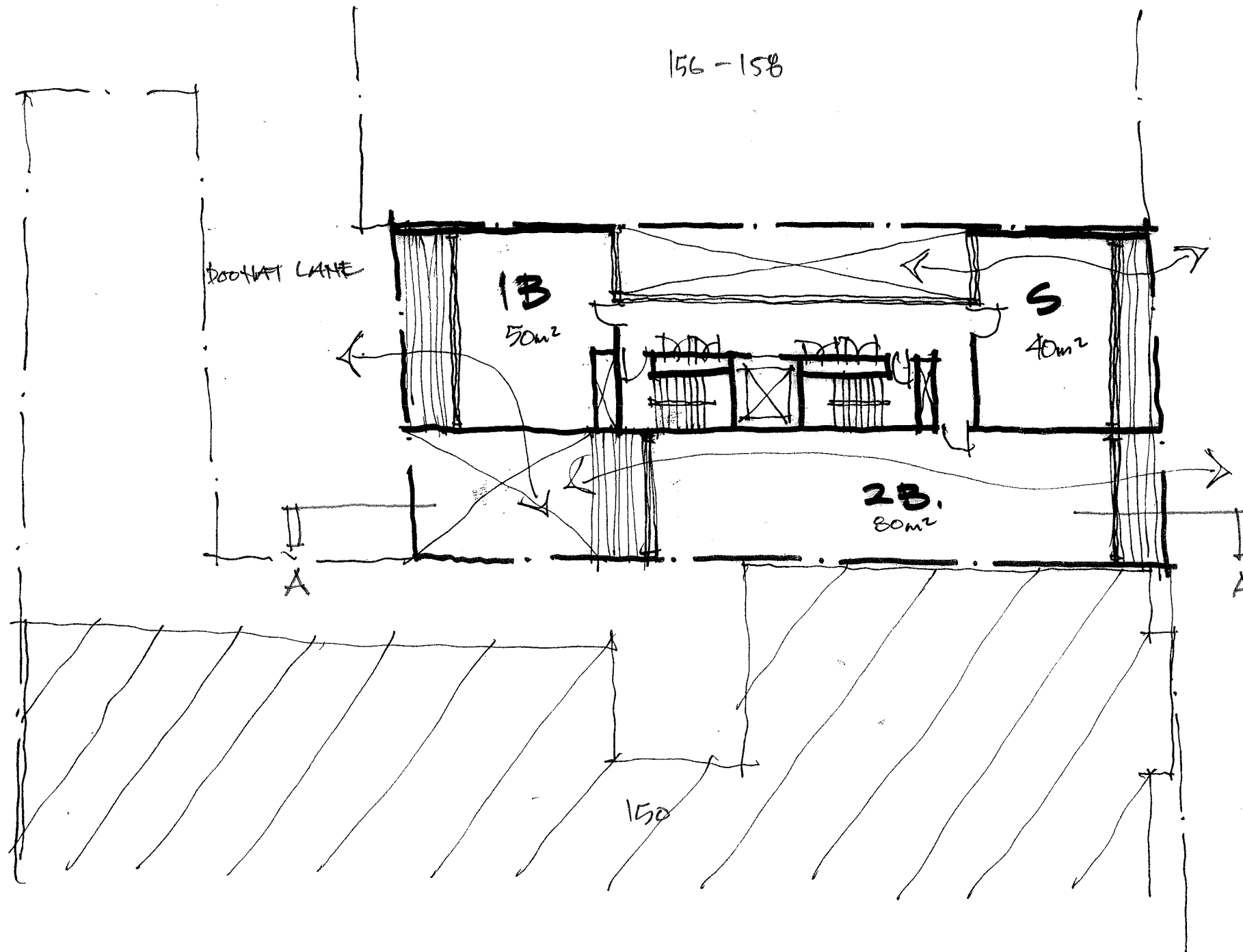
COMMERCIAL COMPONENT, INC. PARKING & SERVICES.

Project 154 PACIFIC HIGHWAY

Title CONCEPT SECTION & ELEVATION

Scale 1:200 Date 02.08.11 Number 3553 SK 271



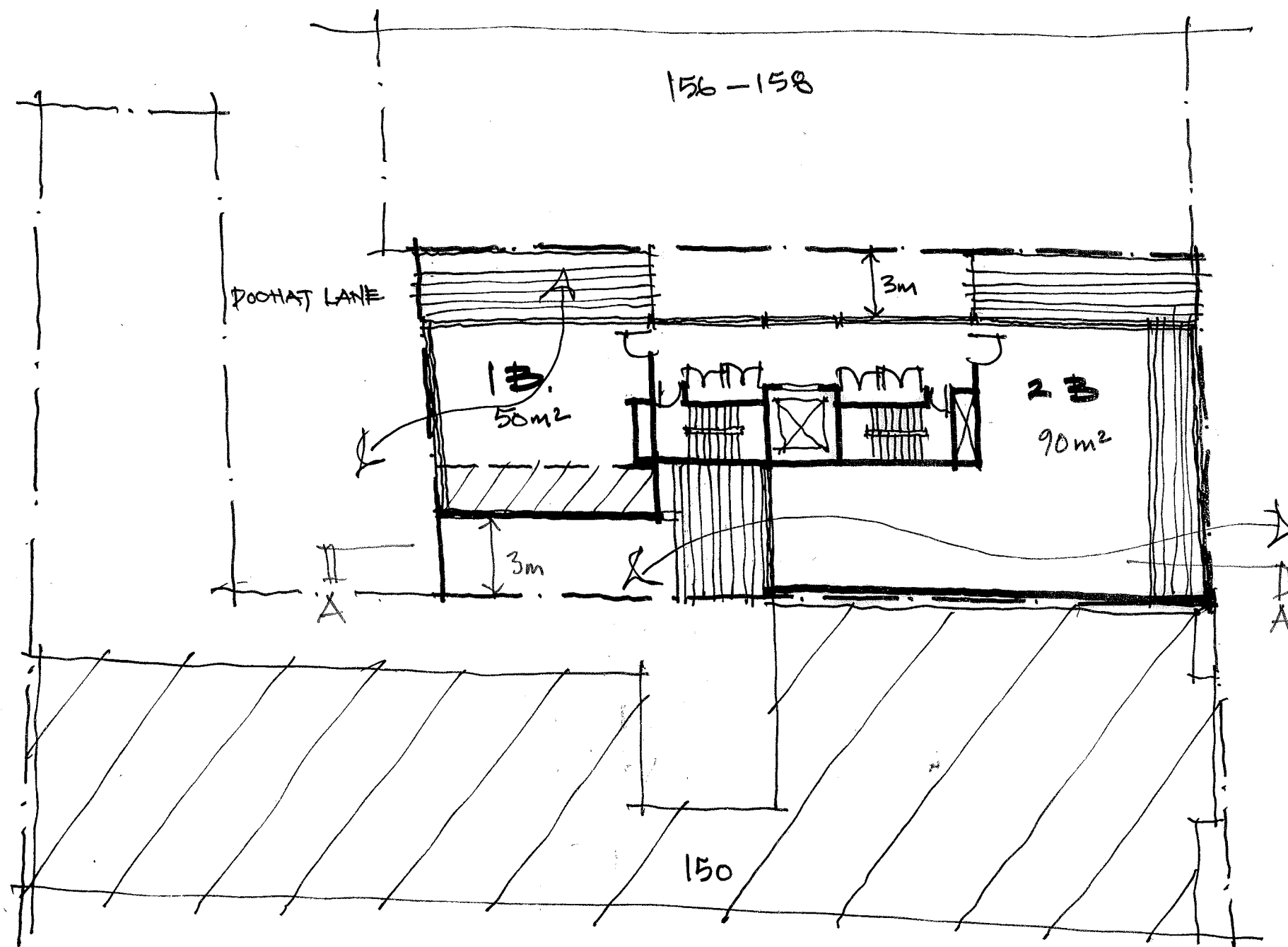


OPTIMISING BUILDING HEIGHT.
BASED ON DRAFT DEP.
OPTION B

Project 154 PACIFIC HIGHWAY
Title CONCEPT PLAN LOWER LEVELS
Scale 1:200 Date 03.08.11 Number 3553 SK 212

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OPTIMISING BUILDING HEIGHT.
BASED ON DRAFT DCP.
OPTION B.

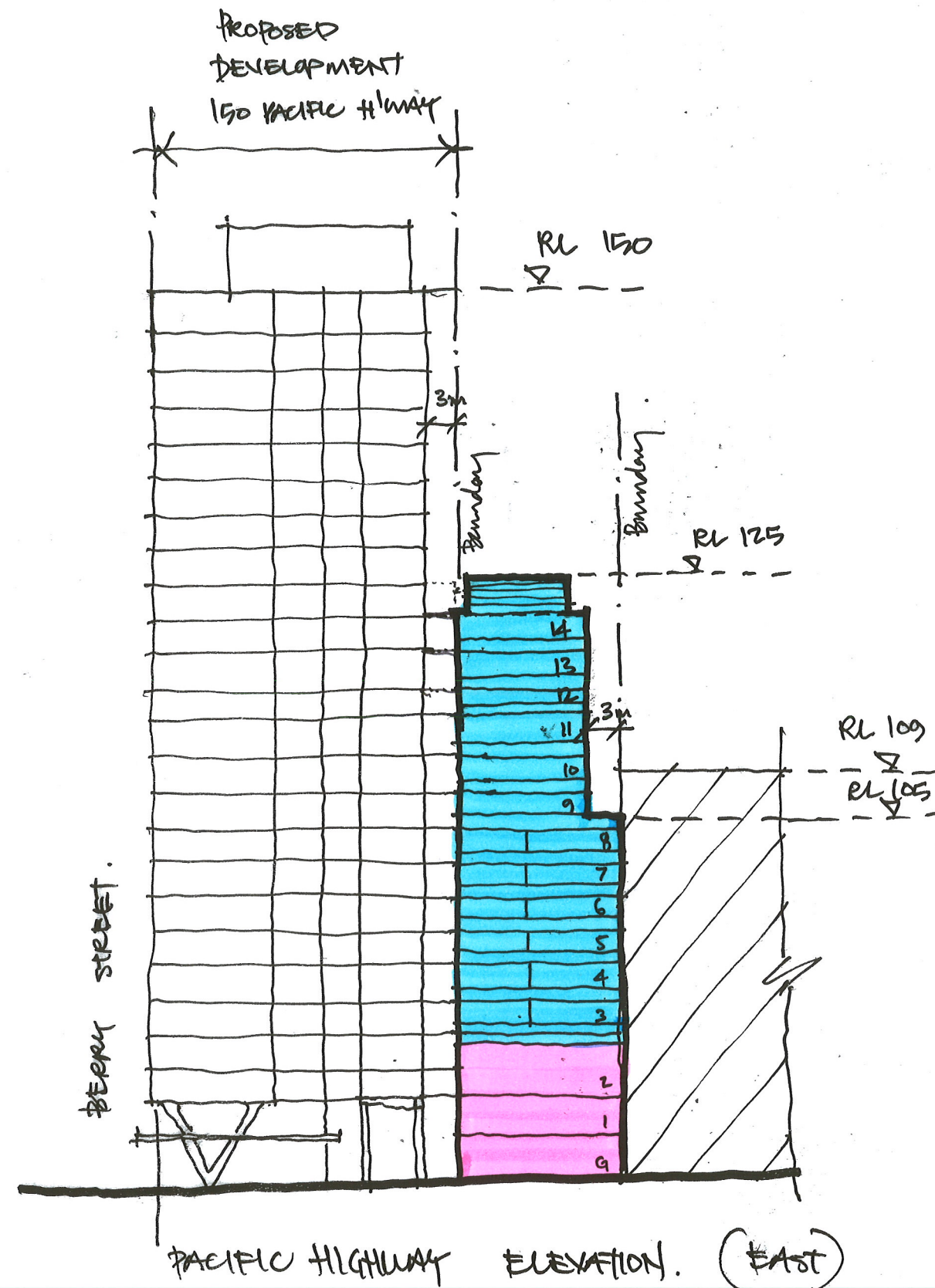
Project 154 PACIFIC HIGHWAY
Title CONCEPT PLAN UPPER LEVELS
Scale 1:200 Date 08.08.11 Number 3553 SK 273

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SECTION A-A



OPTIMISING BUILDING HEIGHT.
BASED ON DRAFT DCP.
OPTION B.

- RESIDENTIAL COMPONENT.
- COMMERCIAL COMPONENT. (INC. PARKING)

Project 154 PACIFIC HIGHWAY
Title CONCEPT SECTION & ELEVATION
Scale 1:200 Date 08.08.11 Number 3553 SK 274