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ST LEONARDS COMMONS

DEVELOPMENT APPLICATION FOR A COMMERCIAL DEVELOPMENT AT
29-57 CHRISTIE STREET ST LEONARDS

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AMENDMENTS

REV.	DATE	DESCRIPTION
A	09.05.2020	PRE DA ISSUE
B	31.07.2020	DRAFT DA ISSUE
C	04.09.2020	DA ISSUE

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FOR



PROJECT
29-57 CHRISTIE STREET
COMMERCIAL DEVELOPMENT
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065

PROJECT NORTH

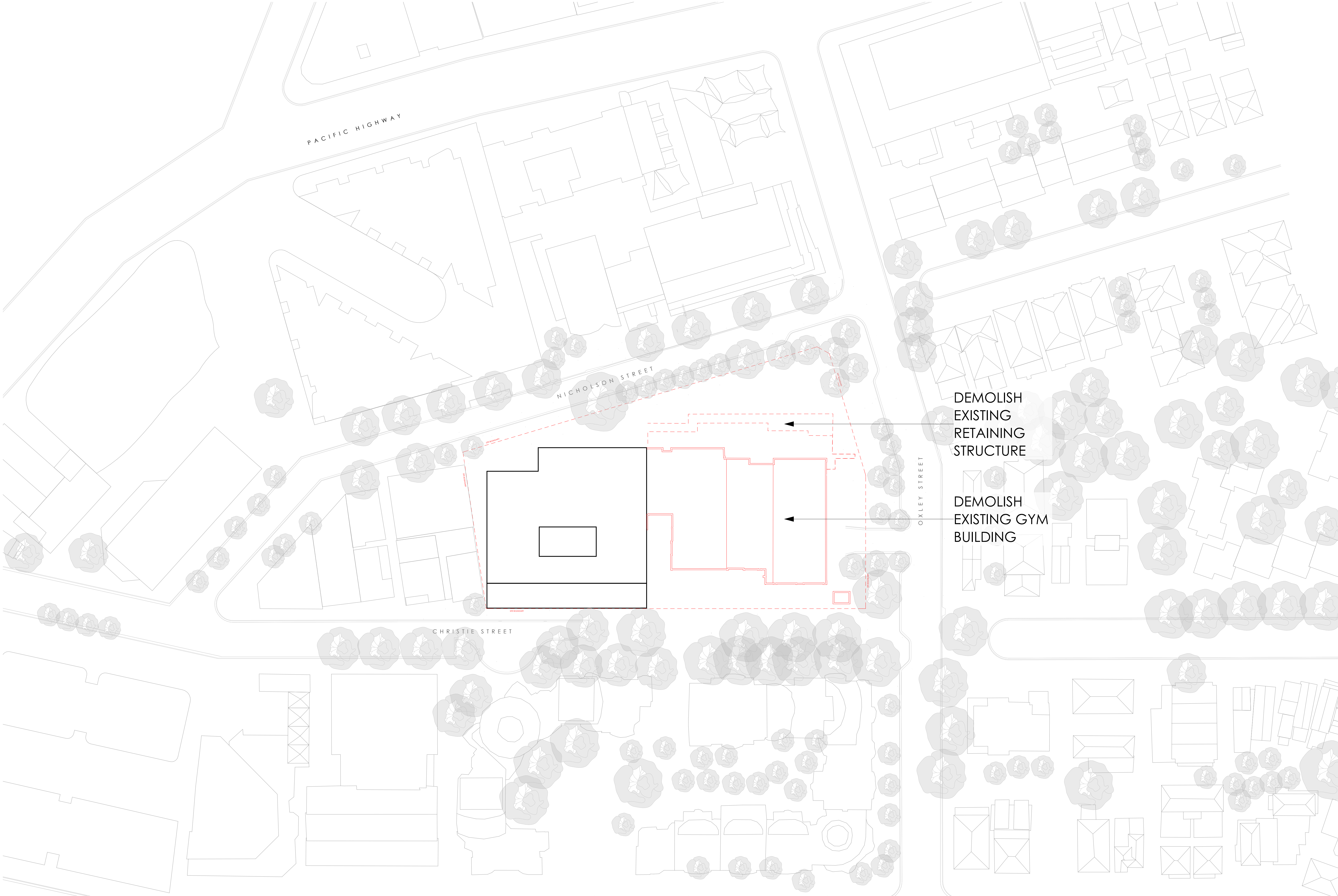
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DRAWN	APPROVED	PRINT DATE	DRAWING
MA	JF	23/09/2020	DEVELOPMENT APPLICATION DRAWING LIST
SCALE @ A1	STATUS DA	PROJECT NO. 21811	DRAWING NO. DA-02 ISSUE C

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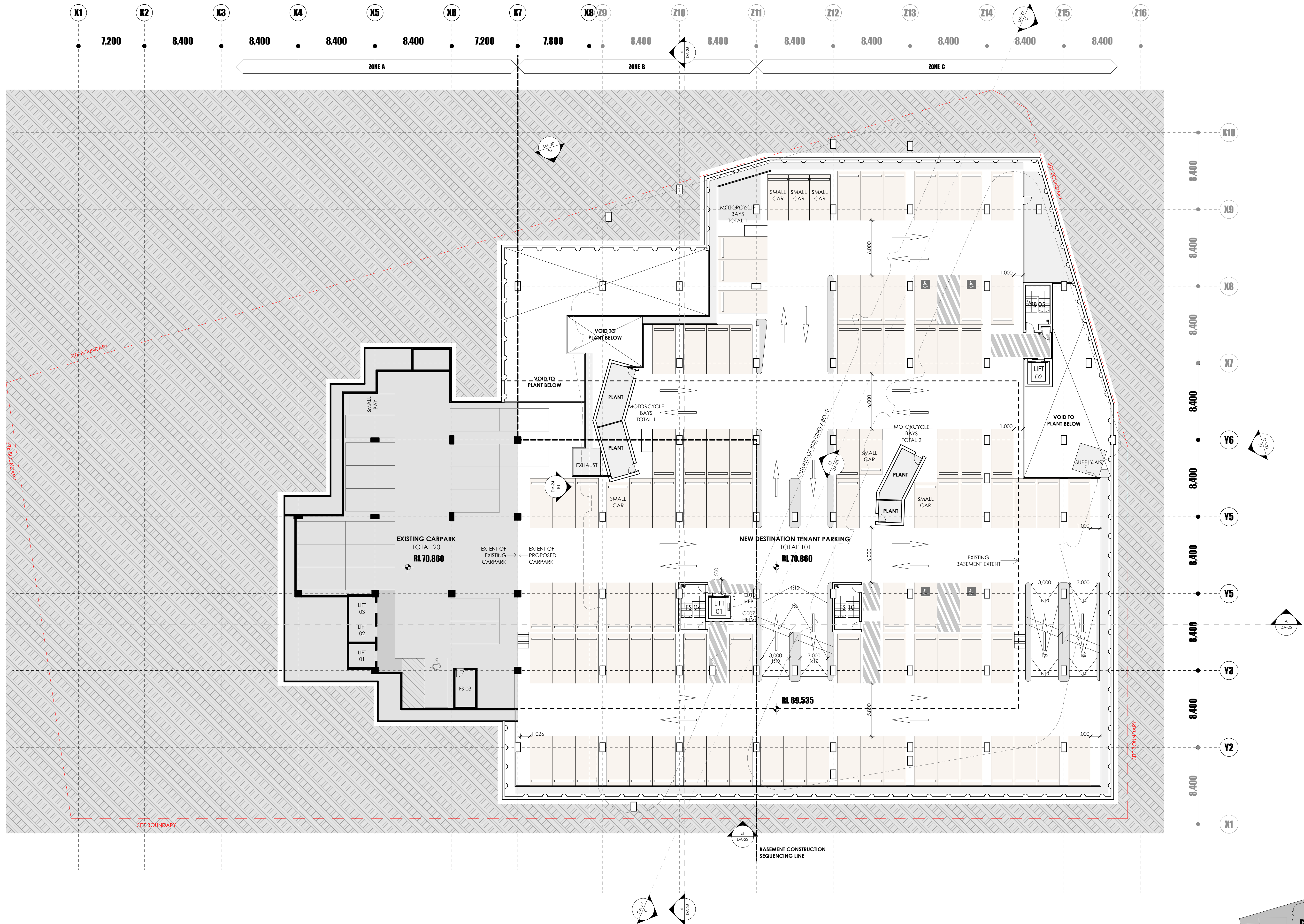
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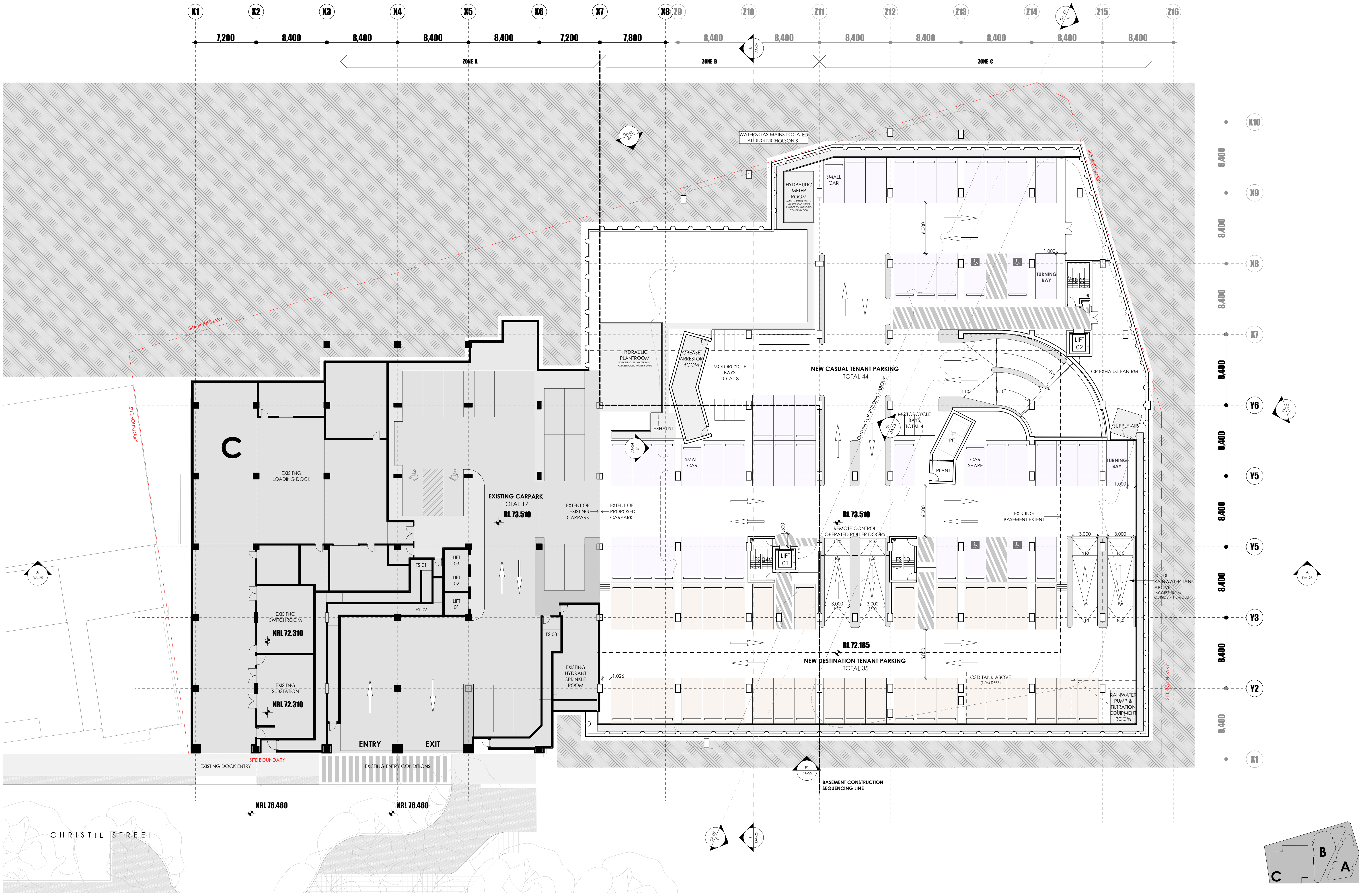
PROJECT
29-57 CHRISTIE STREET
COMMERCIAL DEVELOPMENT
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065
PROJECT NORTH
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DRAWN	APPROVED	PRINT DATE	DRAWING	
MA	JF	23/09/2020	DEVELOPMENT APPLICATION DEMOLITION PLAN	
SCALE @ A1		STATUS	PROJECT NO.	DRAWING NO.
1:500		DA	21811	DA-04
				ISSUE

DRAWN MA	APPROVED JF	PRINT DATE 23/09/2020	DRAWING DEVELOPMENT APPLICATION SITE PLAN		
SCALE @ A1 1:500		STATUS DA	PROJECT NO. 21811	DRAWING NO. DA-05	ISSUE C







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PROJECT
29-57 CHRISTIE STREET
COMMERCIAL DEVELOPMENT
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065

PROJECT NORTH

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DRAWN MA
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PRINT DATE 23/09/2020

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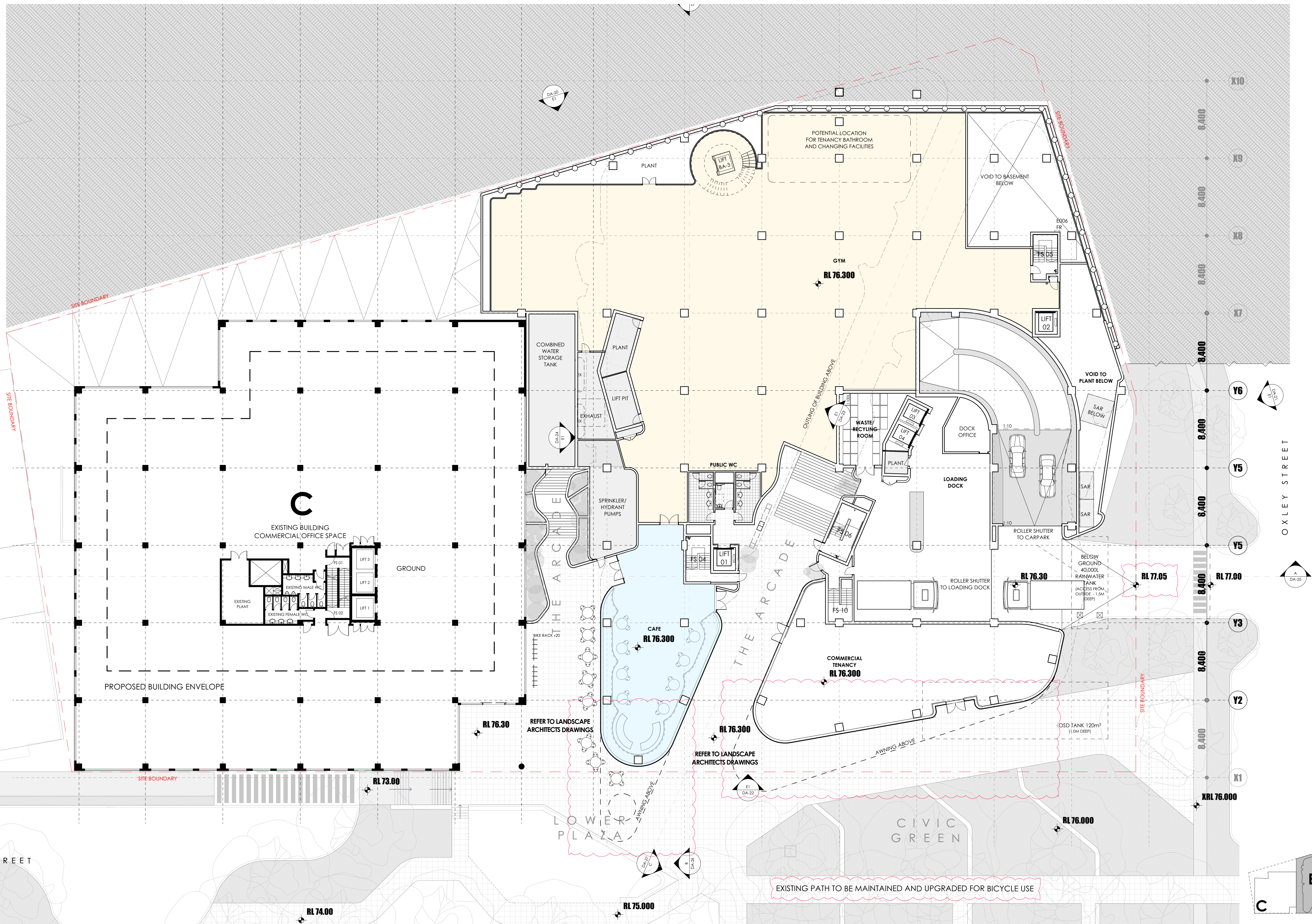
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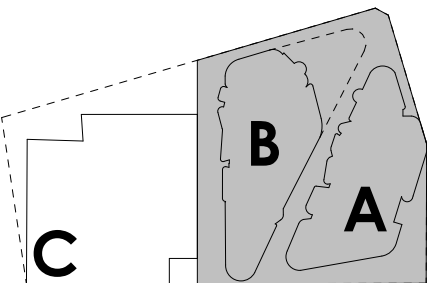
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BASEMENT 01

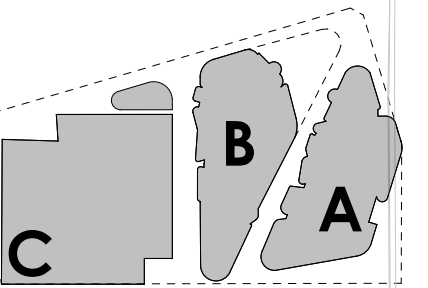
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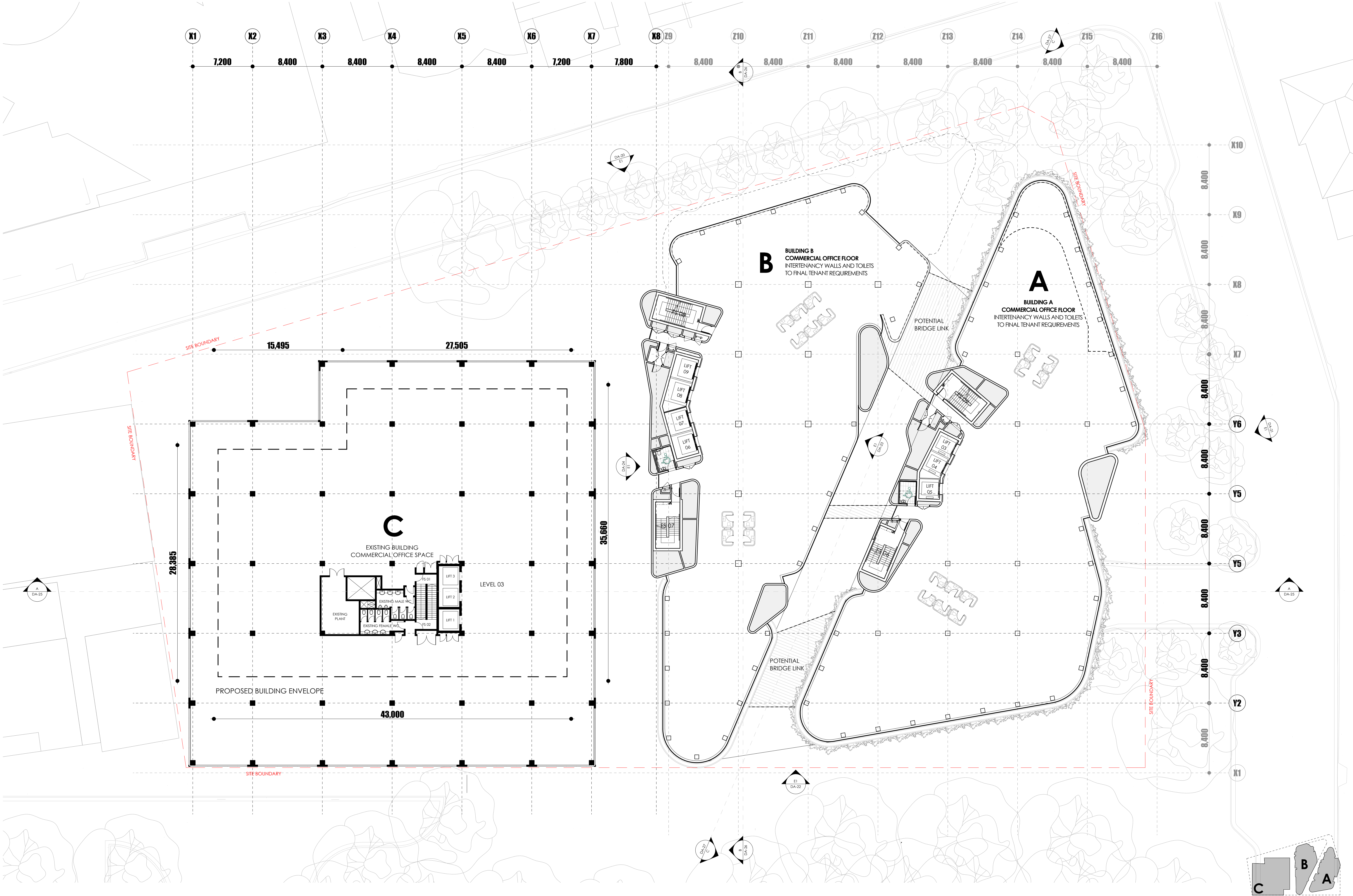
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COMMERCIAL DEVELOPMENT
29-57 CHRISTIE STREET, ST LEONARDS NSW 2055
PROJECT NORTH

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PRINT DATE
23/09/2020

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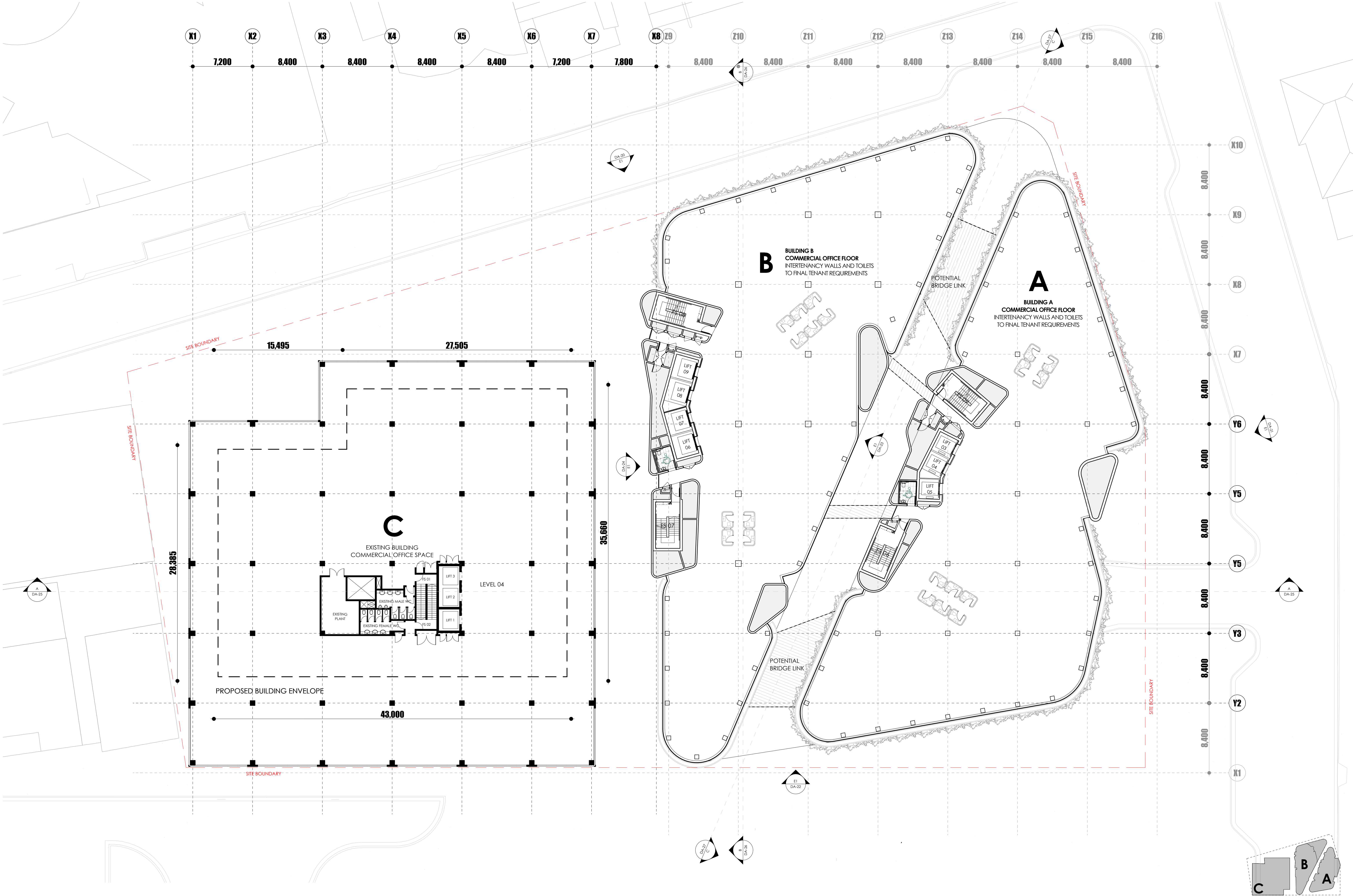
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DRAWING
DEVELOPMENT APPLICATION
LEVELS 01 PLAN

PROJECT NO.
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COMMERCIAL DEVELOPMENT
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065
PROJECT NORTH

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SCALE @ A1
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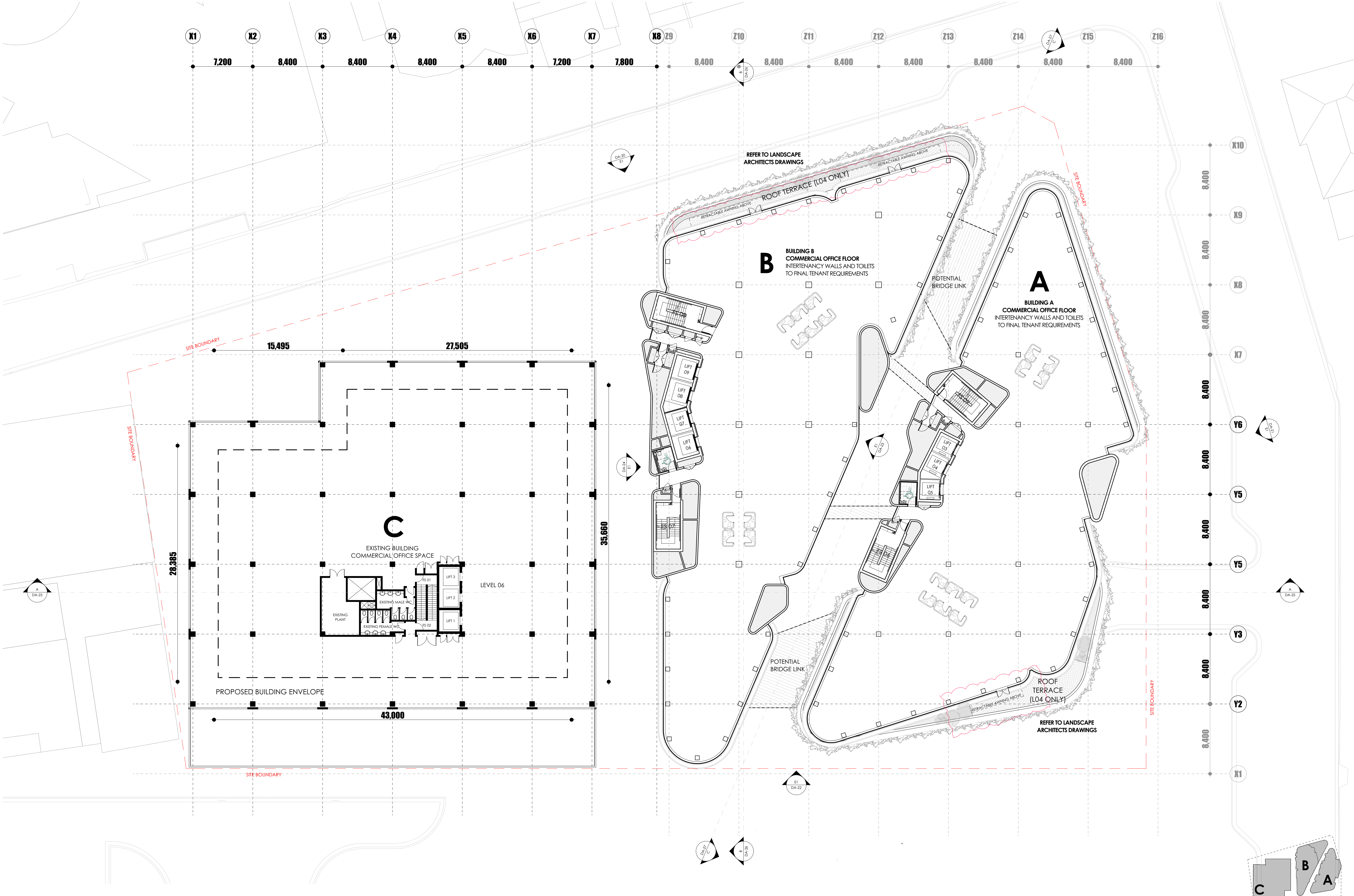
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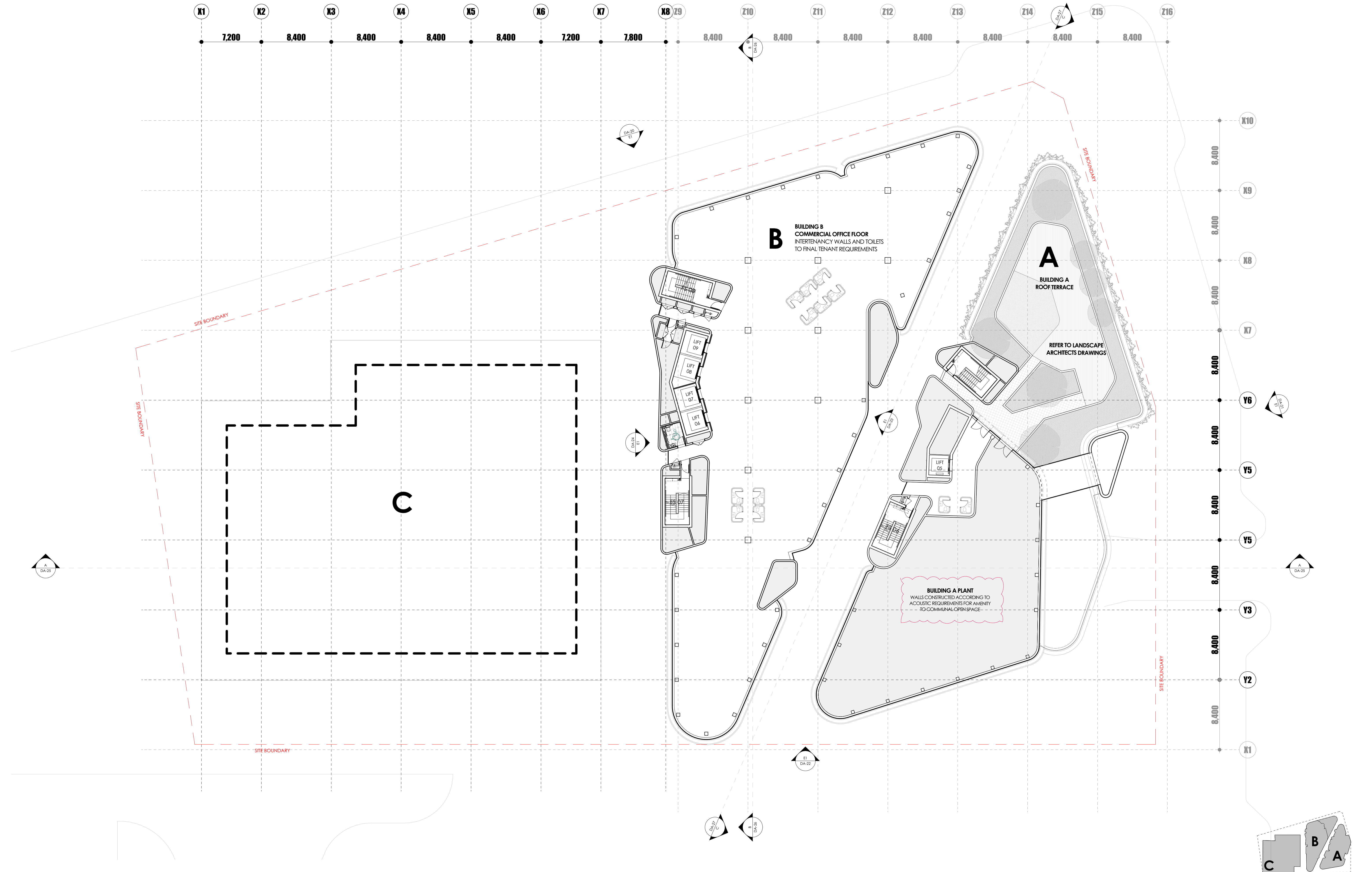
DRAWING
DEVELOPMENT APPLICATION
LEVELS 02 to 03 PLAN

PROJECT NO.
21811

DRAWING NO.
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REV.	DATE	DESCRIPTION
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C	04.09.2020	DA ISSUE
D	16.04.2021	RESPONSE TO RH

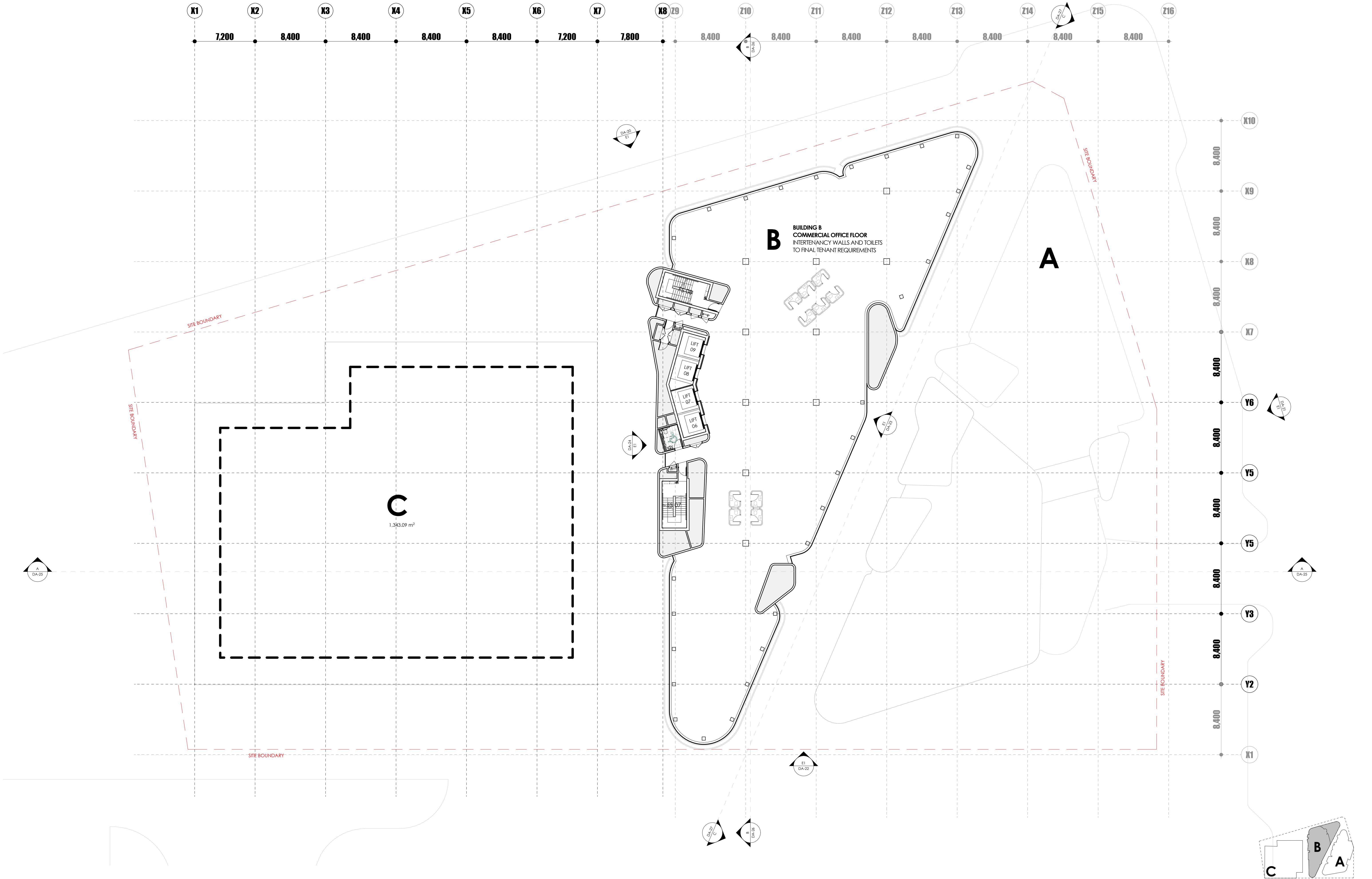
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PROJECT
29-57 CHRISTIE STREET
COMMERCIAL DEVELOPMENT
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065
PROJECT NORTH

DRAWN	APPROVED	PRINT DATE	DRAWING
MA	JF	16/04/2021	DEVELOPMENT APPLICATION LEVEL 07 PLAN
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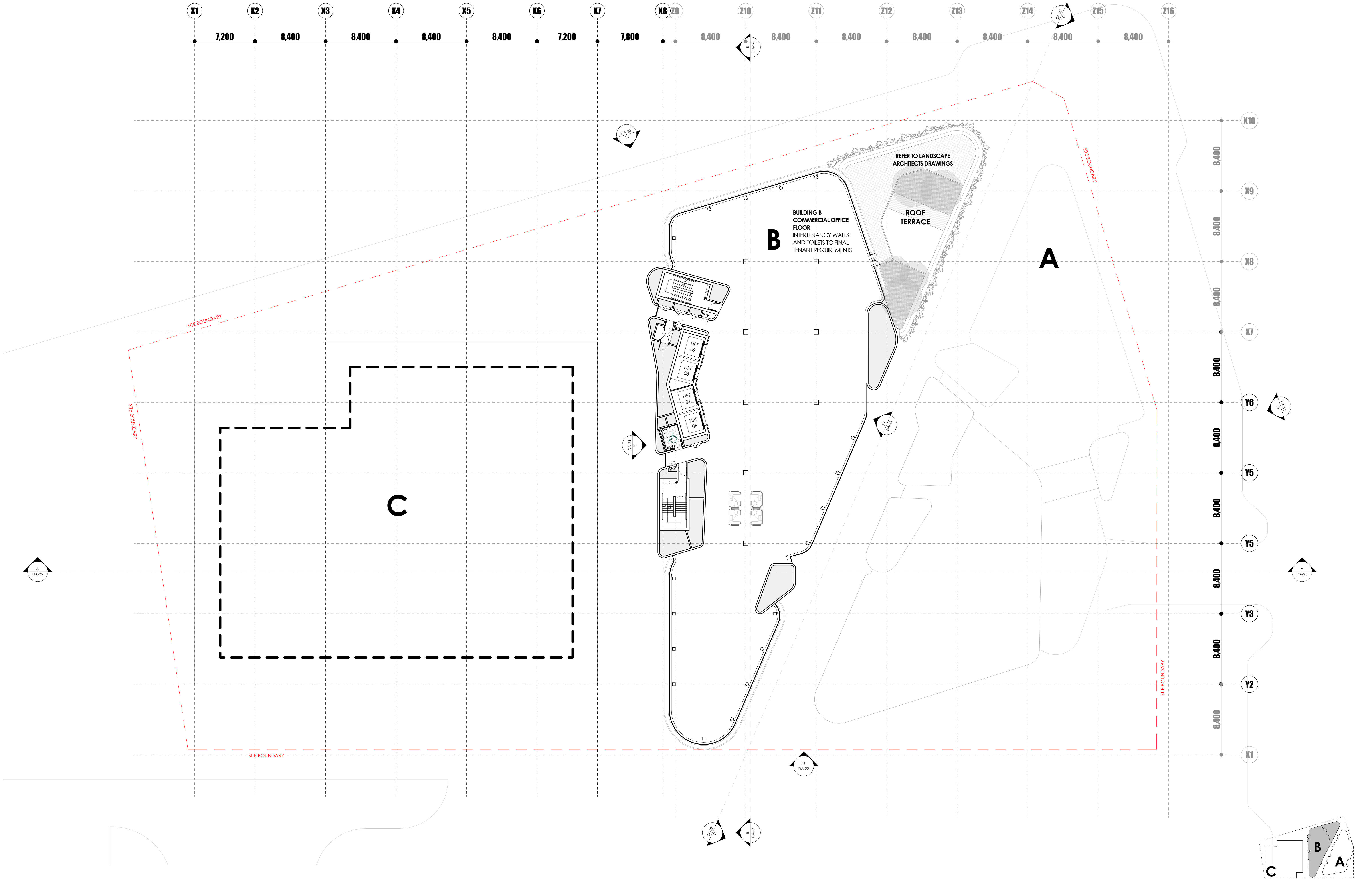
PROJECT
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COMMERCIAL DEVELOPMENT
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065

PROJECT NORTH



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DRAWN	APPROVED	PRINT DATE	DRAWING
MA	JF	23/09/2020	DEVELOPMENT APPLICATION LEVELS 08 to 09 PLAN
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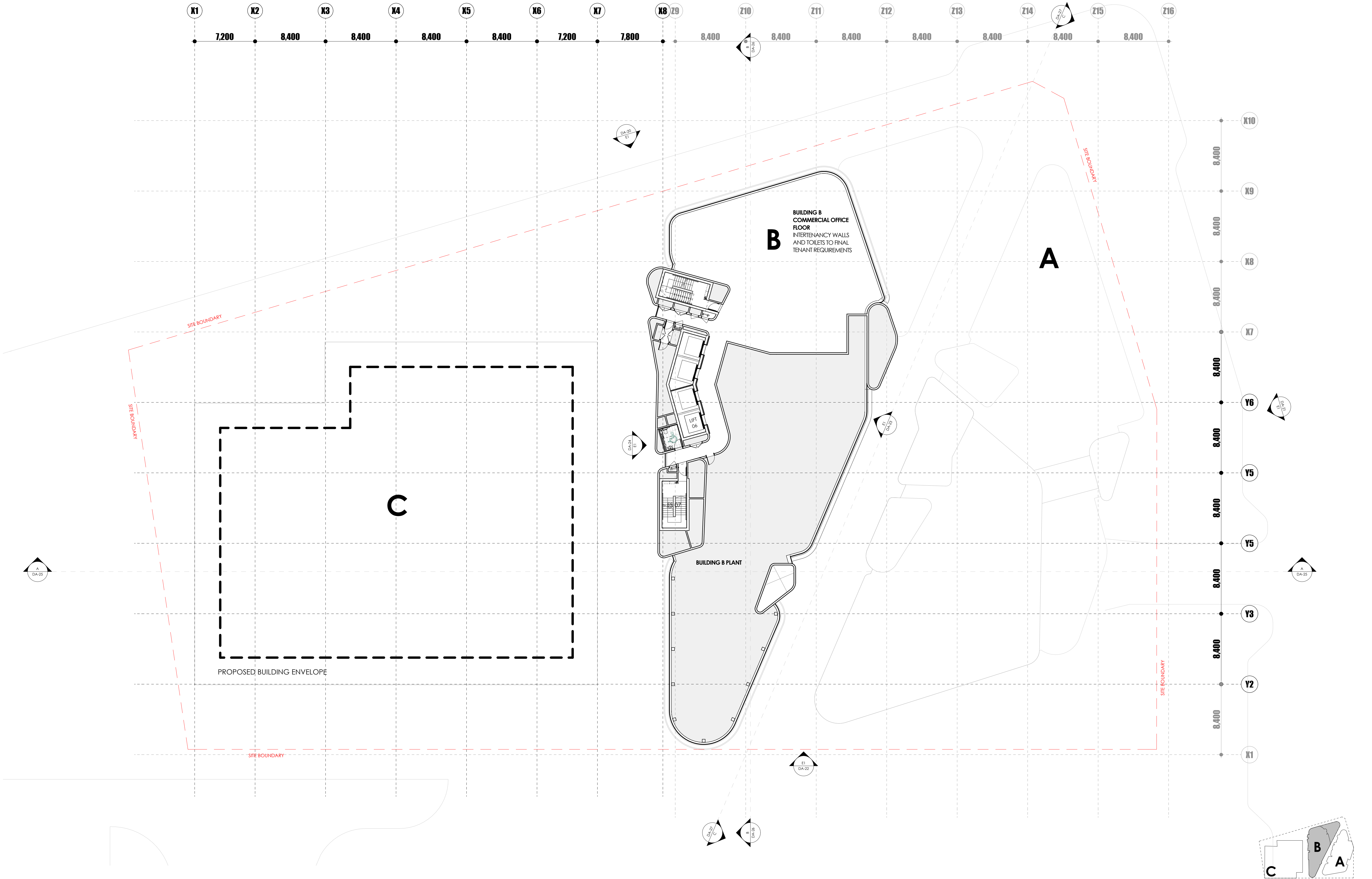
PROJECT
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COMMERCIAL DEVELOPMENT
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065

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DRAWN	APPROVED	PRINT DATE	DRAWING
MA	JF	23/09/2020	DEVELOPMENT APPLICATION LEVELS 10 PLAN
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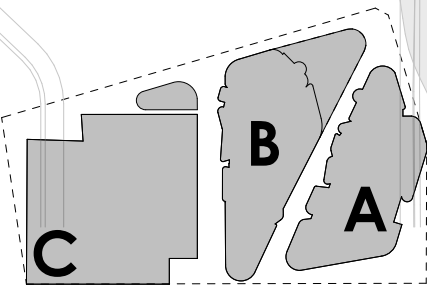
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29-57 CHRISTIE STREET, ST LEONARDS NSW 2065

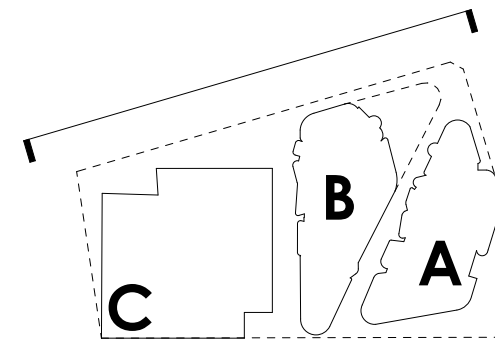
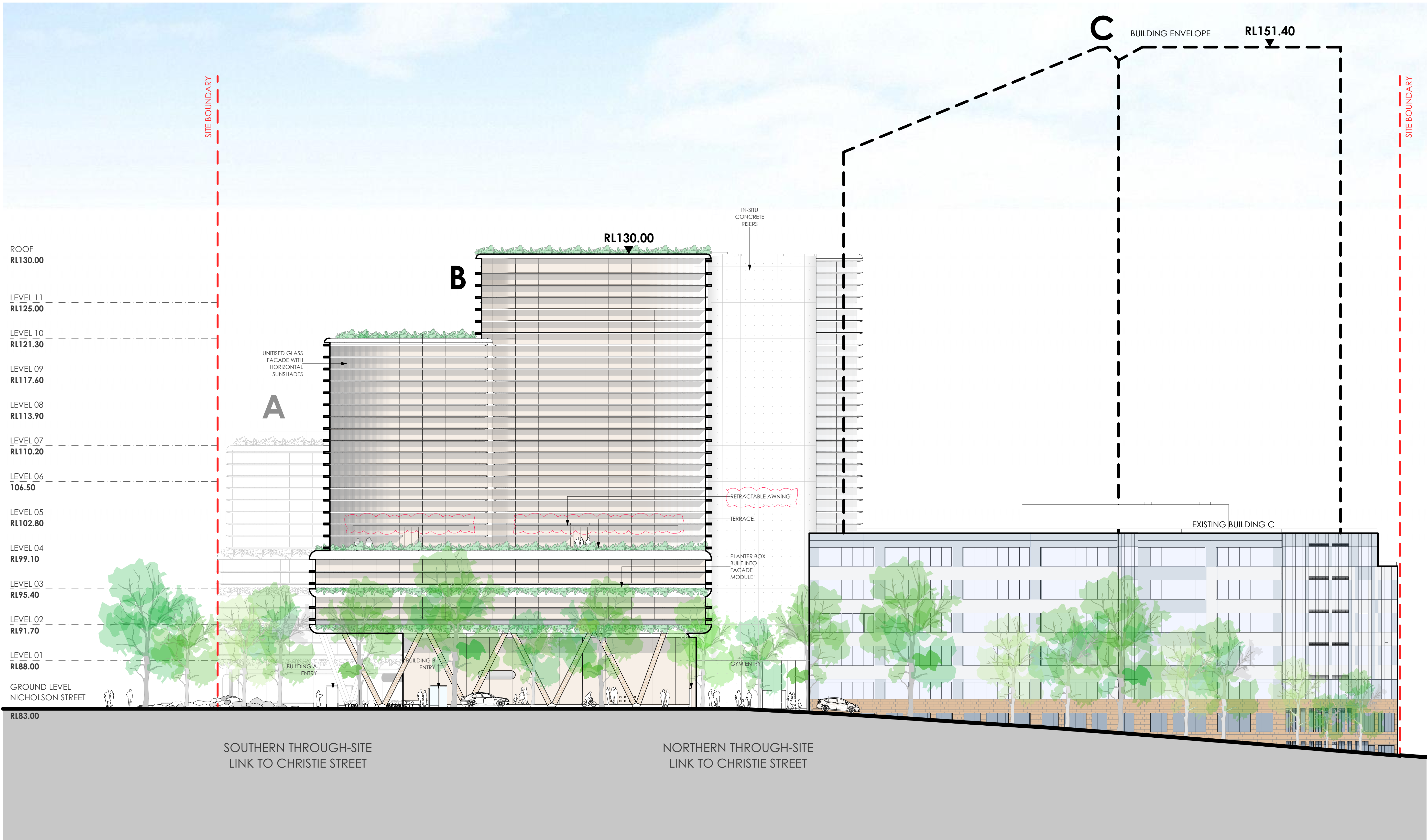
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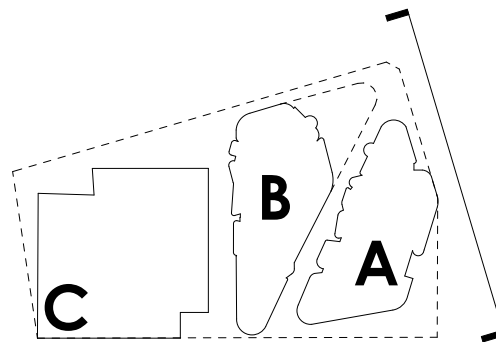
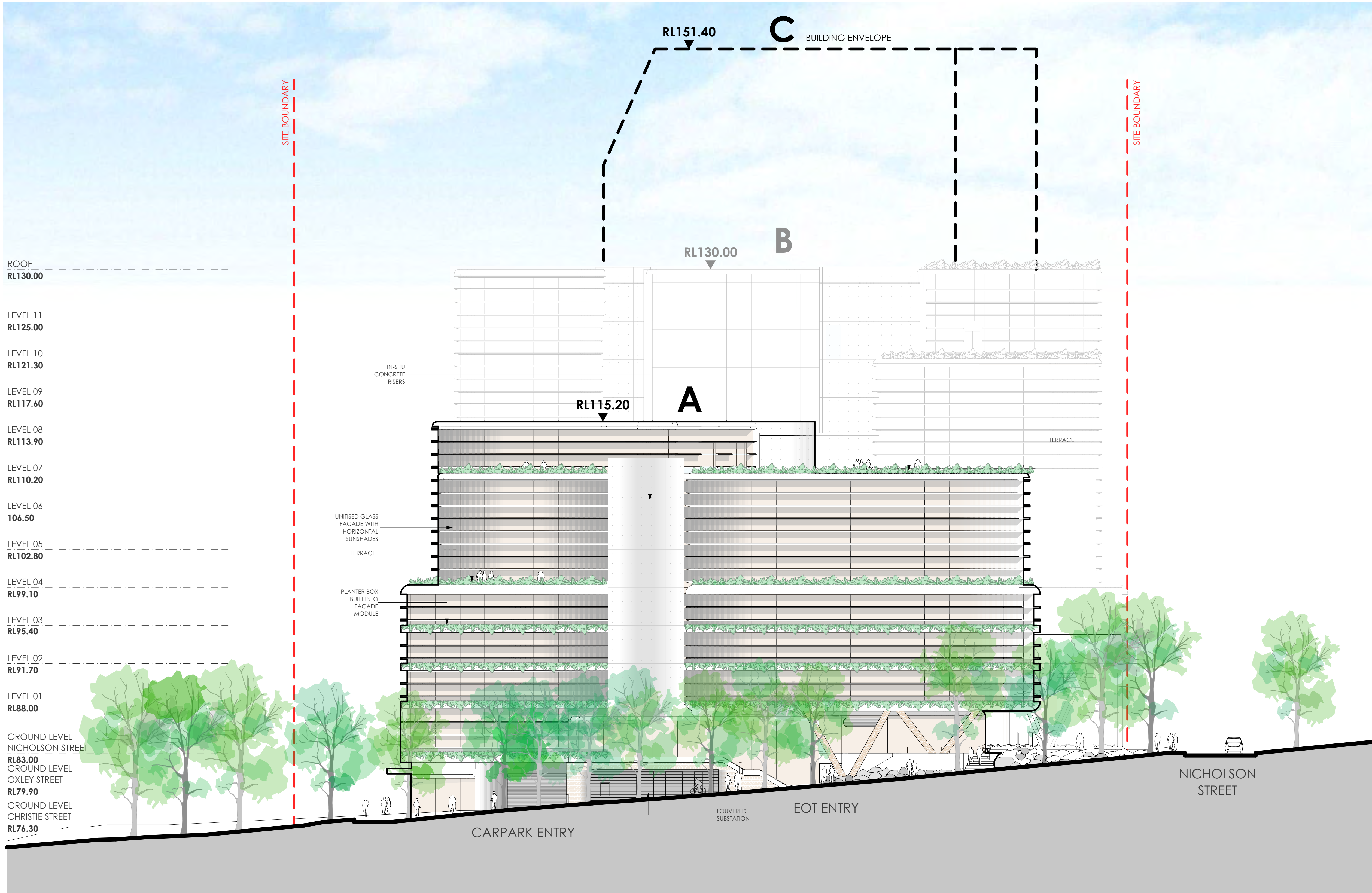


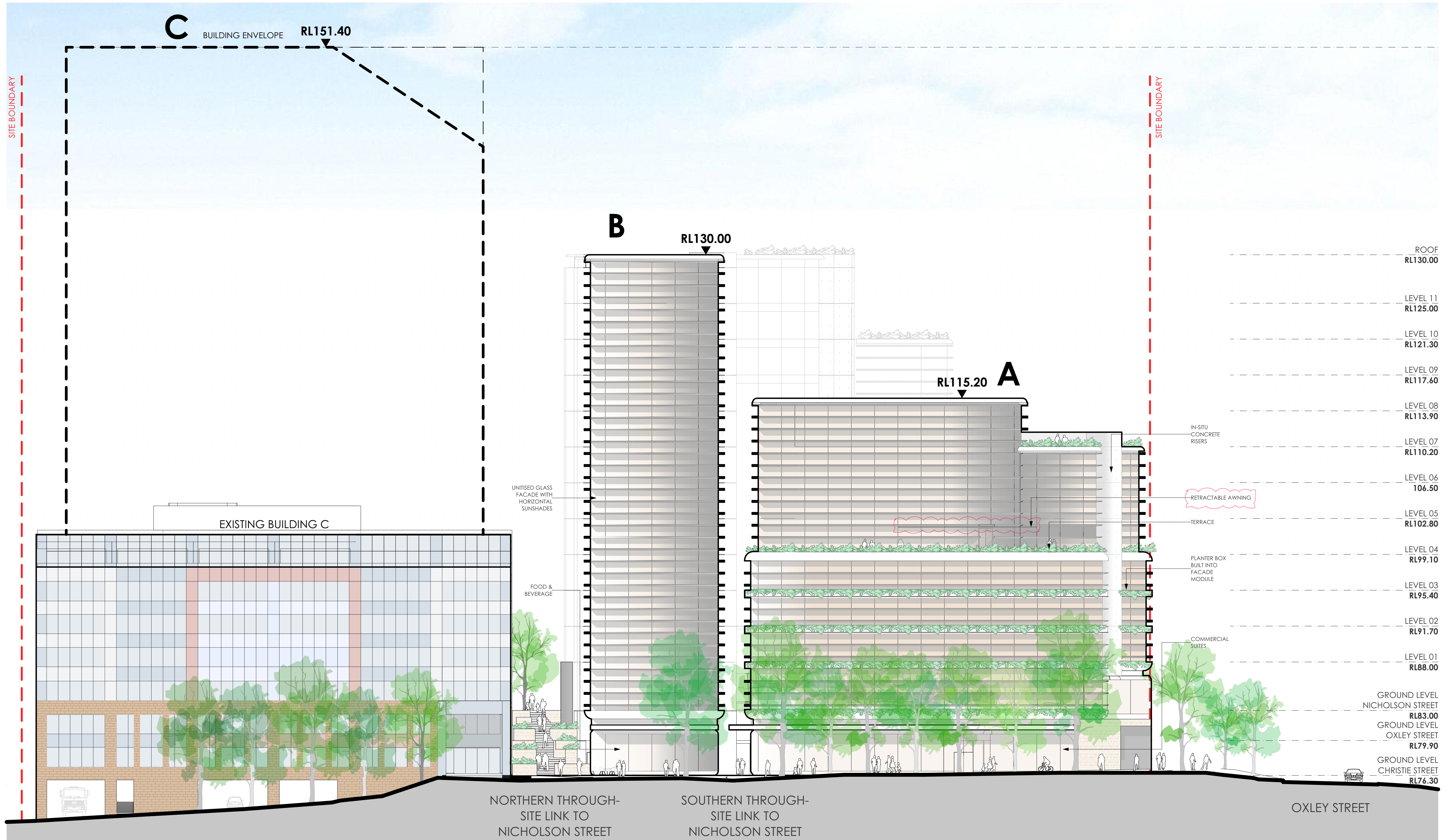
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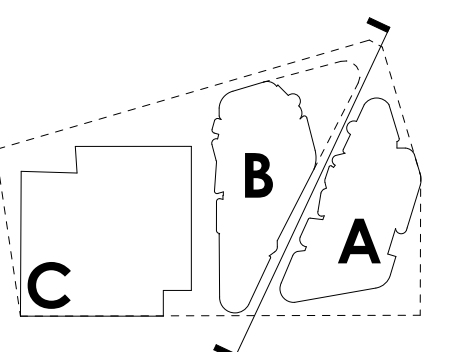
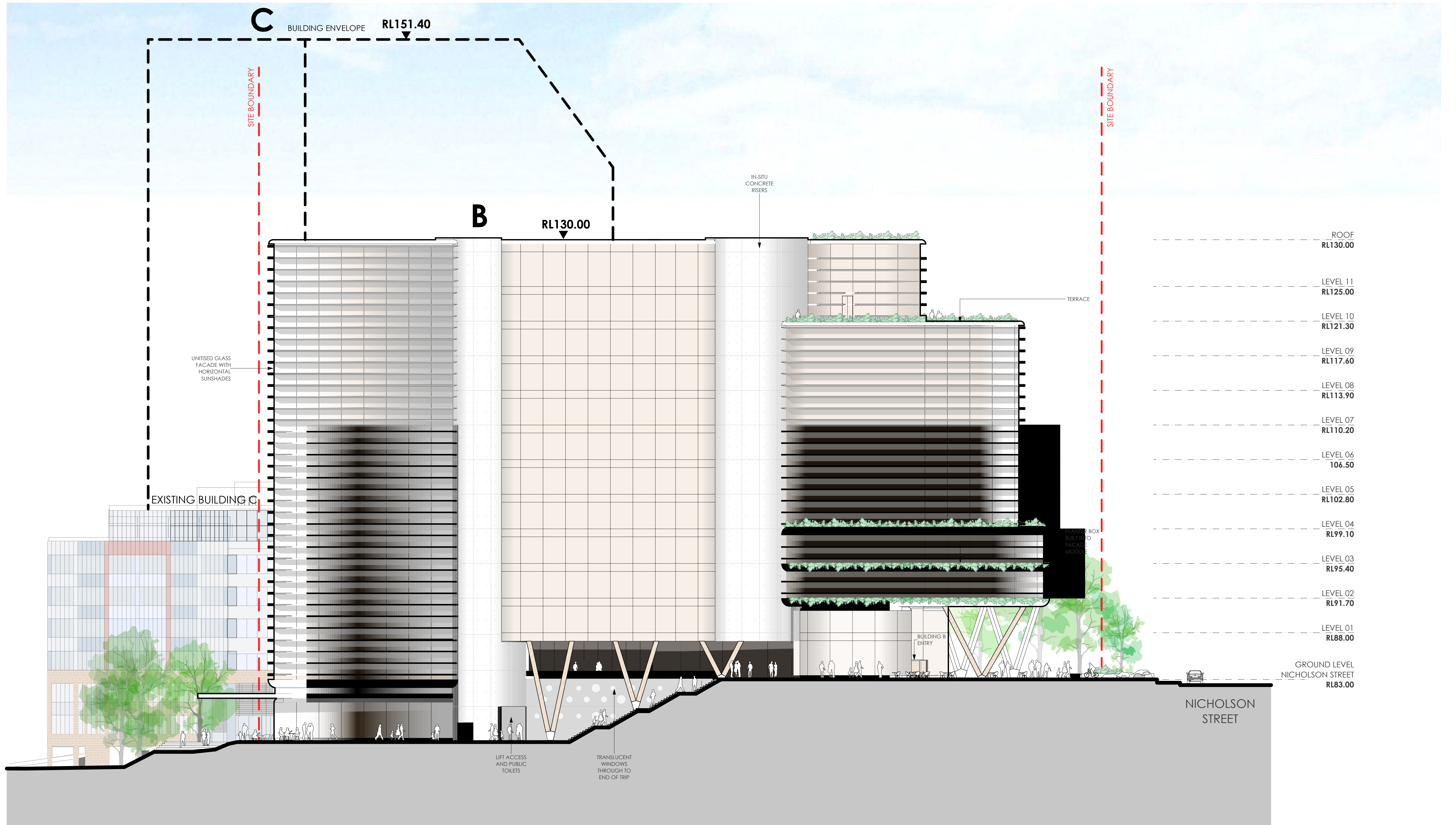
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SCALE @ A1 1:200	STATUS DA	PROJECT NO. 21811	DRAWING NO. DA-18 ISSUE C

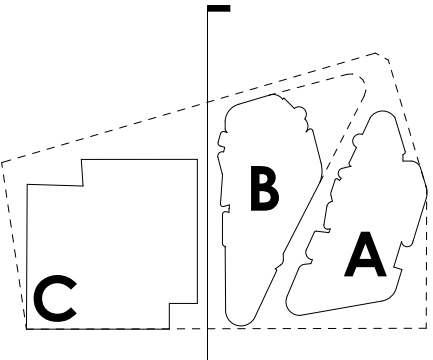
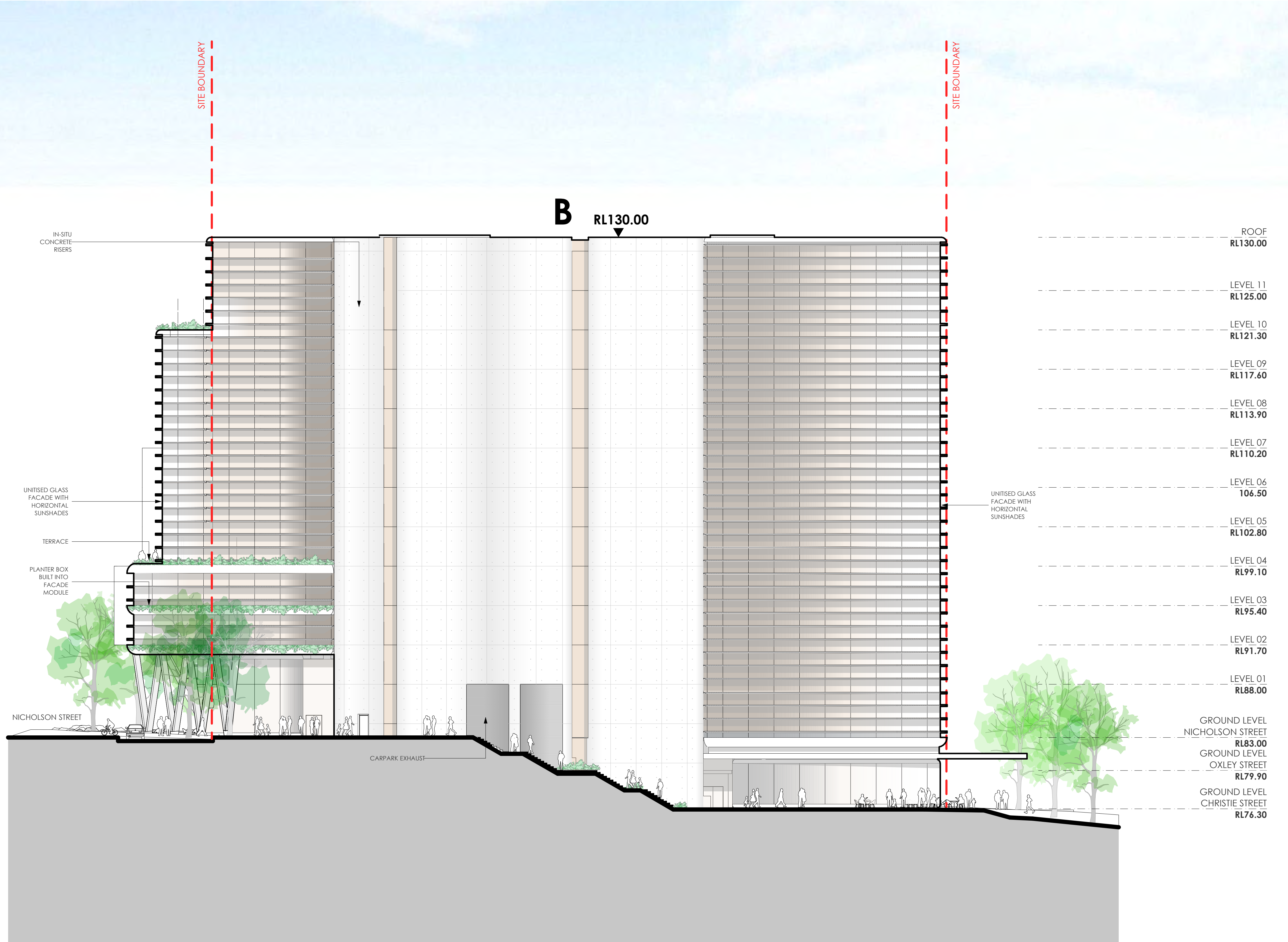


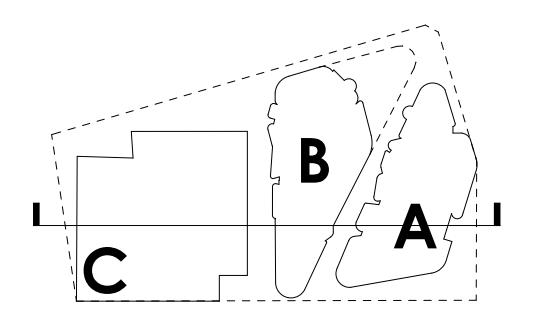
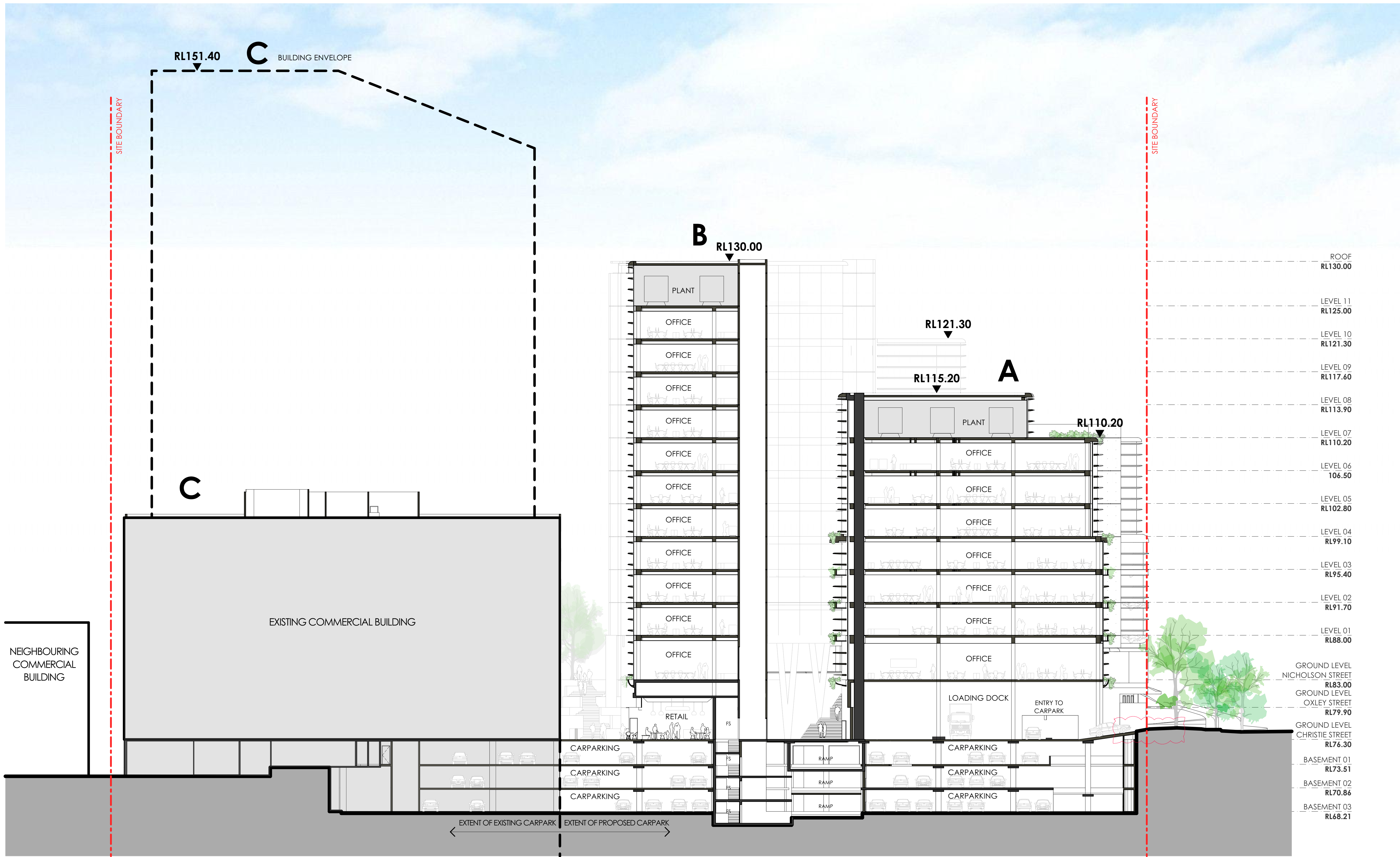


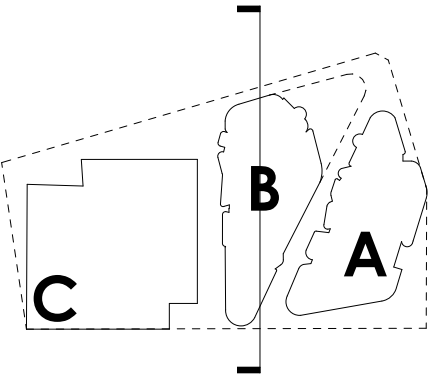
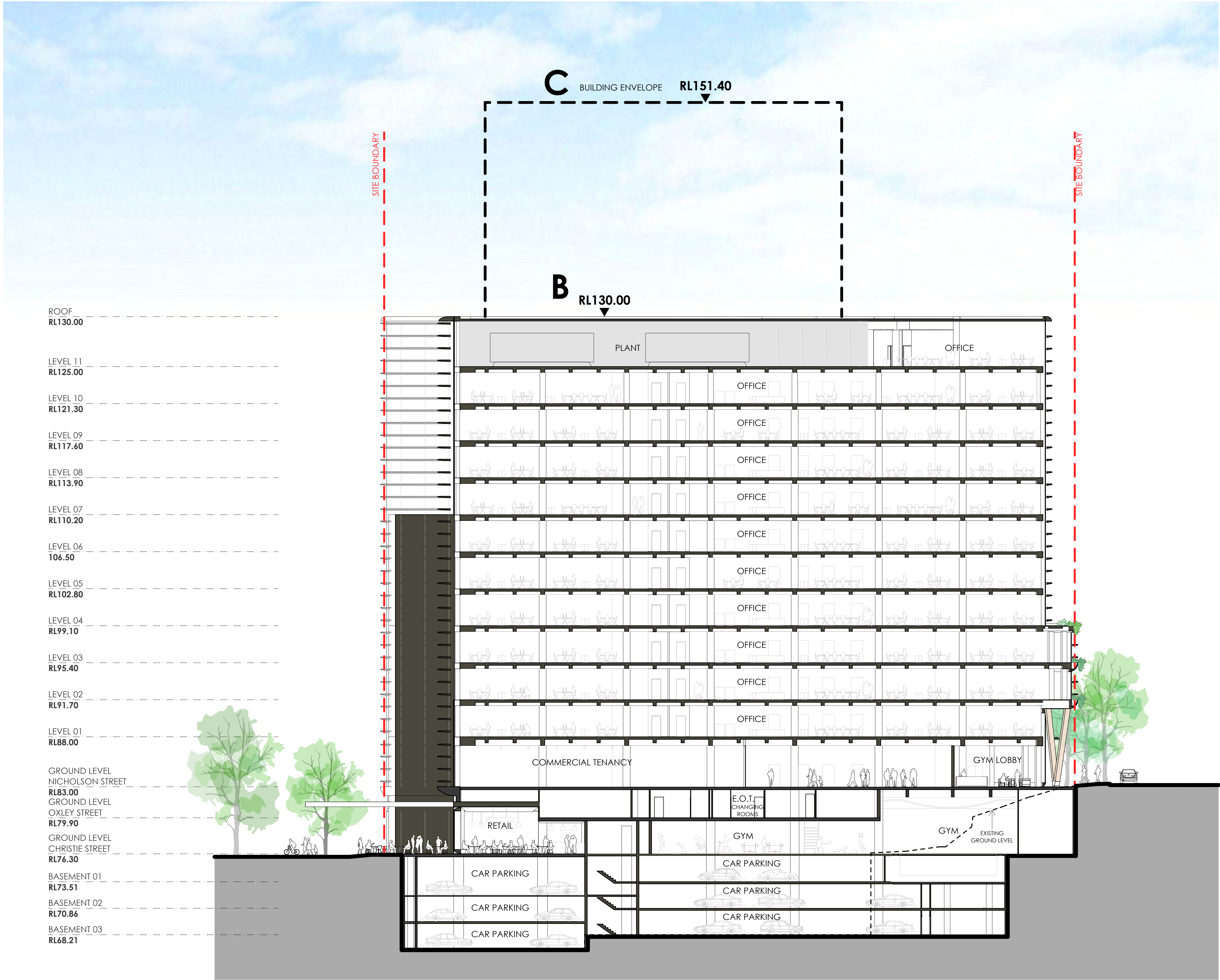


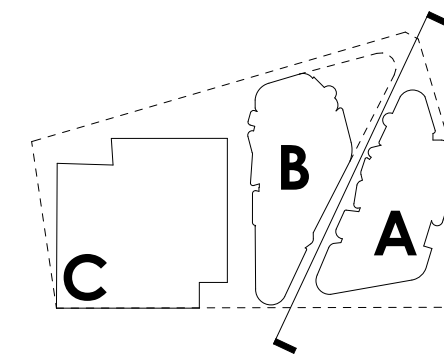
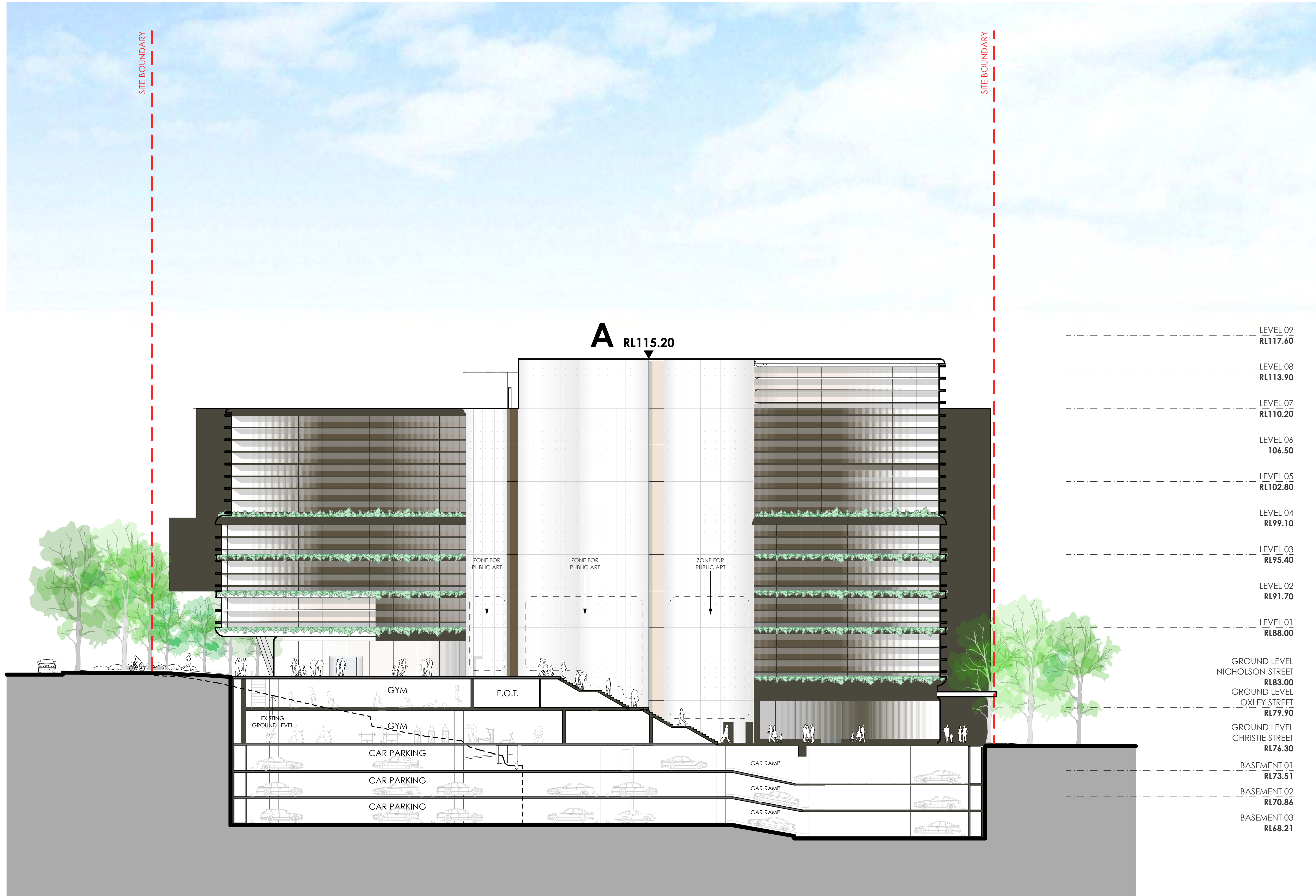














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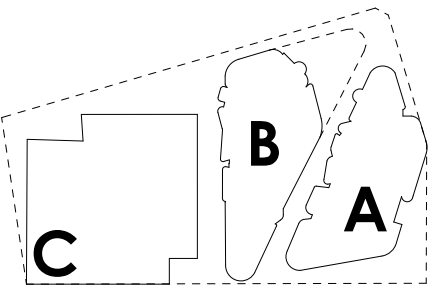
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PROJECT
29-57 CHRISTIE STREET
COMMERCIAL DEVELOPMENT
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065
PROJECT NORTH

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DRAWN MA	APPROVED JF	PRINT DATE 23/09/2020	DRAWING DEVELOPMENT APPLICATION PHOTOMONTAGE 1		
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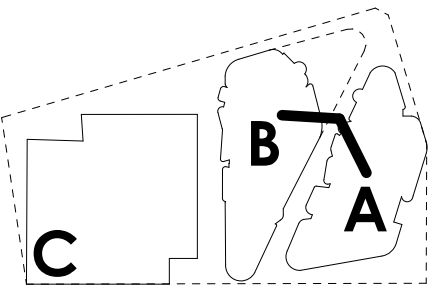
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COMMERCIAL DEVELOPMENT
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065
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MA	JF	23/09/2020	DEVELOPMENT APPLICATION PHOTOMONTAGE 2	
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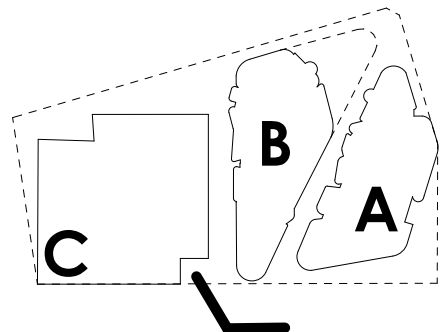
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JF
JF

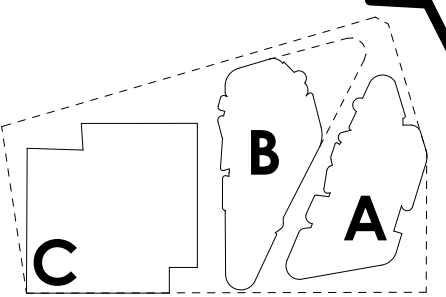
FOR

Arrow
CAPITAL PARTNERS

STARWOOD
CAPITAL GROUP

PROJECT
29-57 CHRISTIE STREET
COMMERCIAL DEVELOPMENT
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065
PROJECT NORTH
50mm ON ORIGINAL

DRAWN MA	APPROVED JF	PRINT DATE 23/09/2020	DRAWING DEVELOPMENT APPLICATION PHOTOMONTAGE 4
SCALE @ A1	STATUS DA	PROJECT NO. 21811	DRAWING NO. DA-31
			ISSUE C





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Drawings show design intent only. Shop drawings are to be provided for approval prior to construction or manufacture.
Inconsistencies are to be reported to fitzpatrick + partners.

REV.	DATE	DESCRIPTION
A	09.05.2020	PRE DA ISSUE
B	31.07.2020	DRAFT DA ISSUE
C	04.09.2020	DA ISSUE

CHE
JF
JF

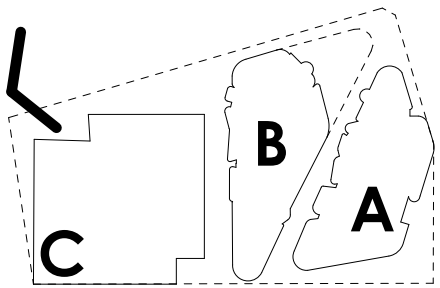
FOR



PROJECT
29-57 CHRISTIE STREET
COMMERCIAL DEVELOPMENT
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065
PROJECT NORTH



50mm ON ORIGINAL



DRAWN	APPROVED	PRINT DATE	DRAWING
MA	JF	23/09/2020	DEVELOPMENT APPLICATION PHOTOMONTAGE 5
SCALE @ A1		STATUS	PROJECT NO.
		DA	21811
		DRAWING NO.	DA-32
		ISSUE	C



METAL SUNSHADES



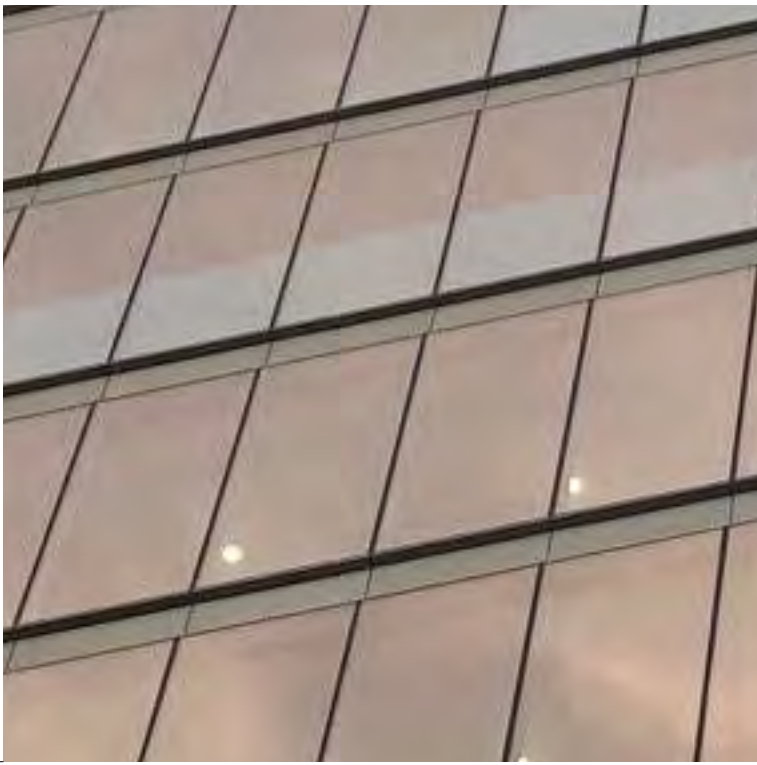
PLANTING



GRC SECTION



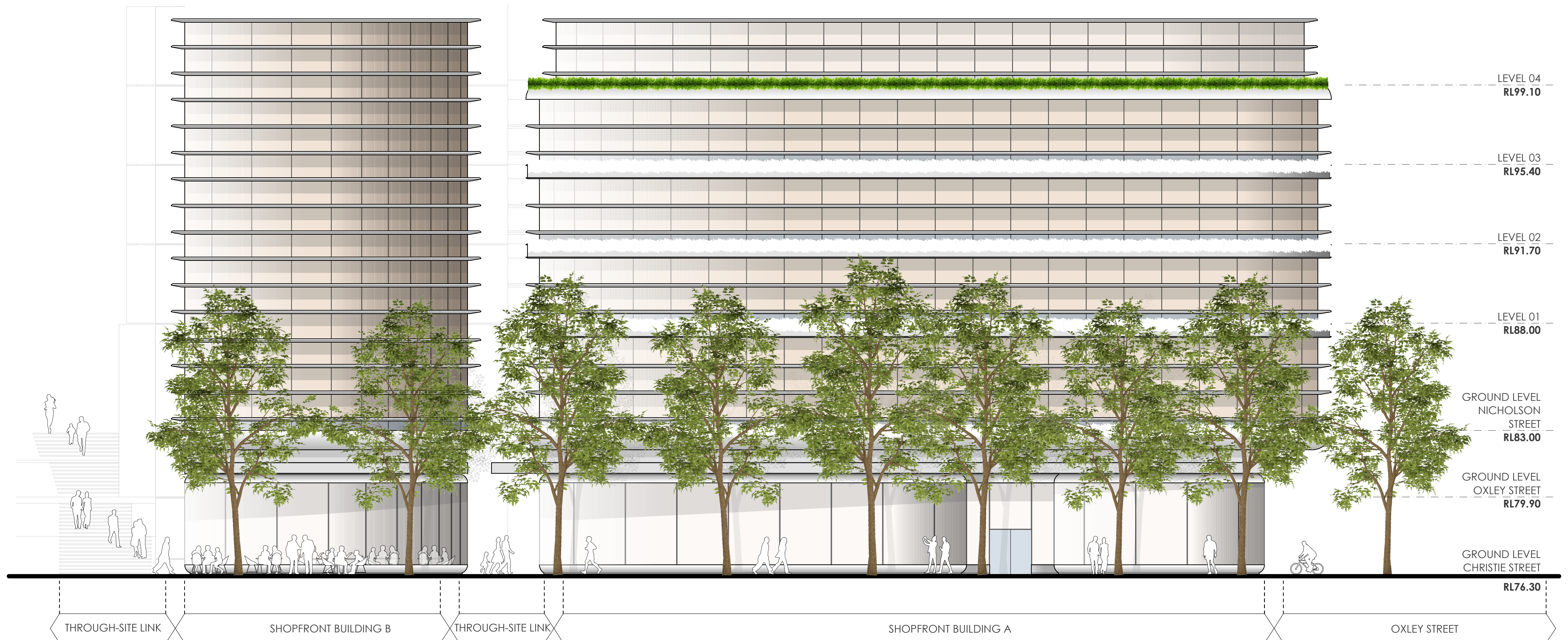
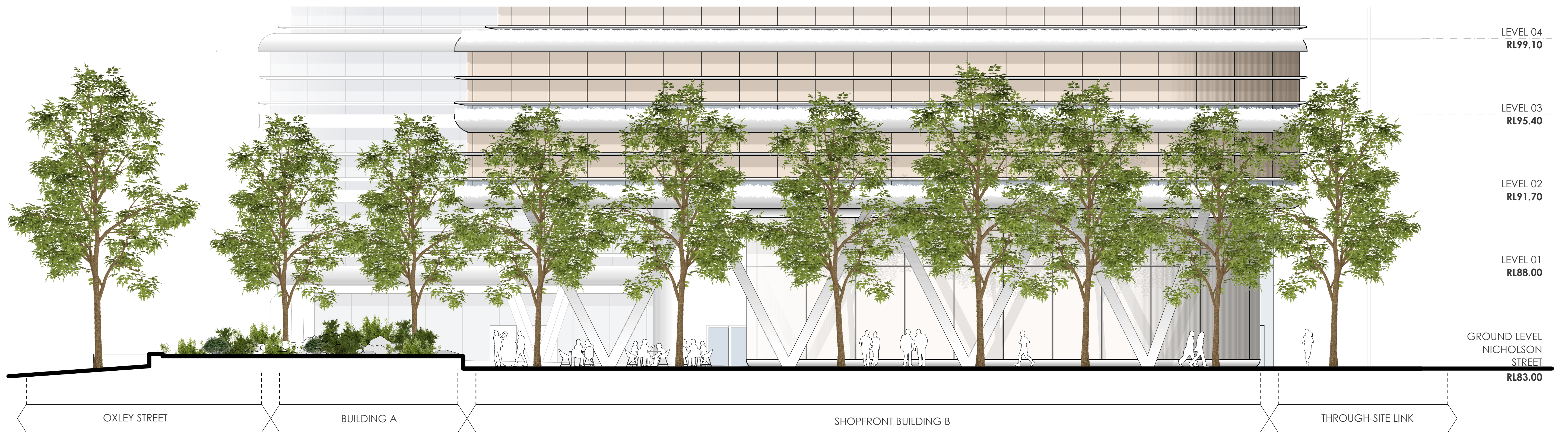
CONCRETE

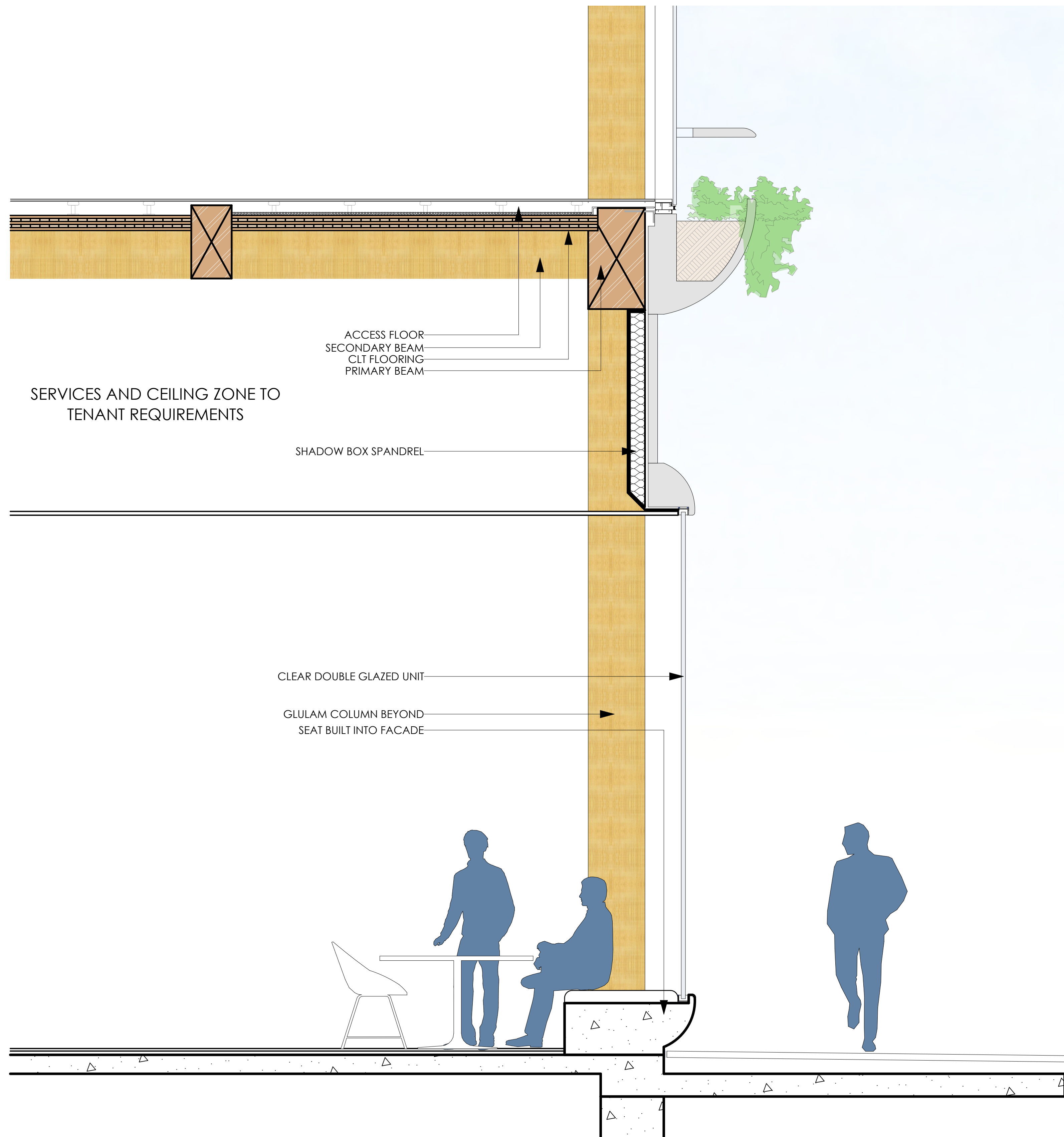


GLASS (VISIBLE LIGHT REFLECTIVITY <20%)

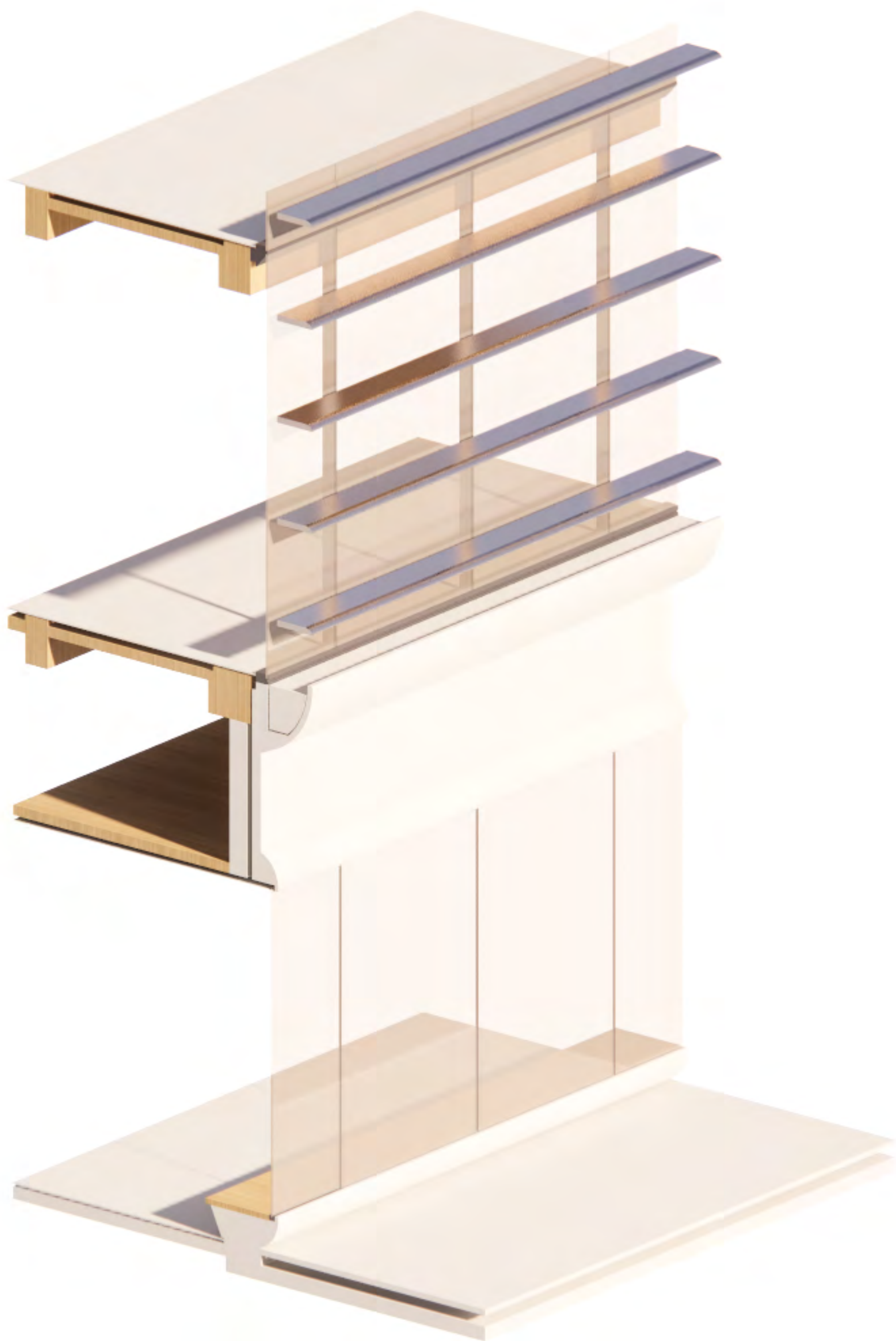


SANDSTONE

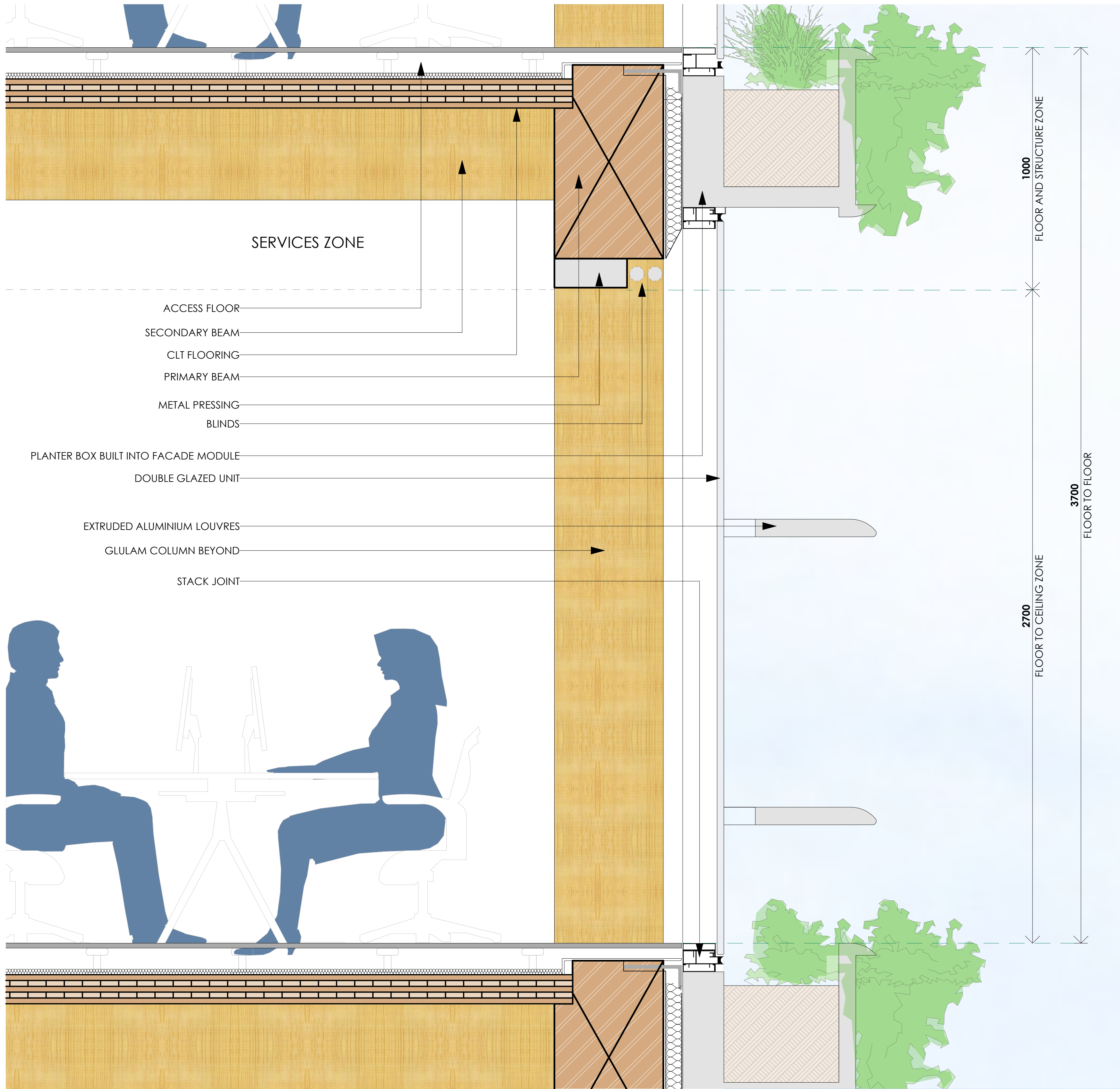


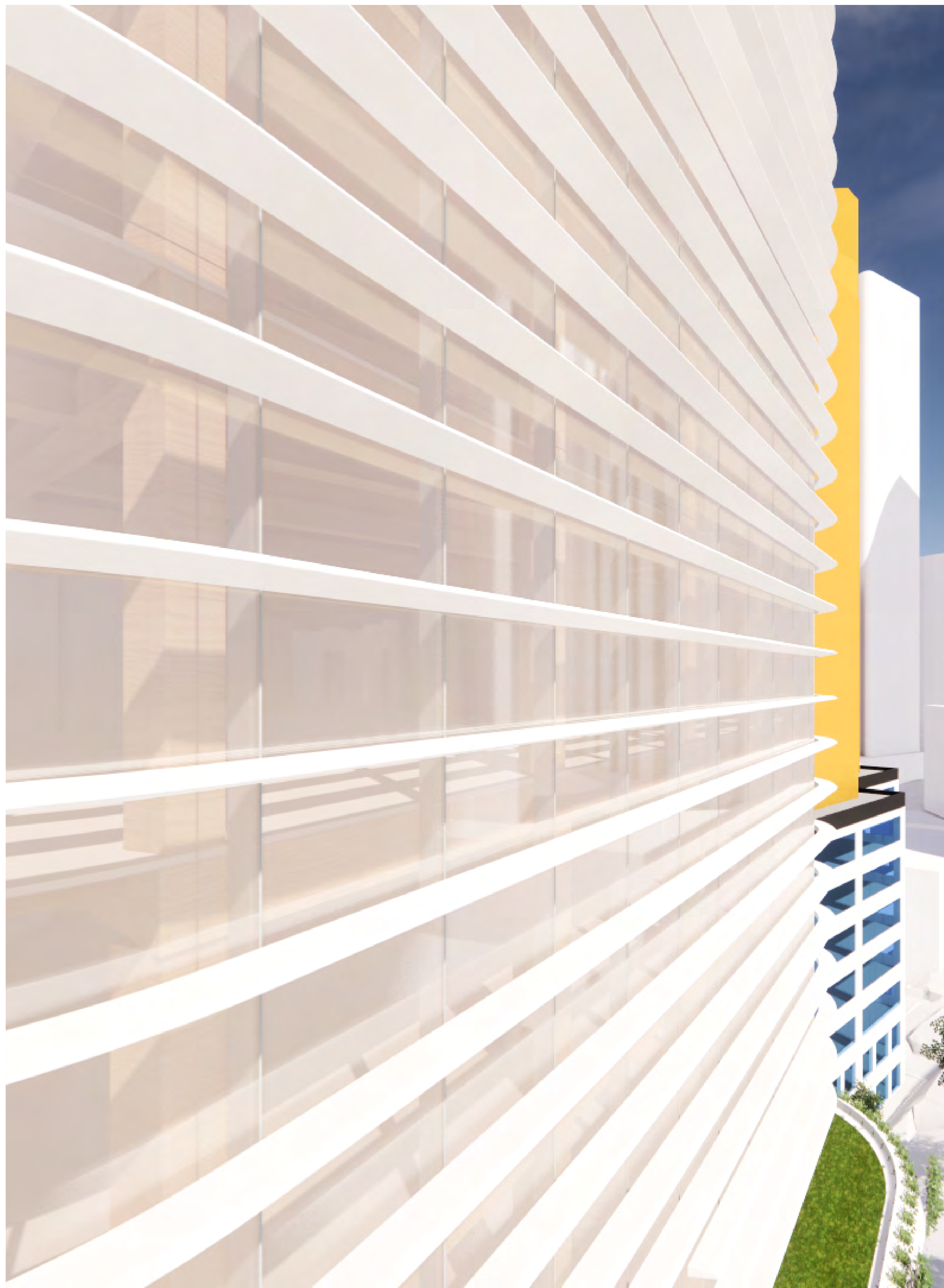
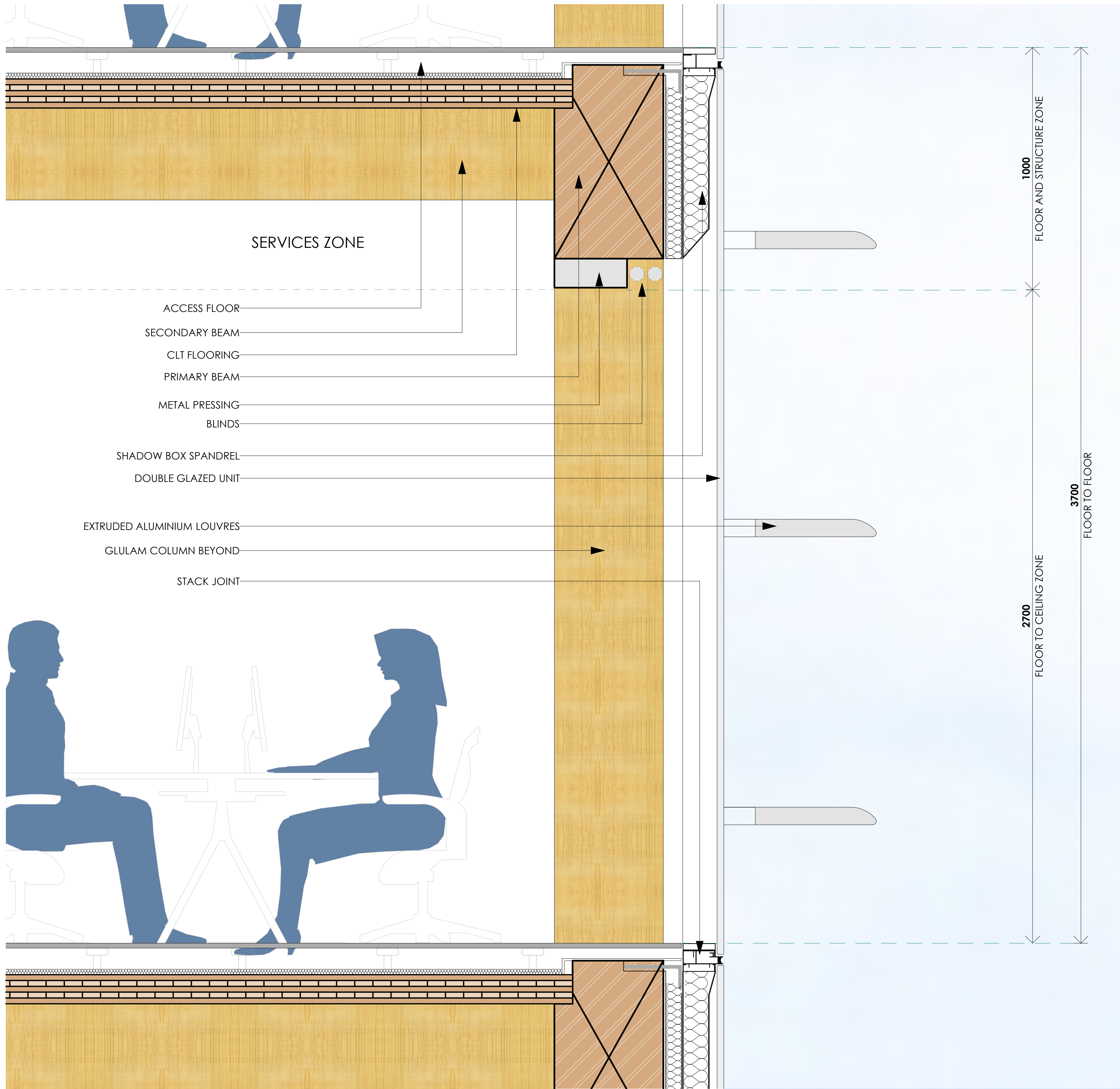


INDICATIVE SECTION 1:20
STRUCTURAL SYSTEM TBD



3D VIEW





INDICATIVE SECTION 1:10
STRUCTURAL SYSTEM TBD

3D VIEW



9:00am
JUNE 22



10:00am
JUNE 22



11:00am
JUNE 22



12:00pm
JUNE 22



AMENDMENTS

REV.	DATE	DESCRIPTION
A	09.05.2020	PRE DA ISSUE
B	31.07.2020	DRAFT DA ISSUE
C	04.09.2020	DA ISSUE

CHK
JF
JF

FOR



PROJECT
29-57 CHRISTIE STREET
COMMERCIAL DEVELOPMENT
29-57 CHRISTIE STREET, ST LEONARDS NSW 2065
PROJECT NORTH



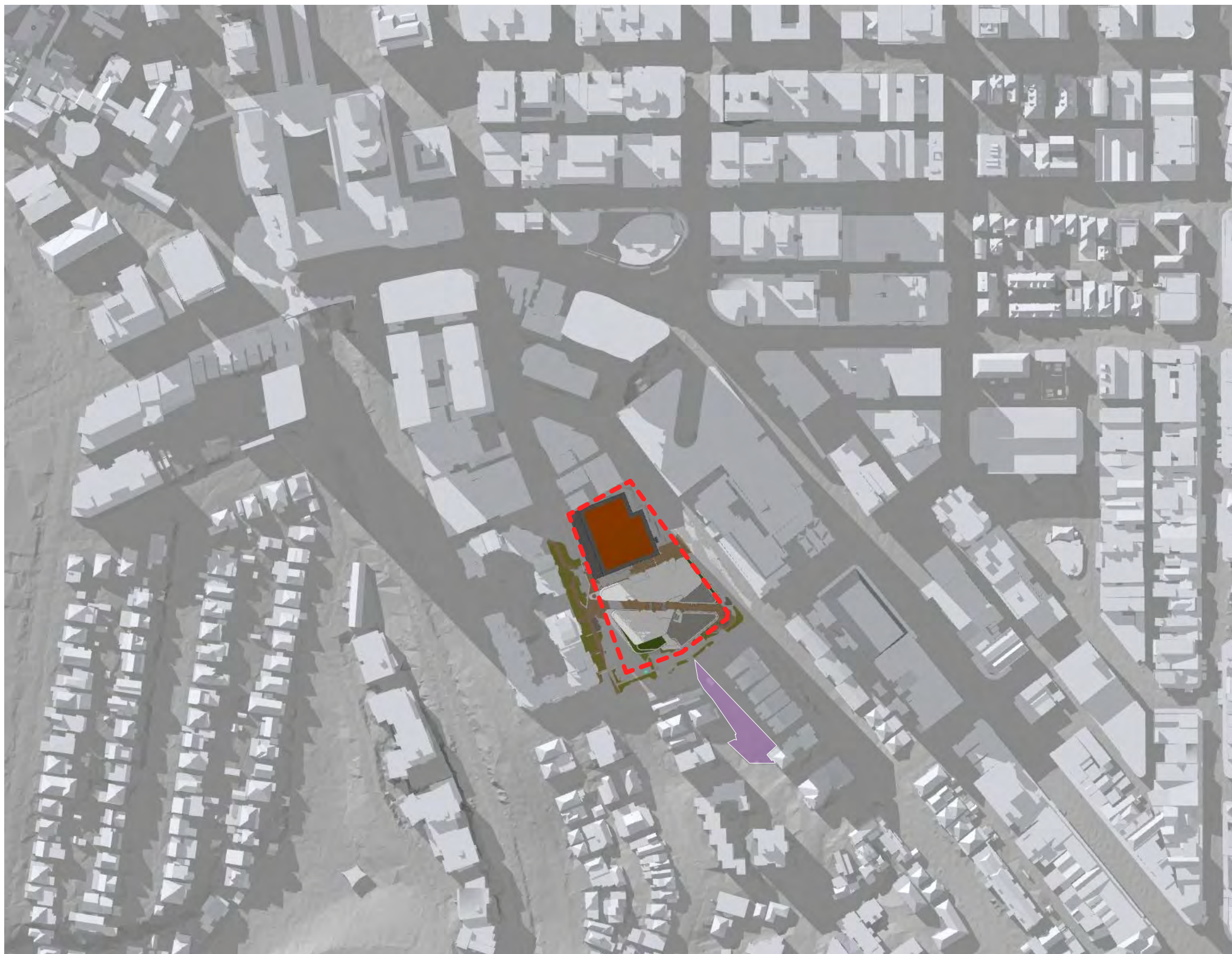
DRAWN MA	APPROVED JF	PRINT DATE 23/09/2020	DRAWING DEVELOPMENT APPLICATION SHADOW DIAGRAMS JUNE 22 1		
SCALE @ A1		STATUS DA	PROJECT NO. 21811	DRAWING NO. DA-38	ISSUE C



1:00pm
JUNE 22



2:00pm
JUNE 22

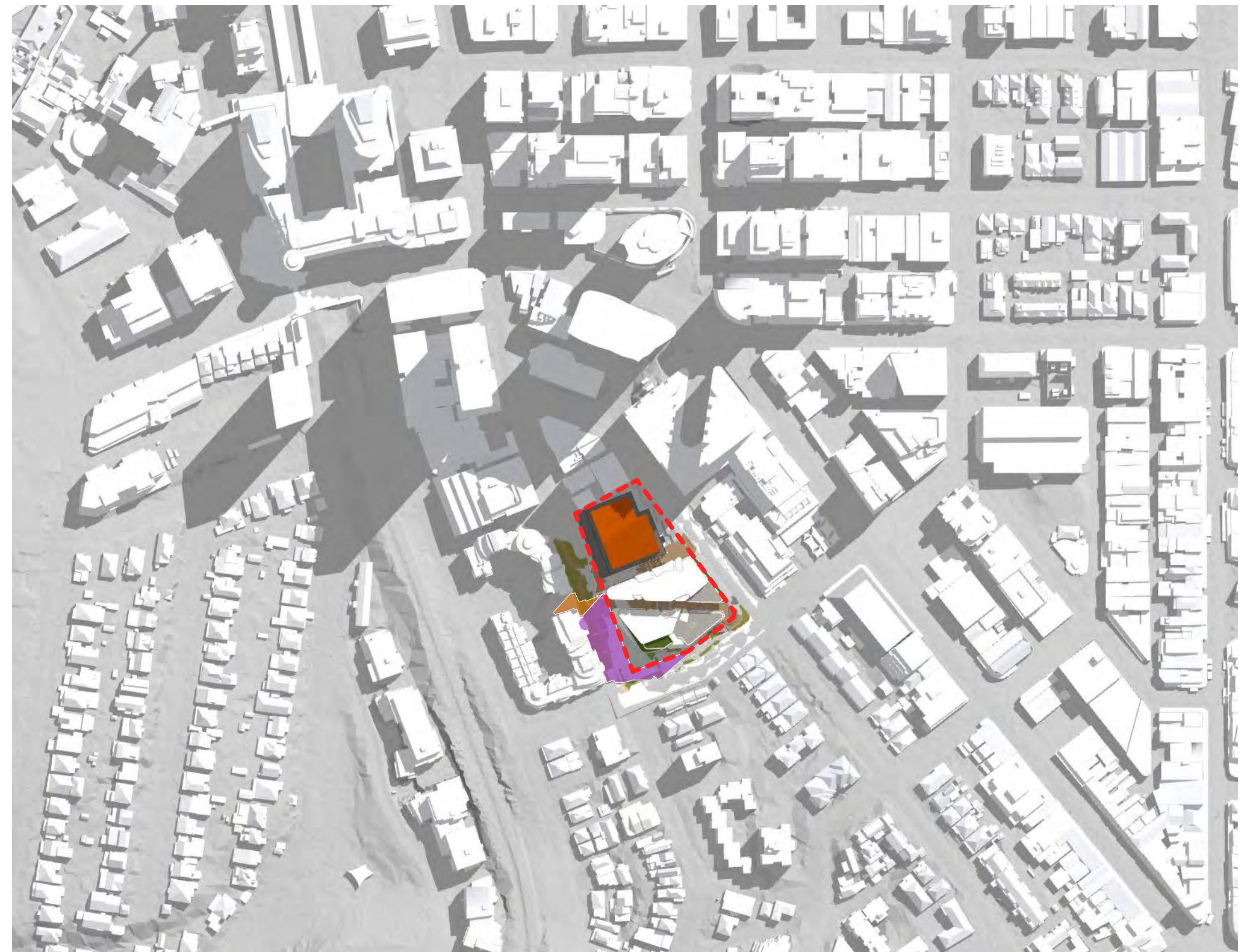


3:00pm
JUNE 22

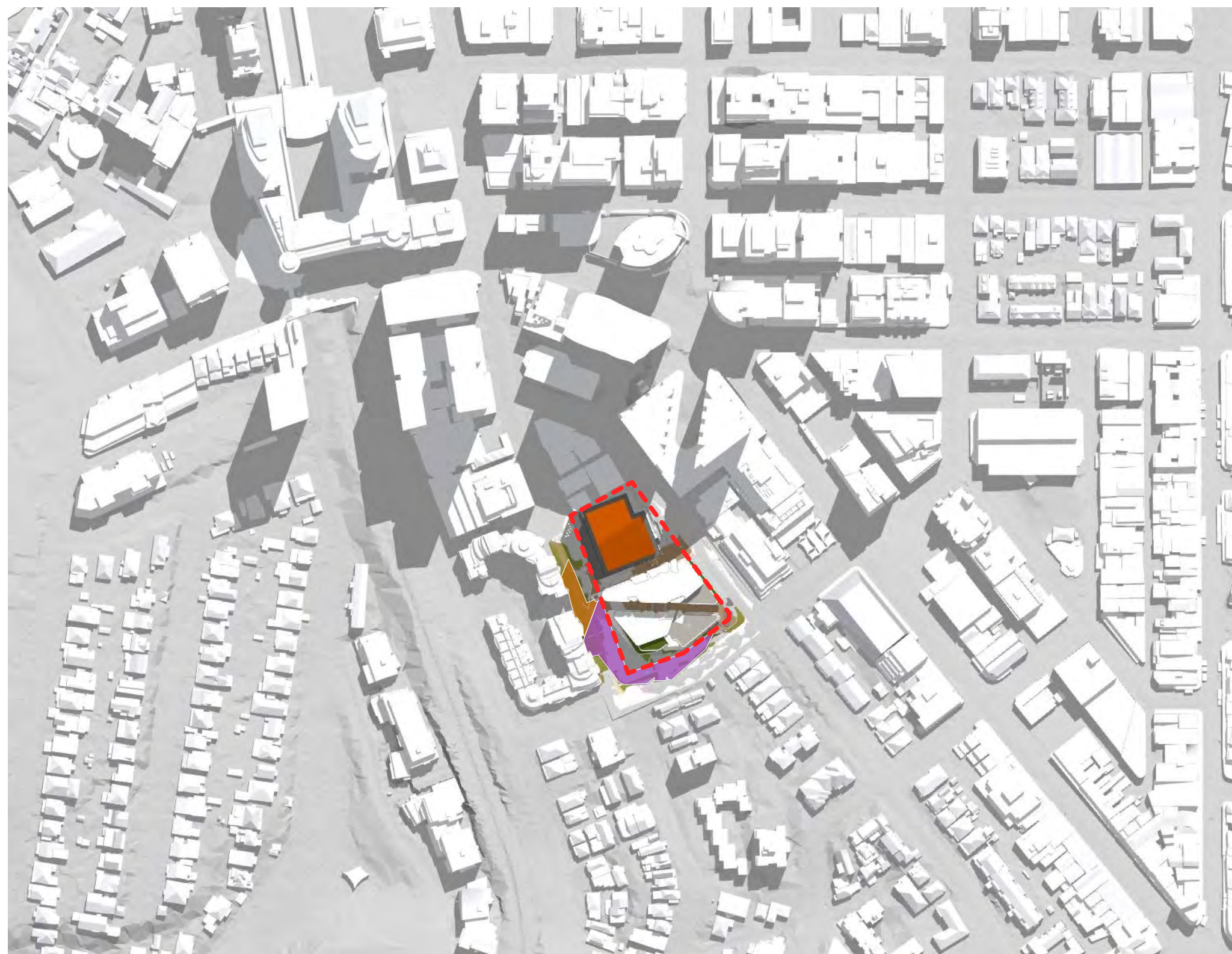




9:00am
SEPTEMBER 21



10:00am
SEPTEMBER 21



11:00am
SEPTEMBER 21



12:00pm
SEPTEMBER 21



AMENDMENTS

REV.	DATE	DESCRIPTION
A	09.05.2020	PRE DA ISSUE
B	31.07.2020	DRAFT DA ISSUE
C	04.09.2020	DA ISSUE

CHK
JF
JF

FOR

DRAWN MA	APPROVED JF	PRINT DATE 23/09/2020	DRAWING DEVELOPMENT APPLICATION SHADOW DIAGRAMS SEPTEMBER 21 1		
SCALE @ A1		STATUS DA	PROJECT NO. 21811	DRAWING NO. DA-40	ISSUE C



1:00pm
SEPTEMBER 21

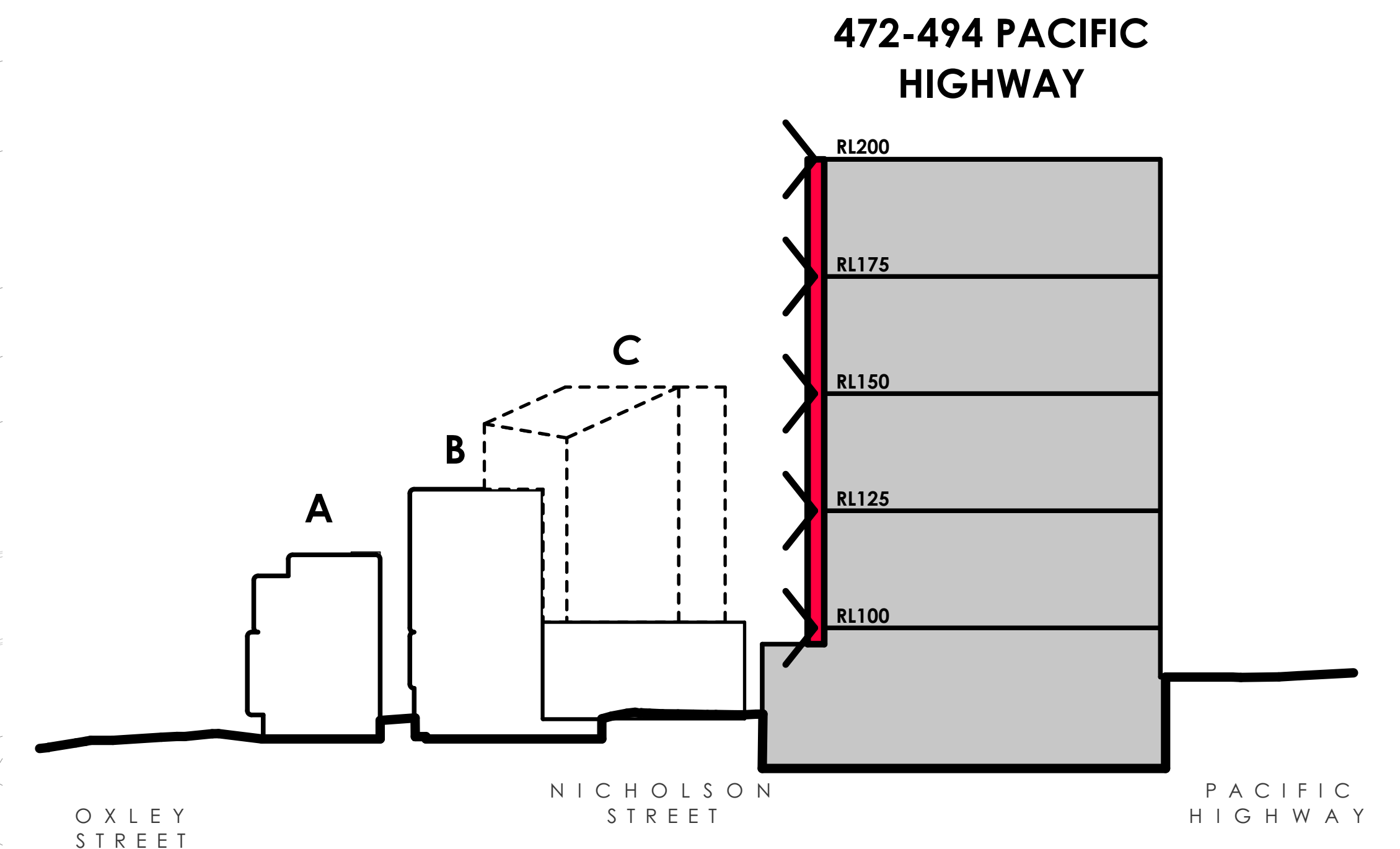
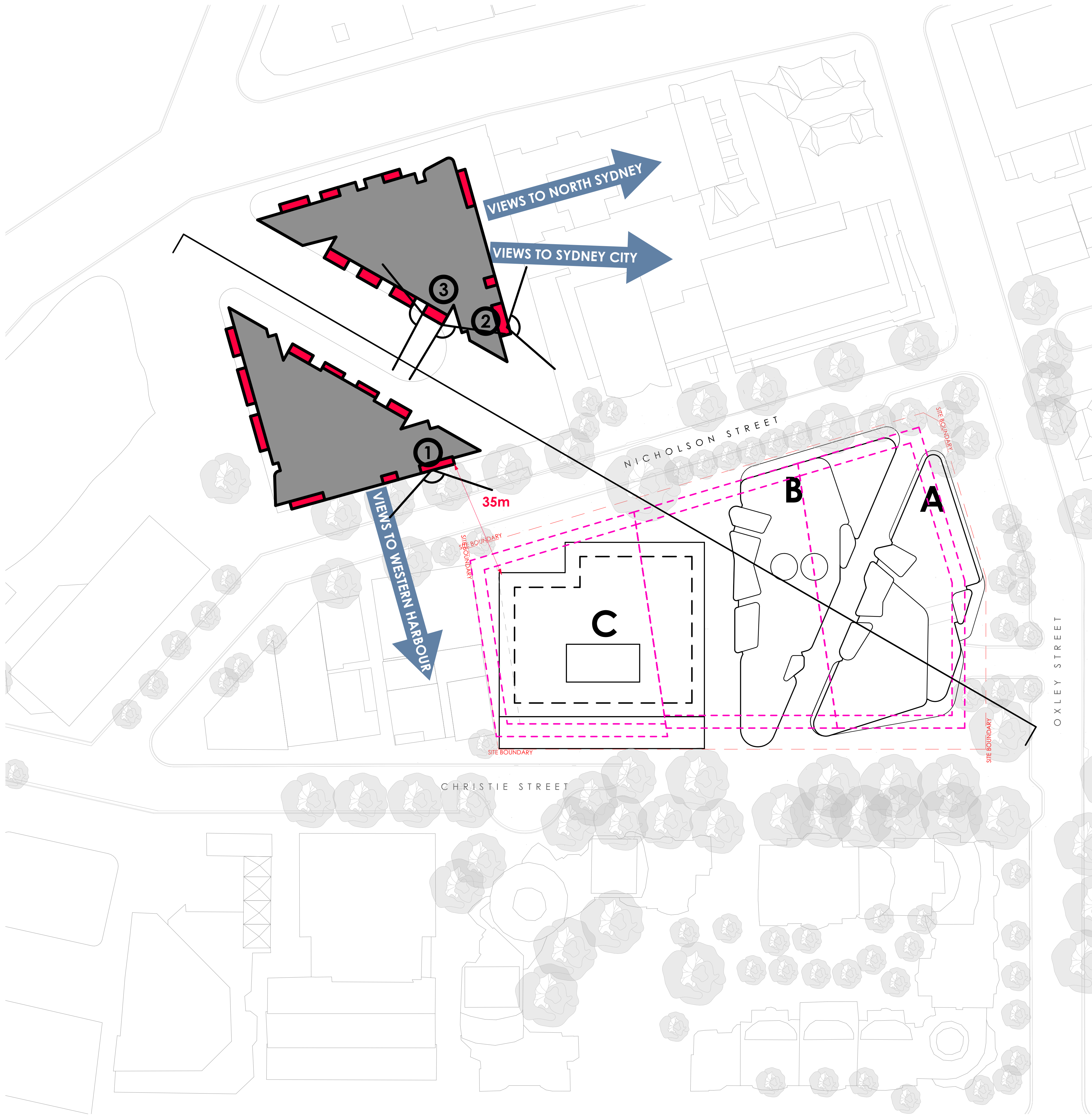


2:00pm
SEPTEMBER 21



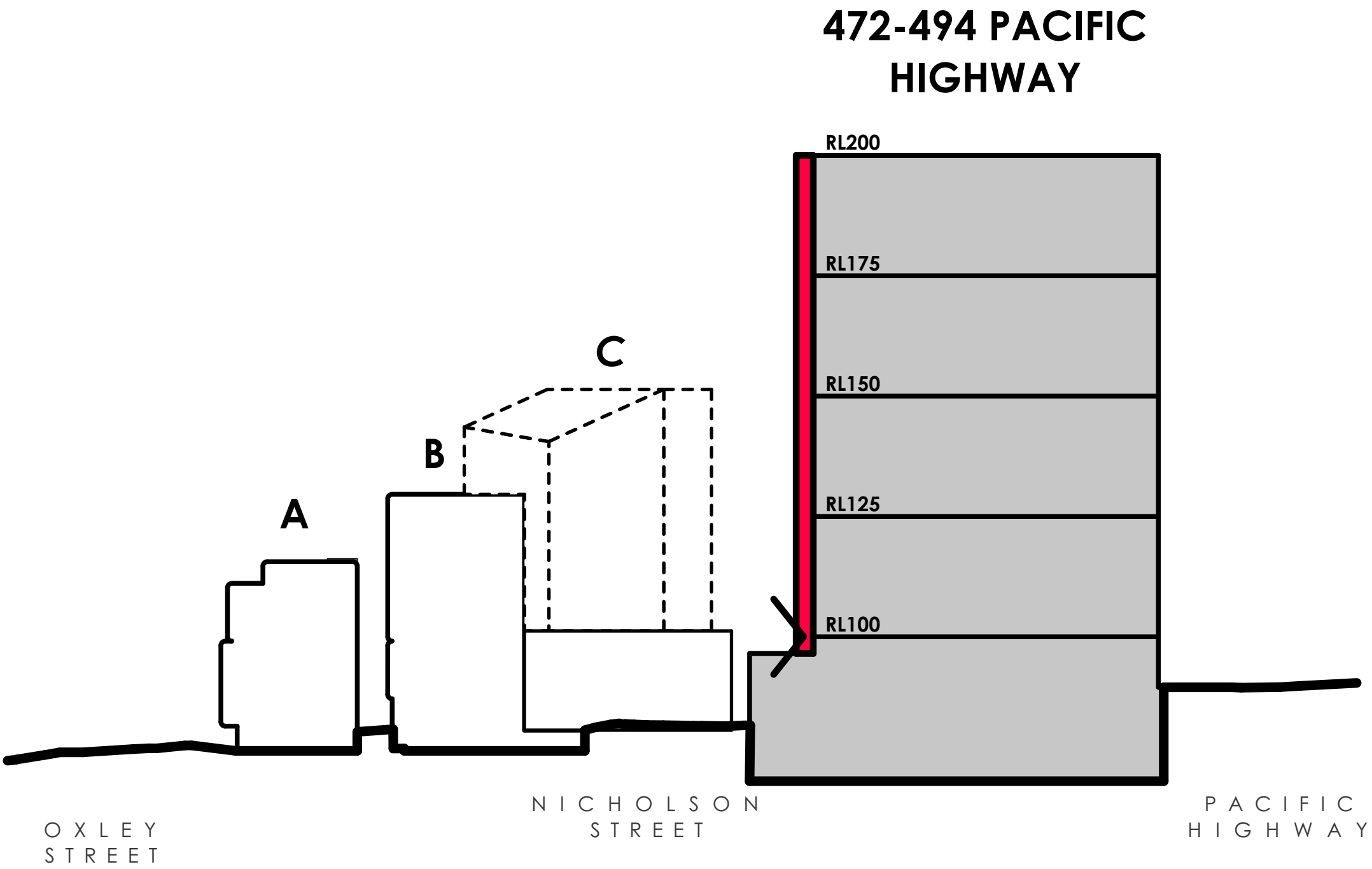
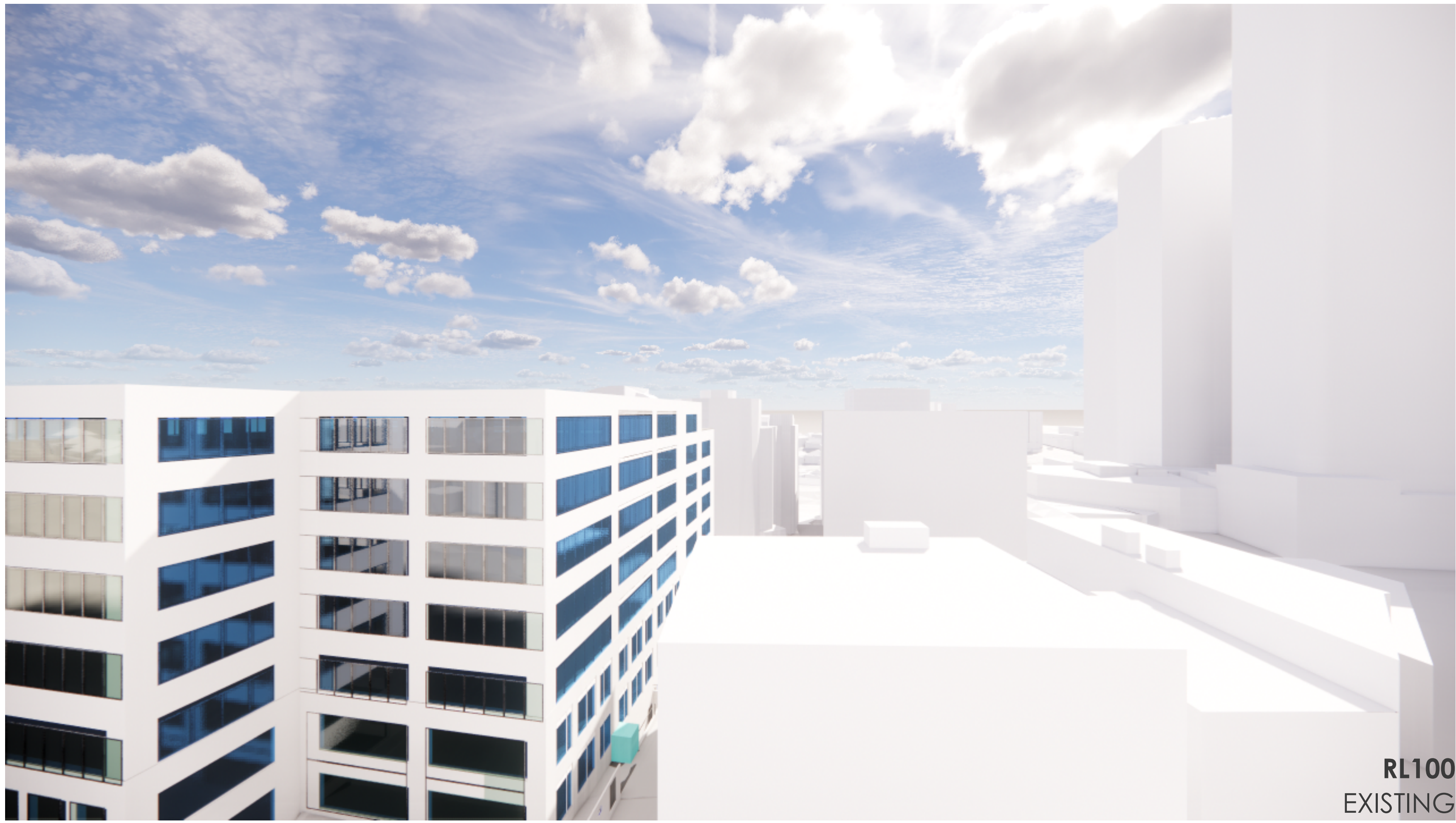
3:00pm
SEPTEMBER 21



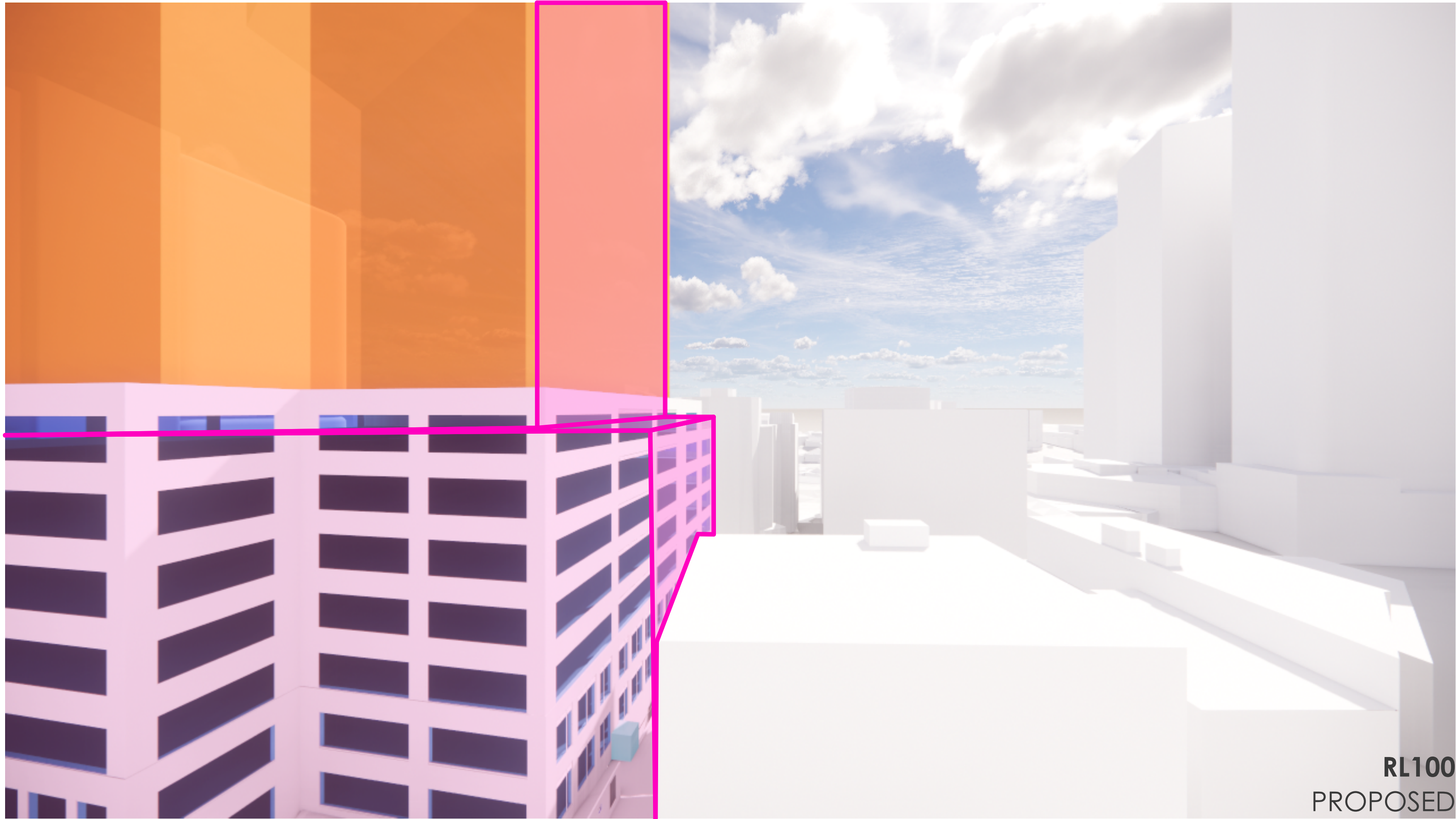


- ① LOOKING WEST FROM SOUTHERNMOST BALCONY OF WESTERN TOWER
- ② LOOKING SOUTH FROM SOUTHERNMOST BALCONY OF EASTERN TOWER
- ③ LOOKING SOUTHWEST AND NORTHEAST FROM CLOSEST INTERNAL BALCONY OF EASTERN TOWER

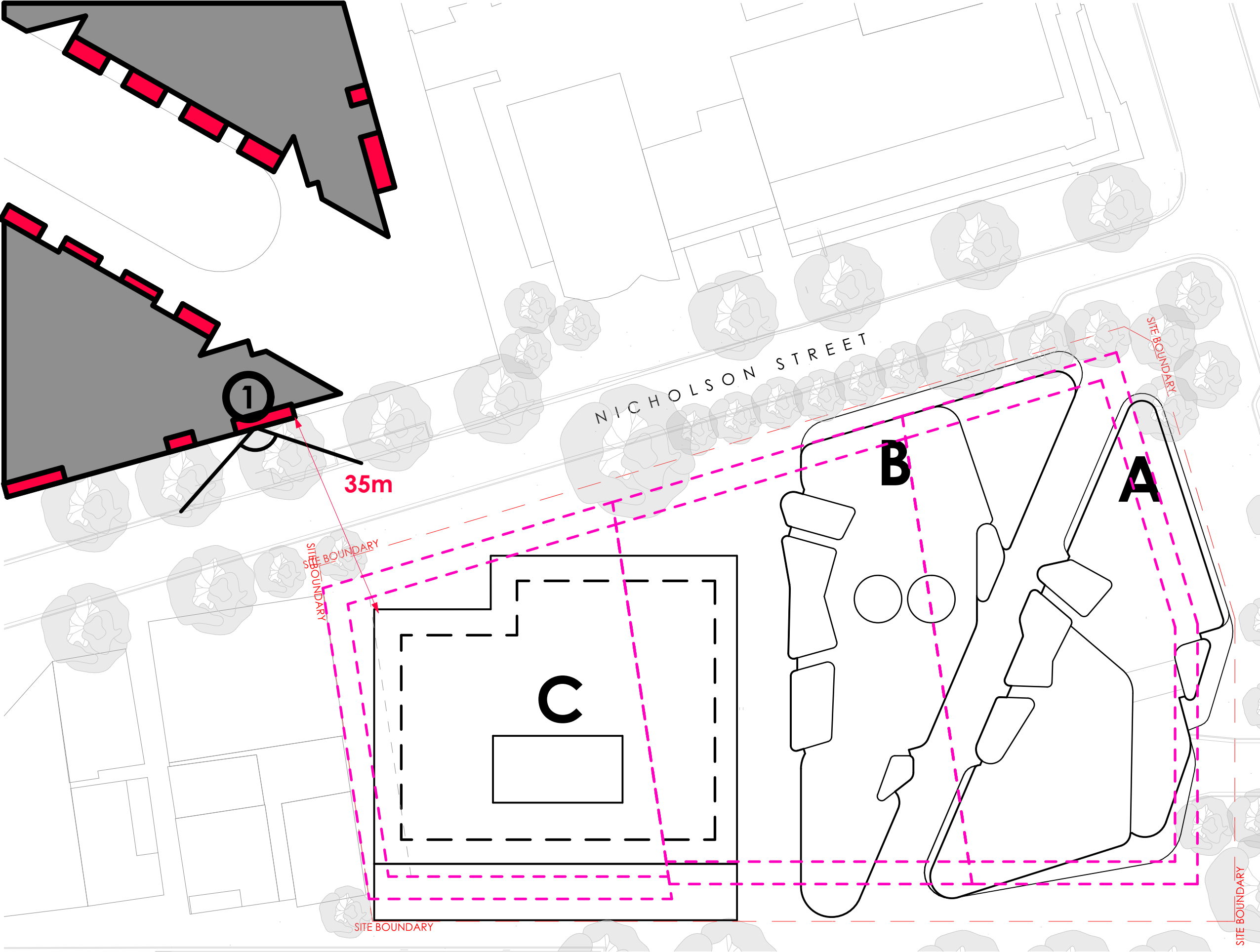
RED DENOTES LOCATION OF BALCONY ASSUMED TO BE LIVING AREA

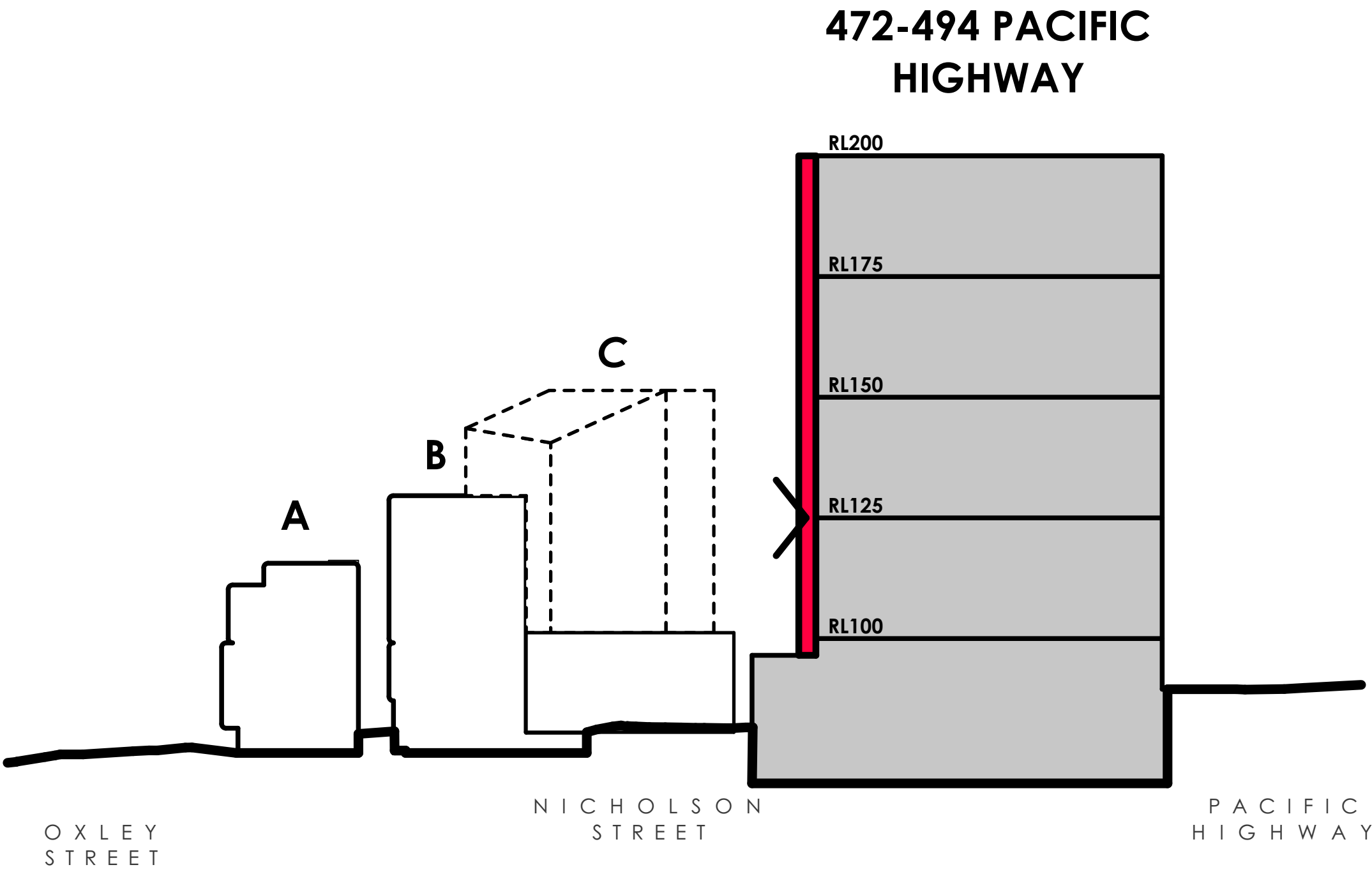
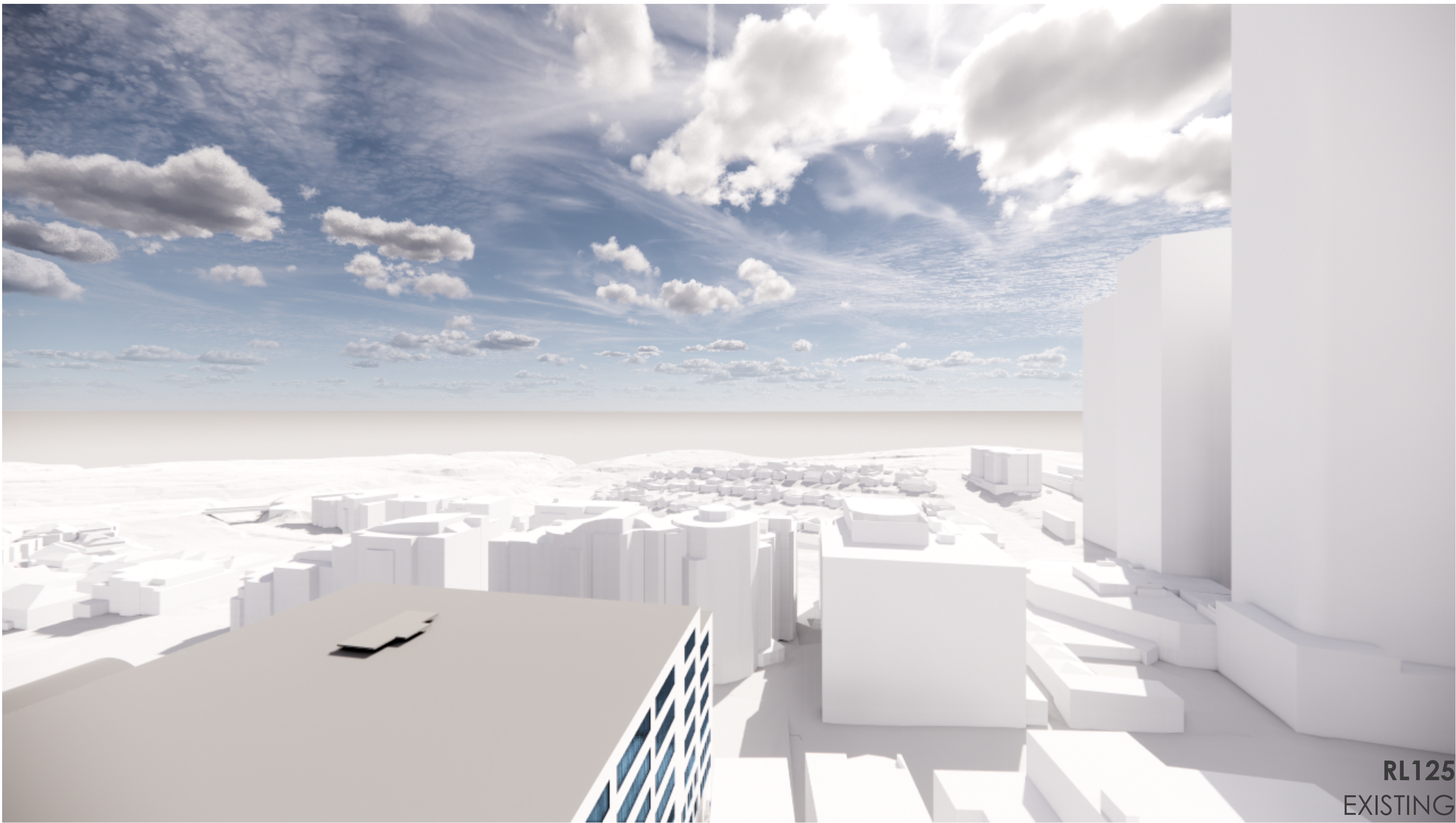


MASTER PLAN ENVELOPE

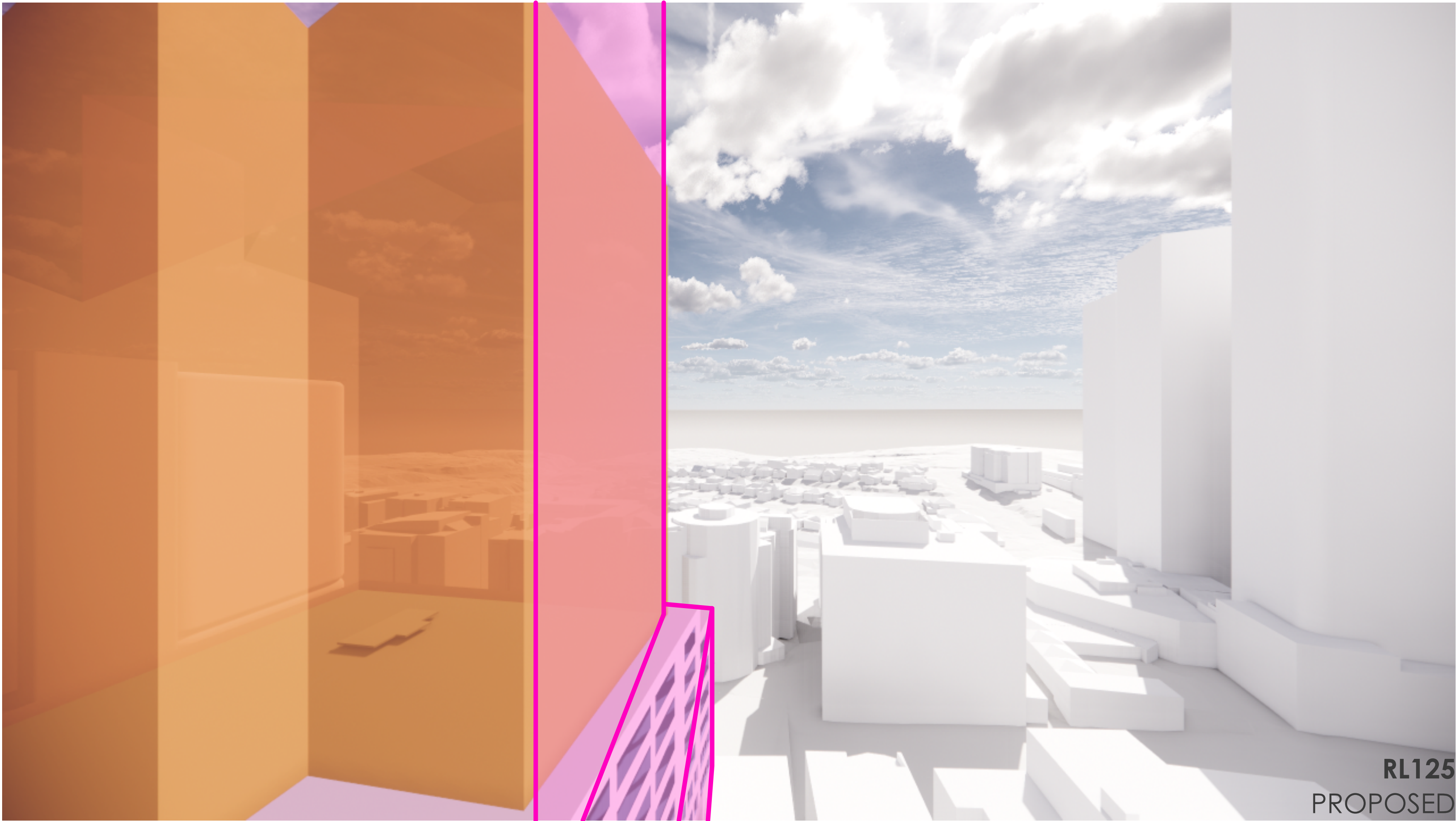


MASTER PLAN ENVELOPE

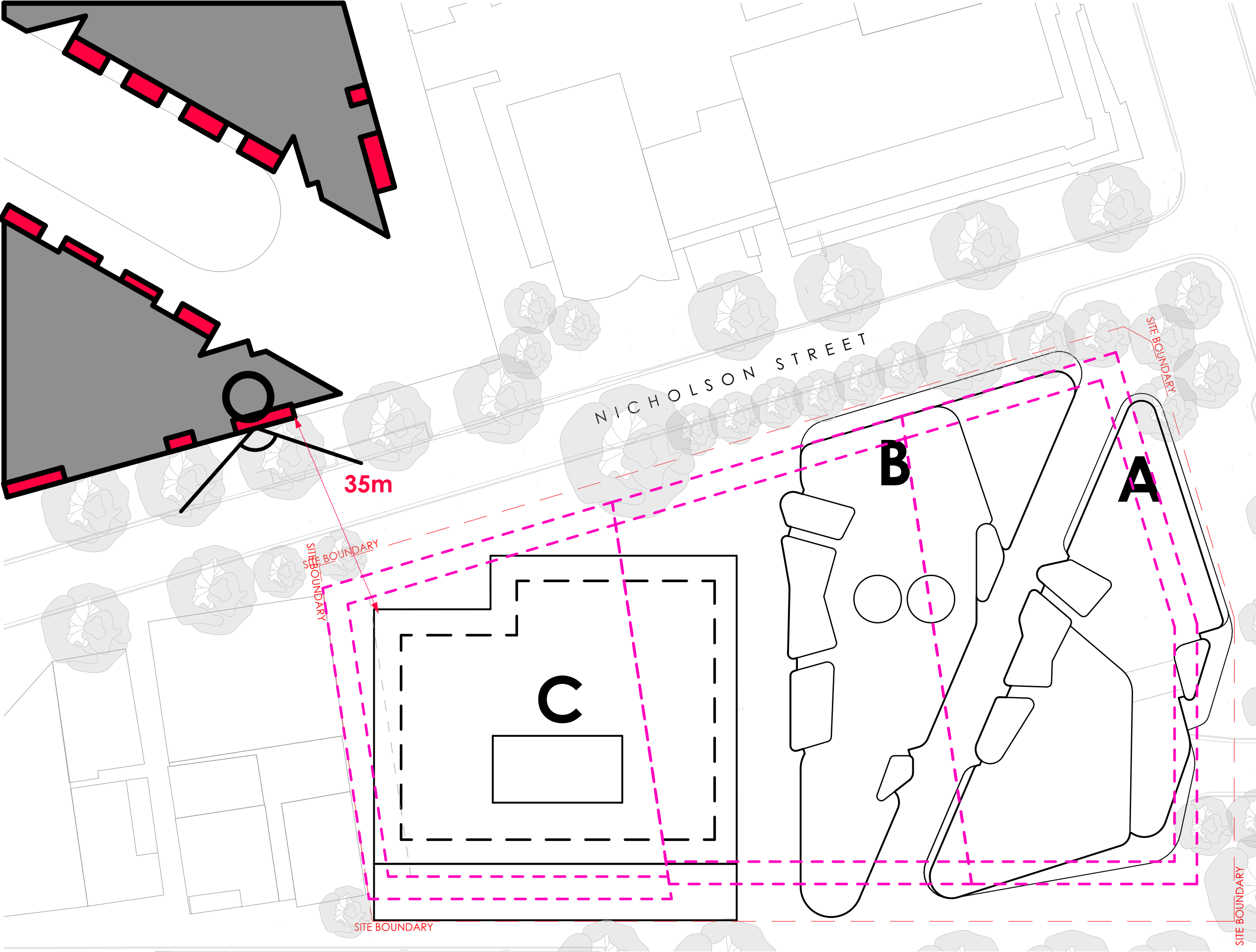


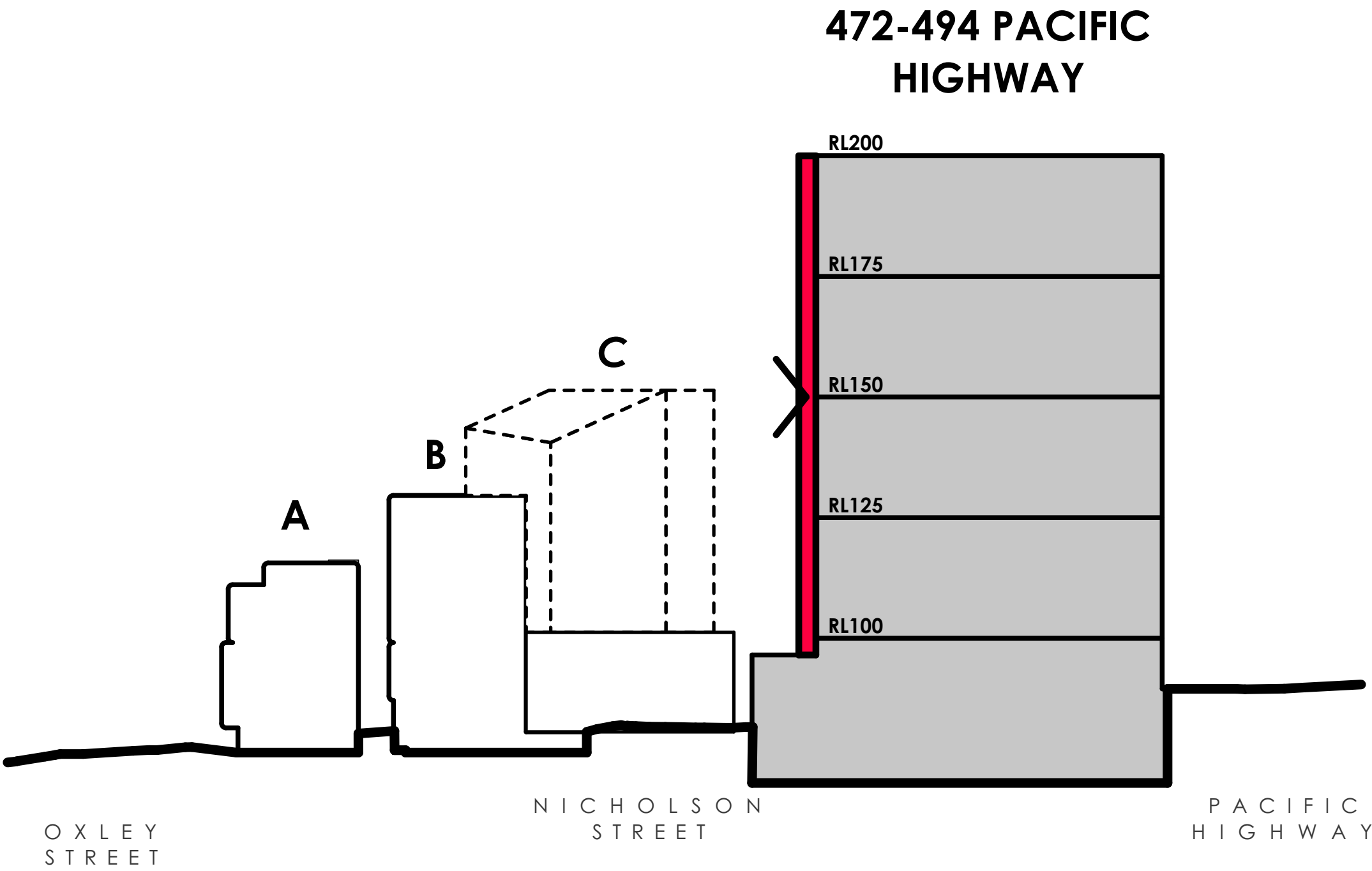
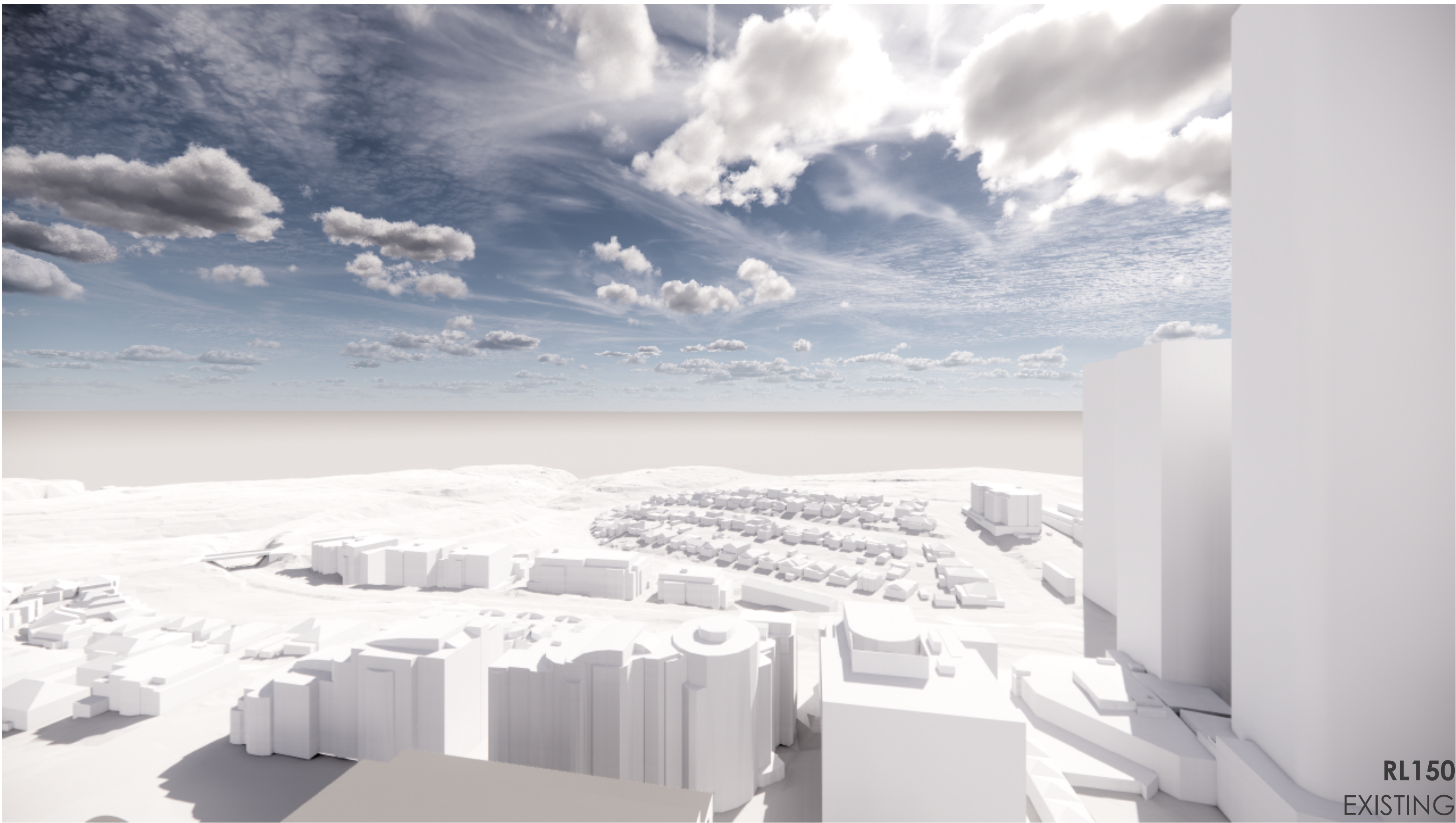


MASTER PLAN ENVELOPE



MASTER PLAN ENVELOPE

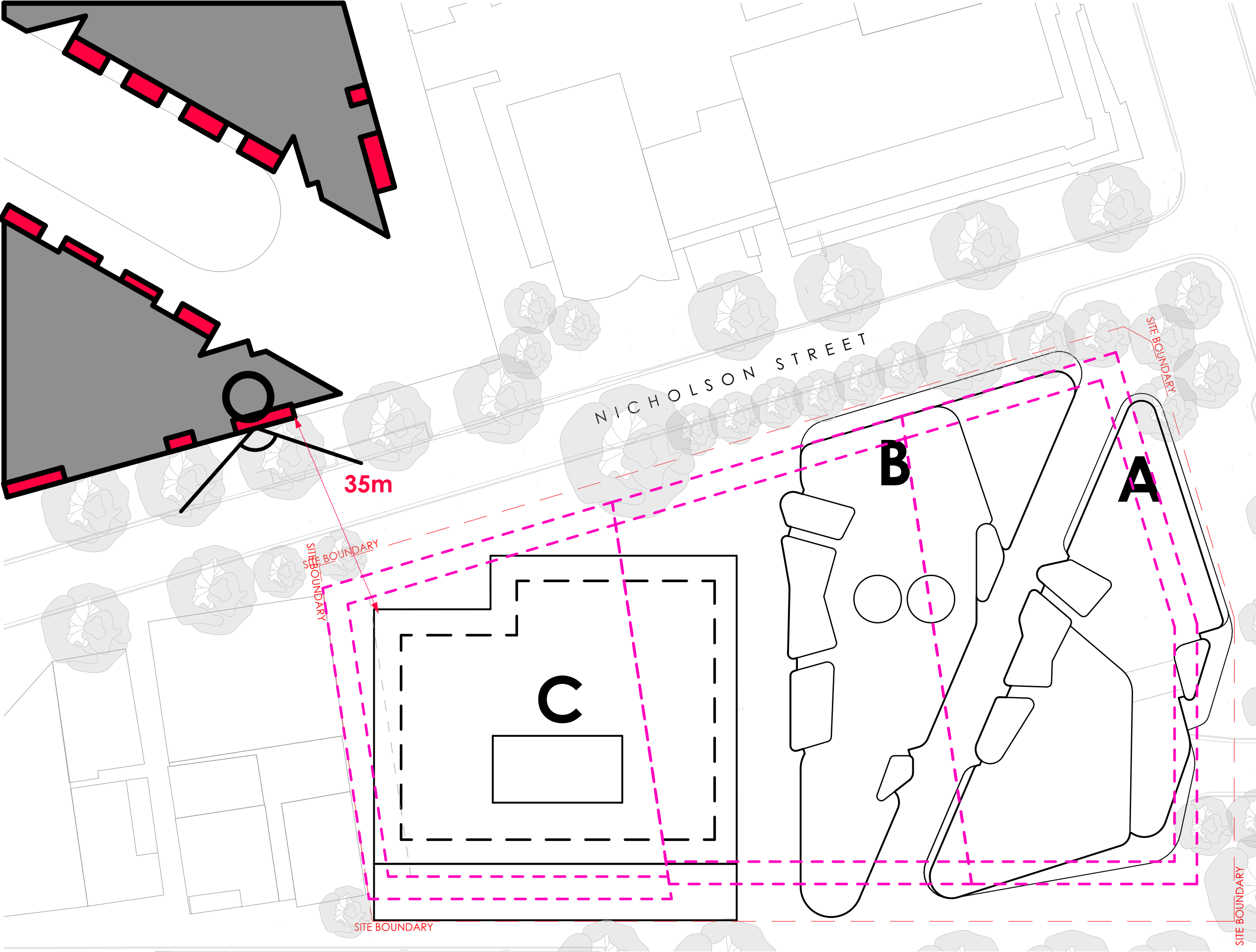


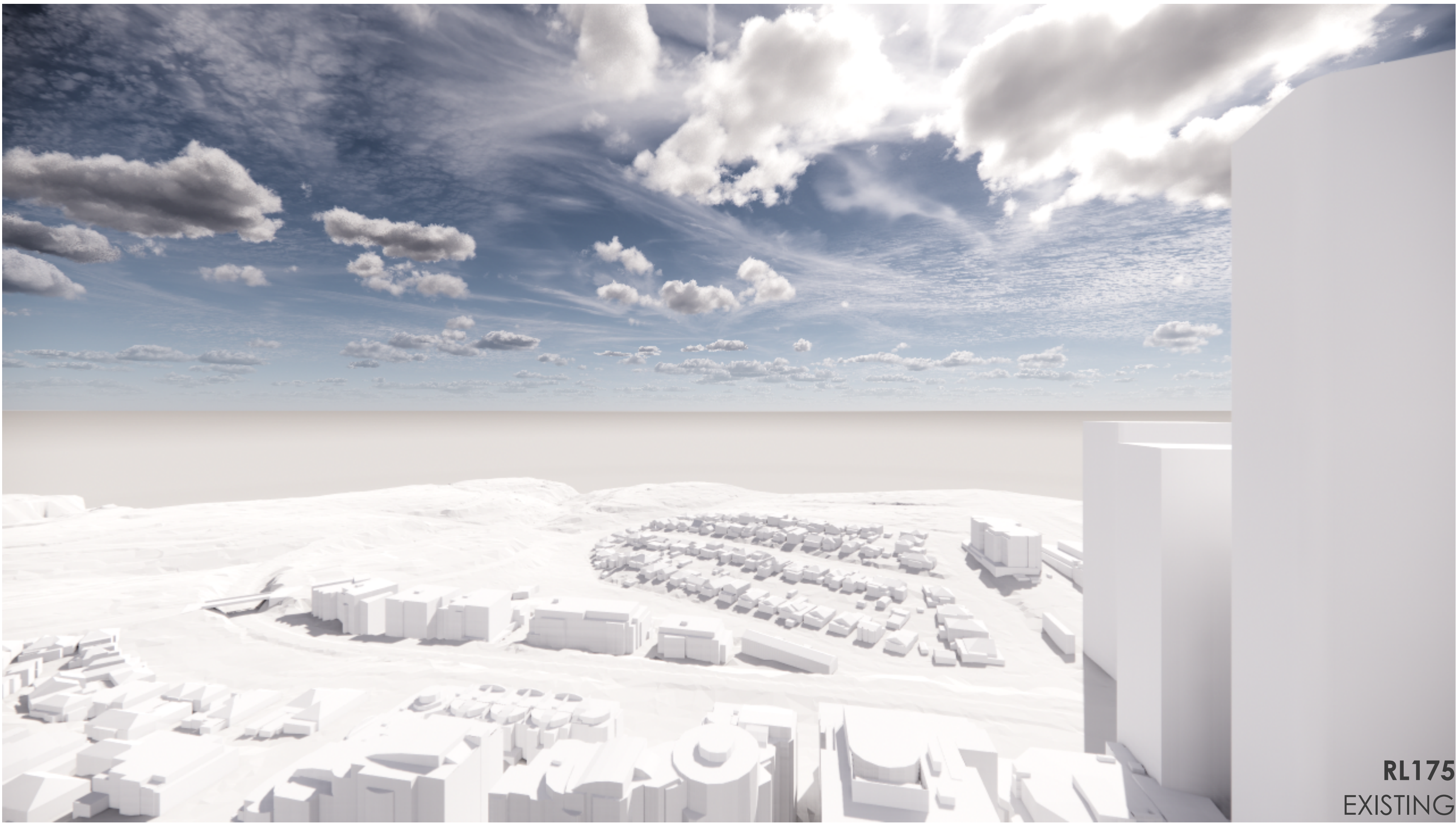


MASTER PLAN ENVELOPE

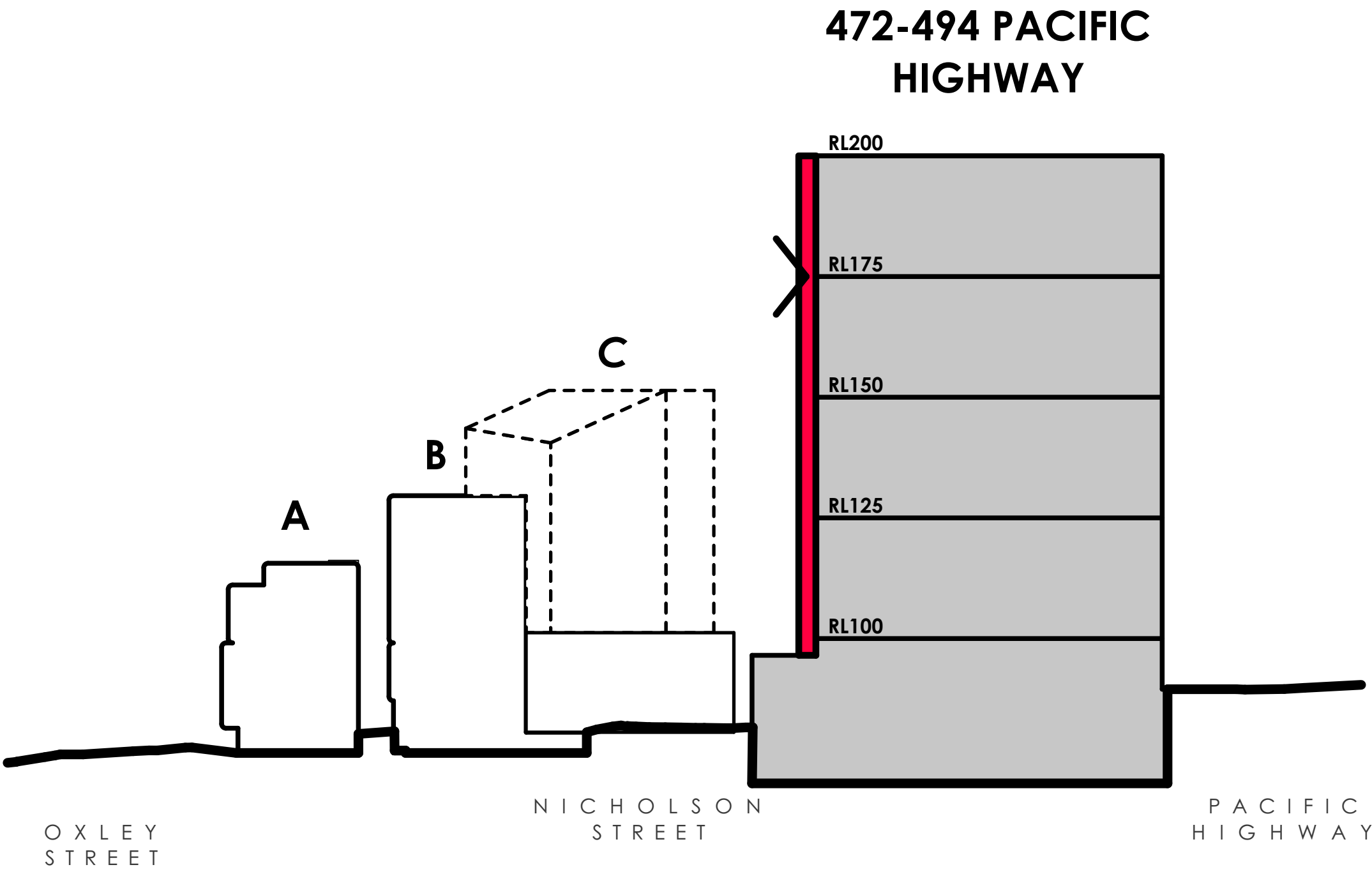
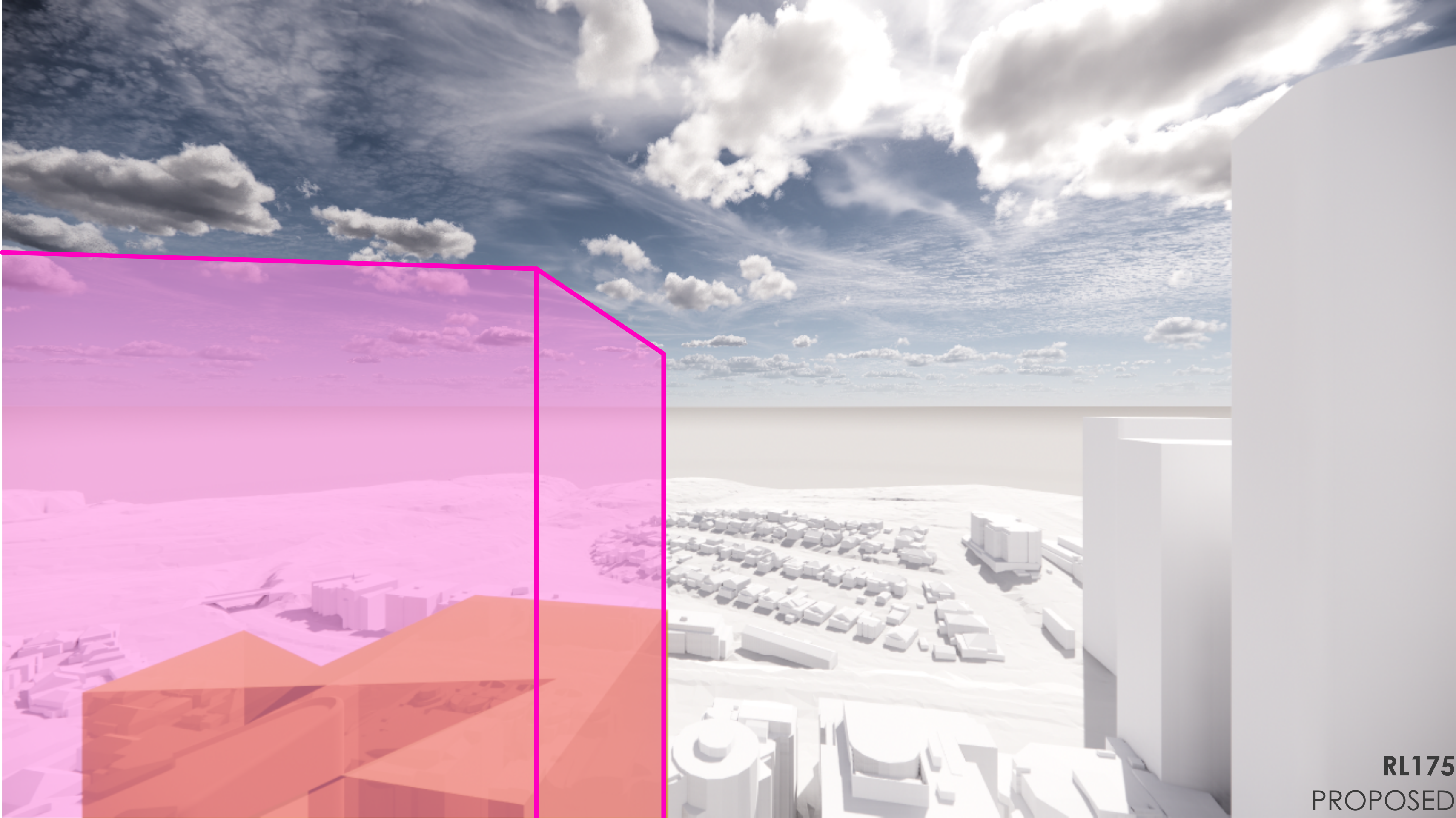


MASTER PLAN ENVELOPE

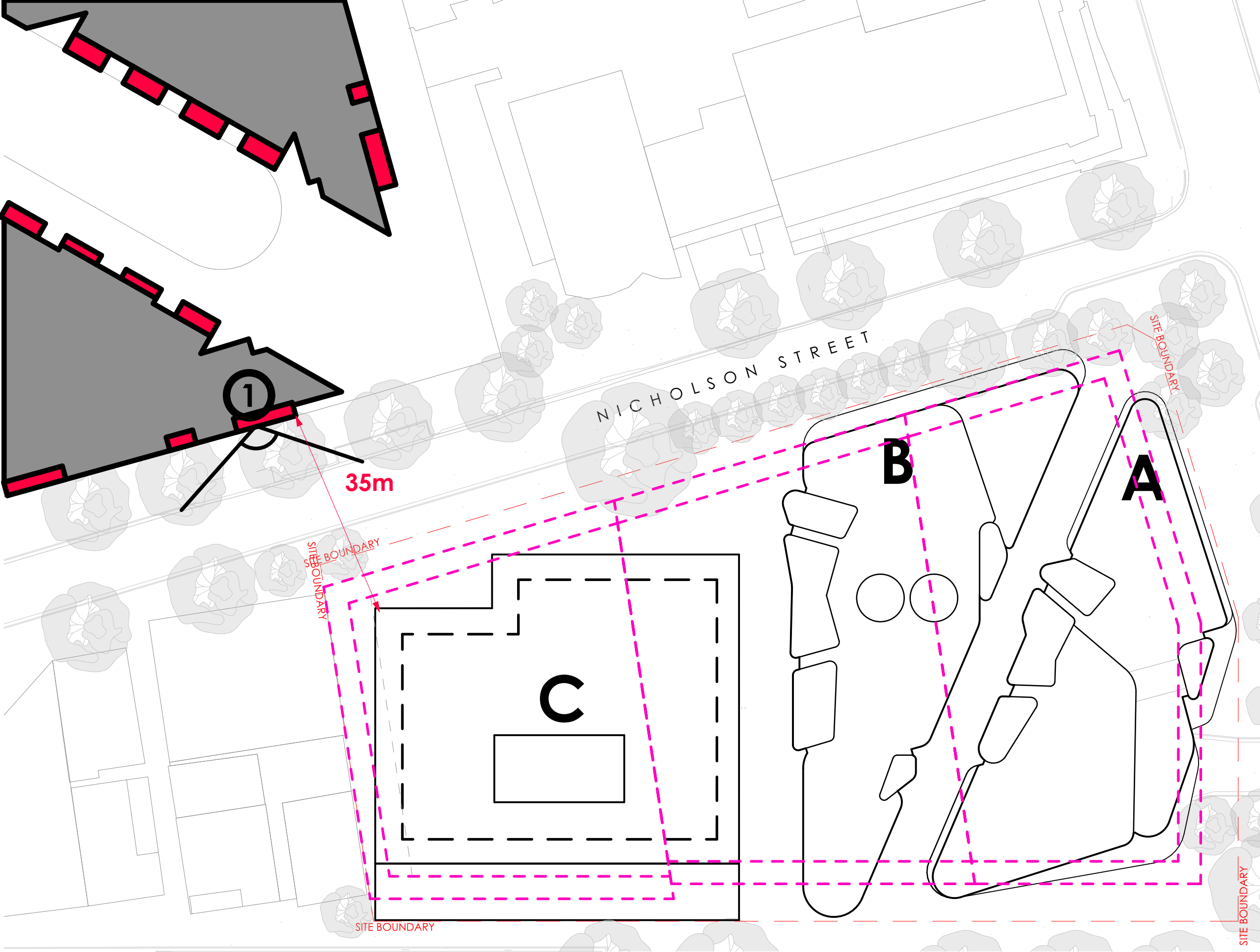


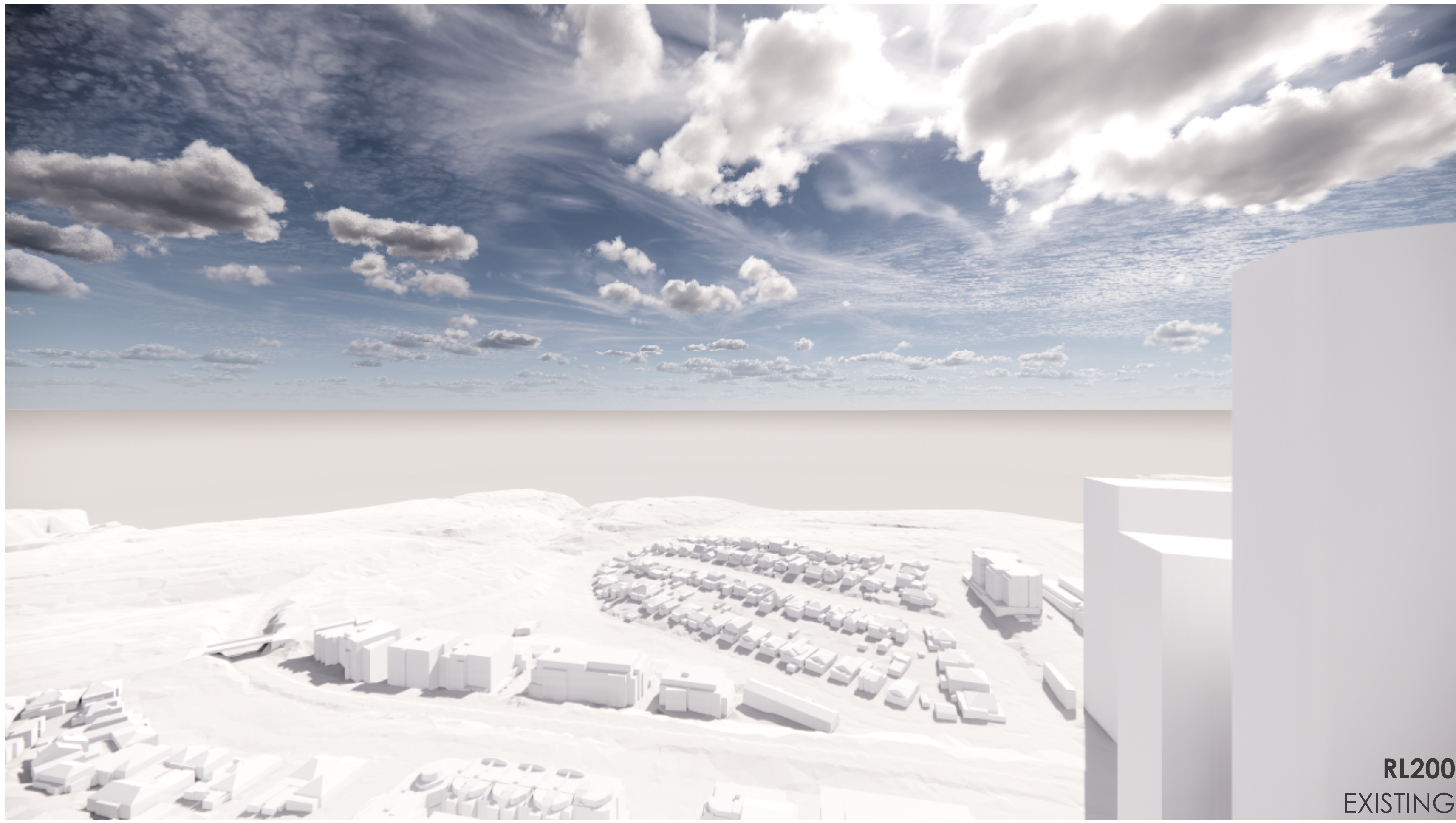


MASTER PLAN ENVELOPE

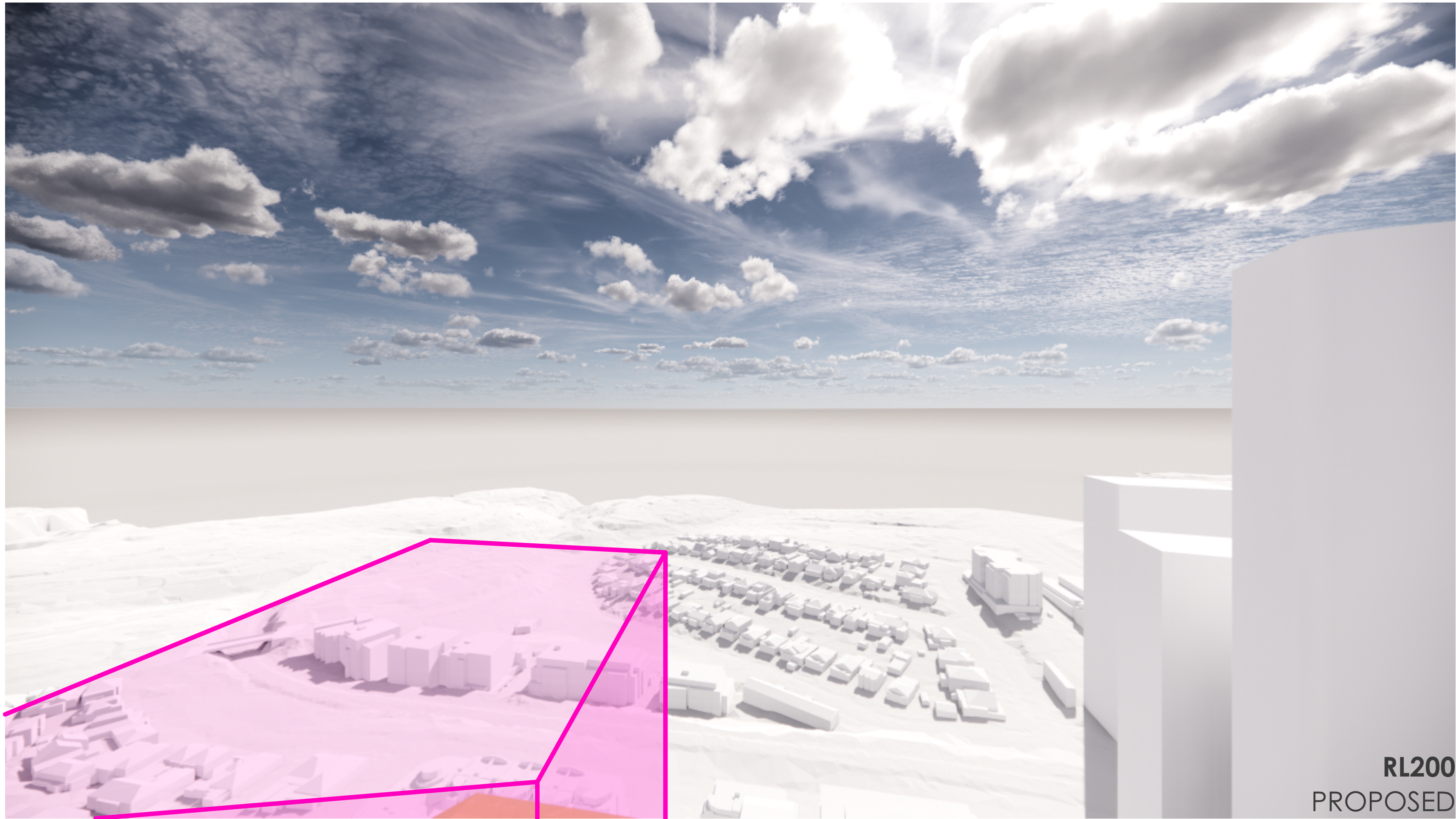


MASTER PLAN ENVELOPE





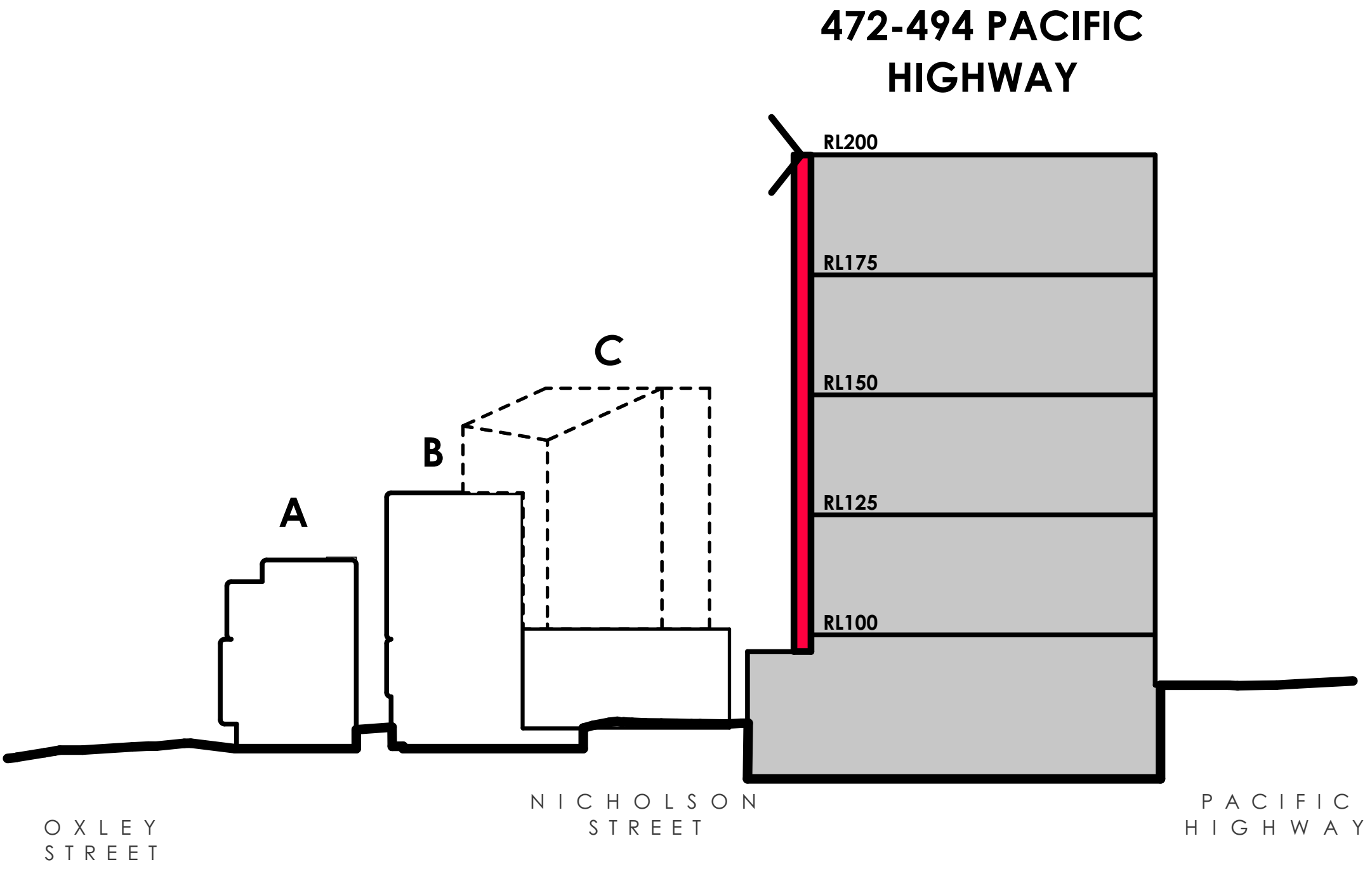
MASTER PLAN ENVELOPE



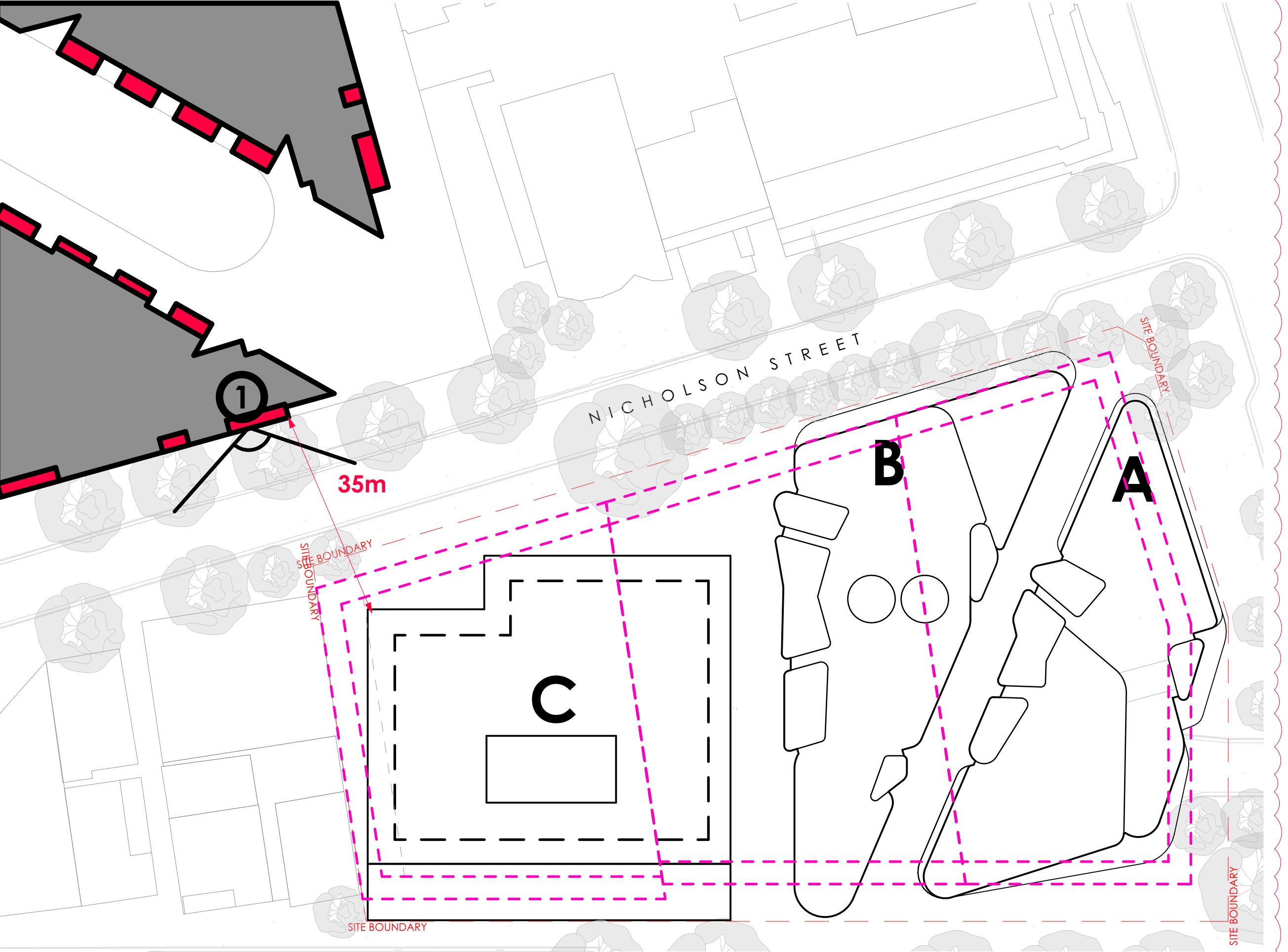
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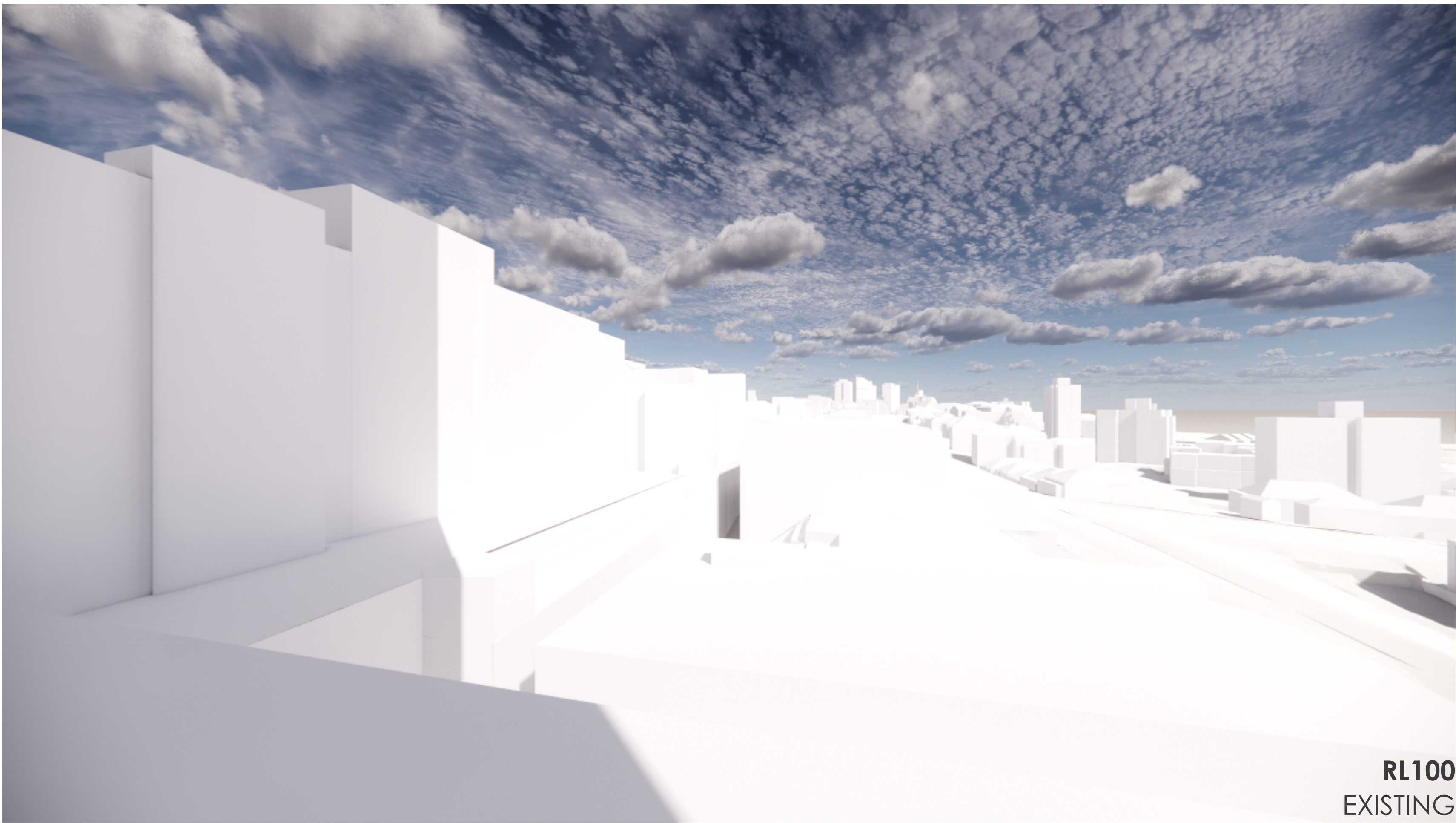
REV.	DATE	DESCRIPTION
A	09.05.2020	PRE DA ISSUE
B	31.07.2020	DRAFT DA ISSUE
C	04.09.2020	DA ISSUE
D	16.04.2021	RESPONSE TO RH

CHEK
JF
JF
JF

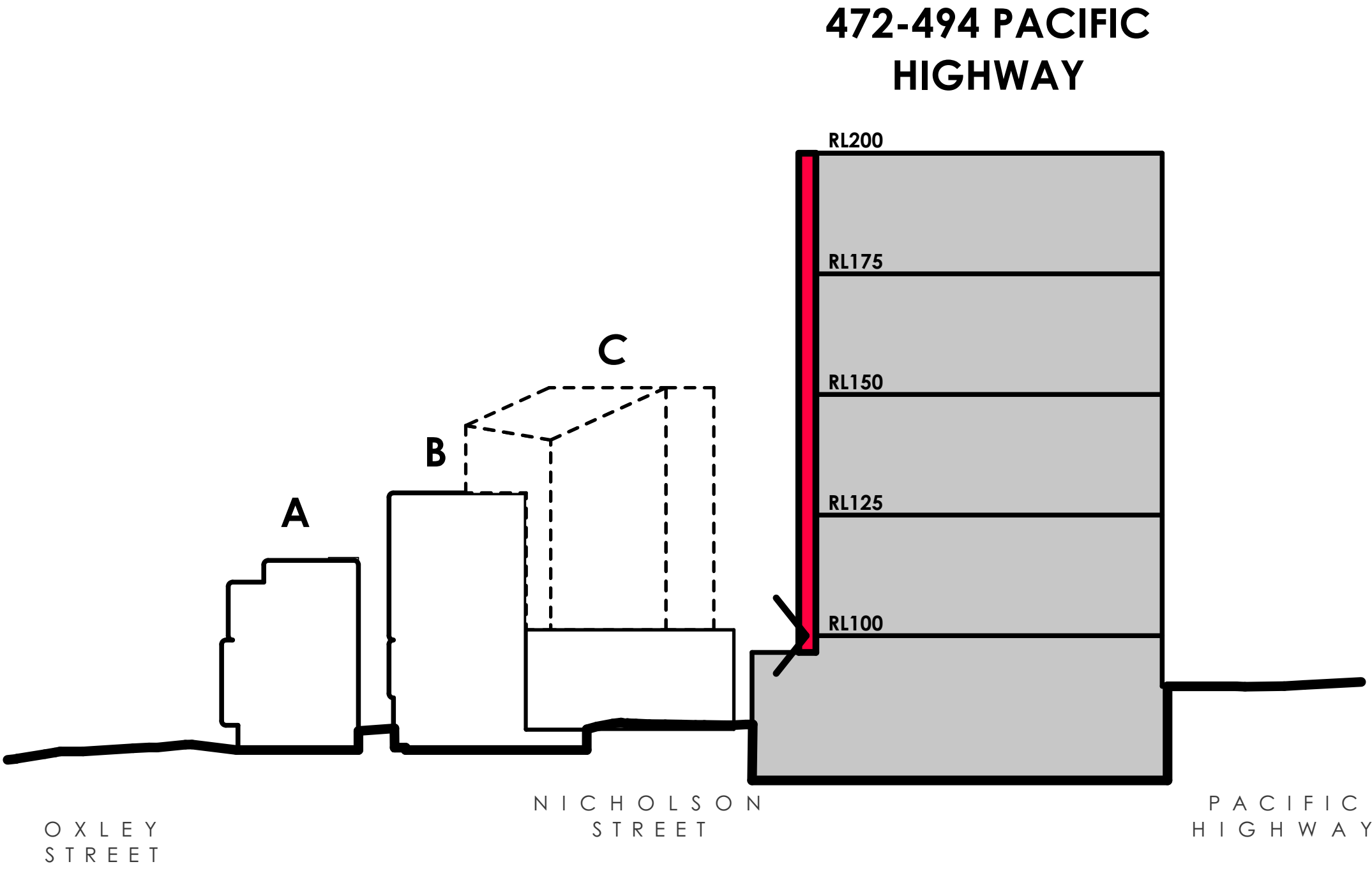


MASTER PLAN ENVELOPE



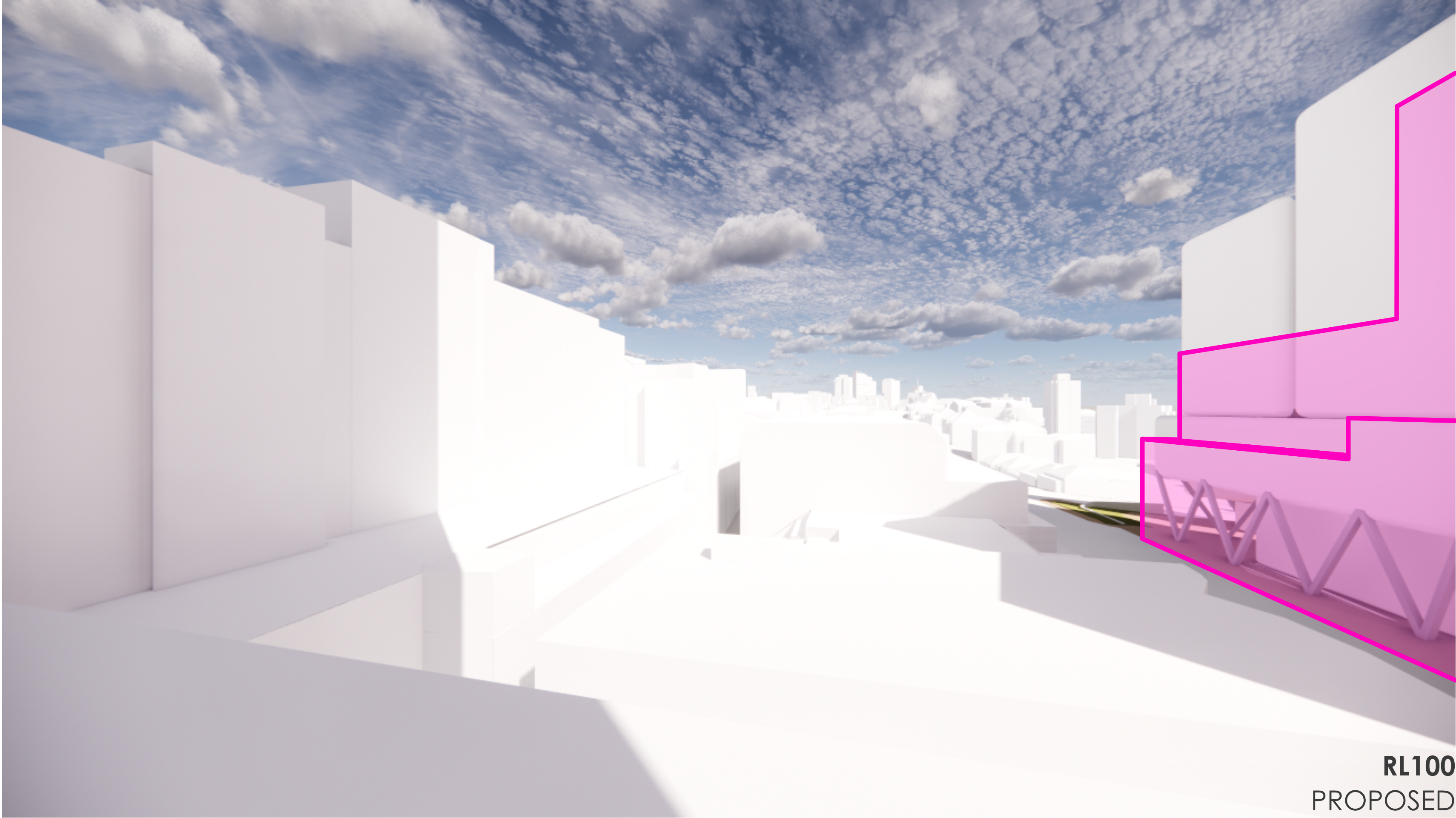


RL100
EXISTING



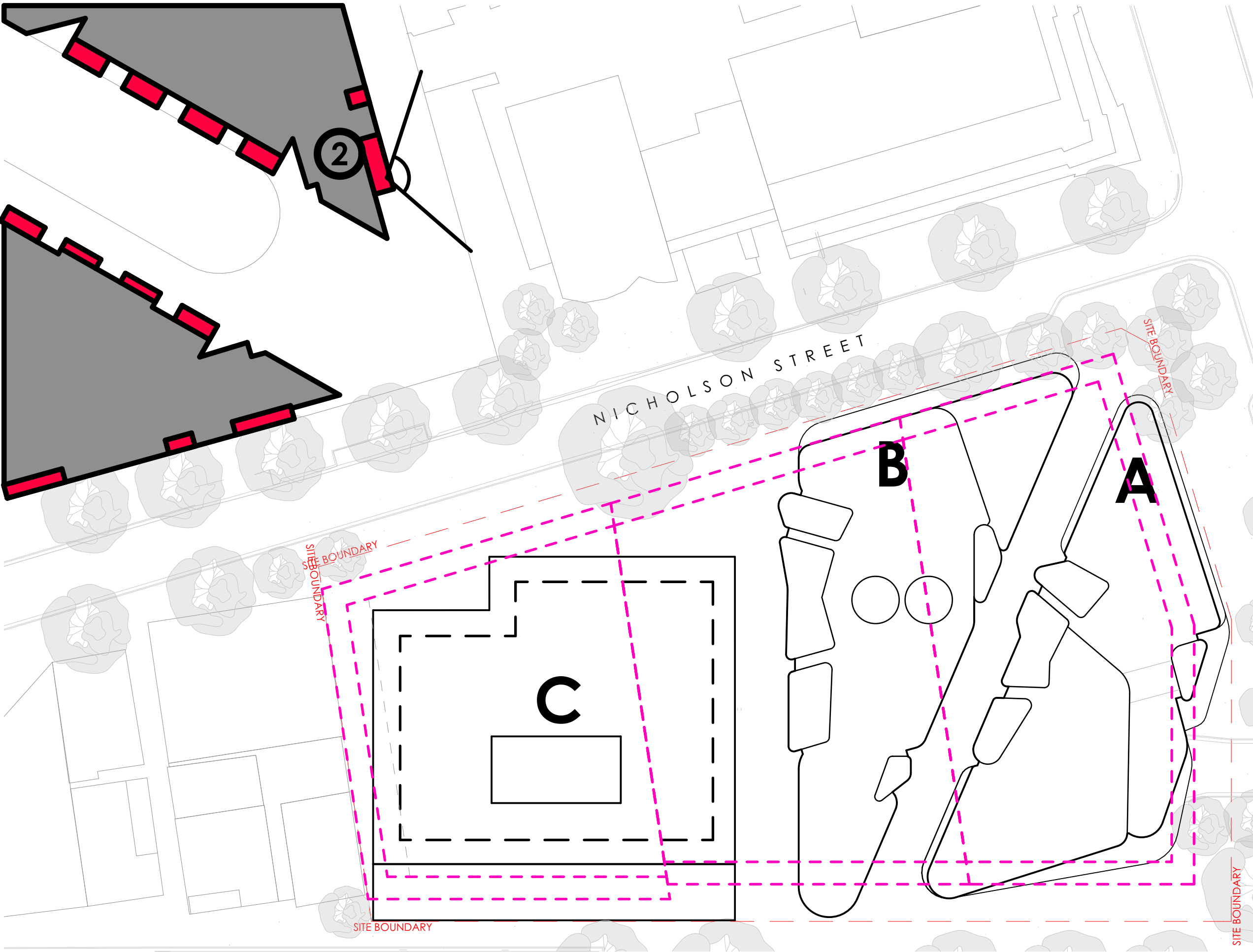
472-494 PACIFIC
HIGHWAY

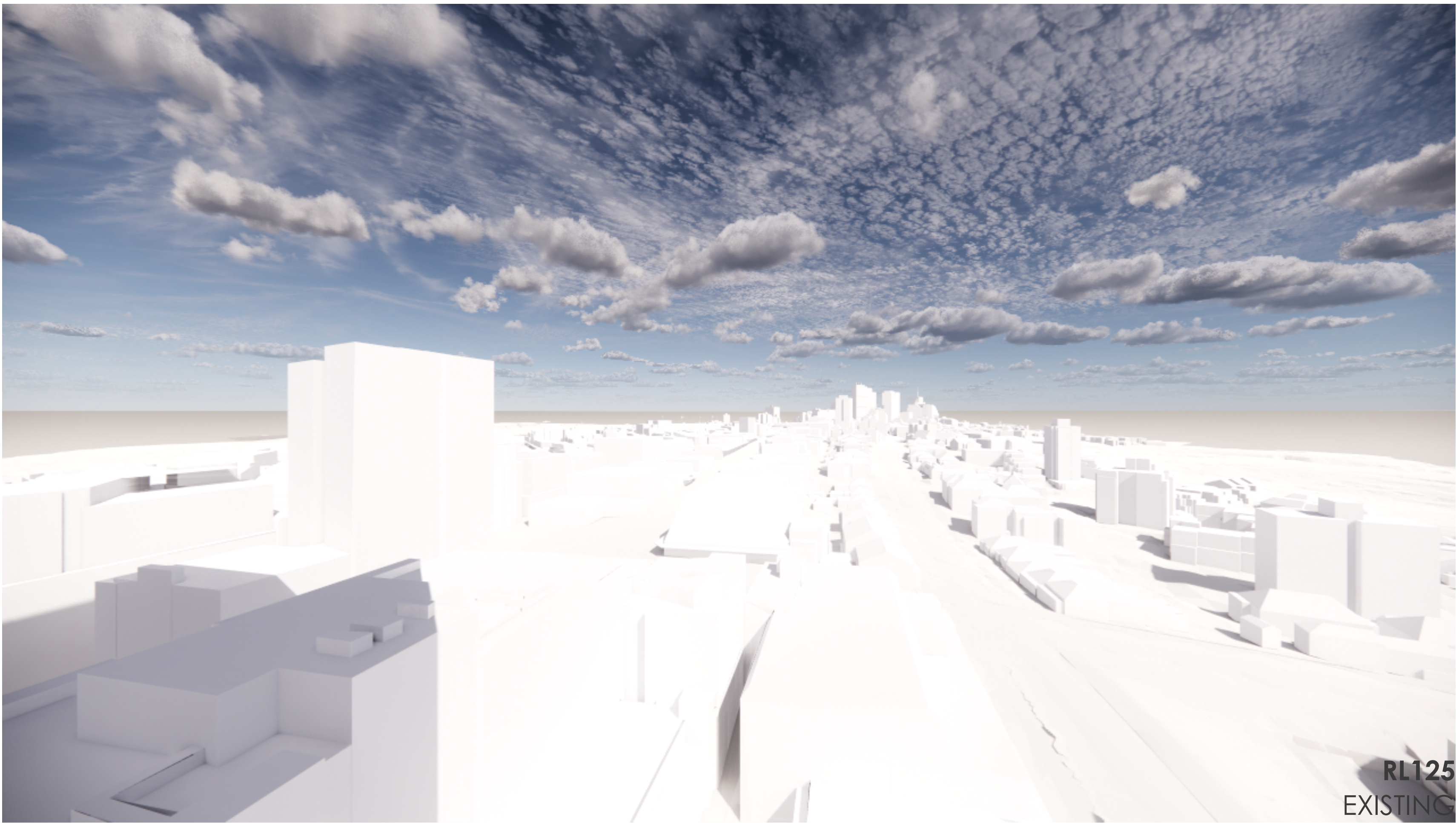
MASTER PLAN ENVELOPE



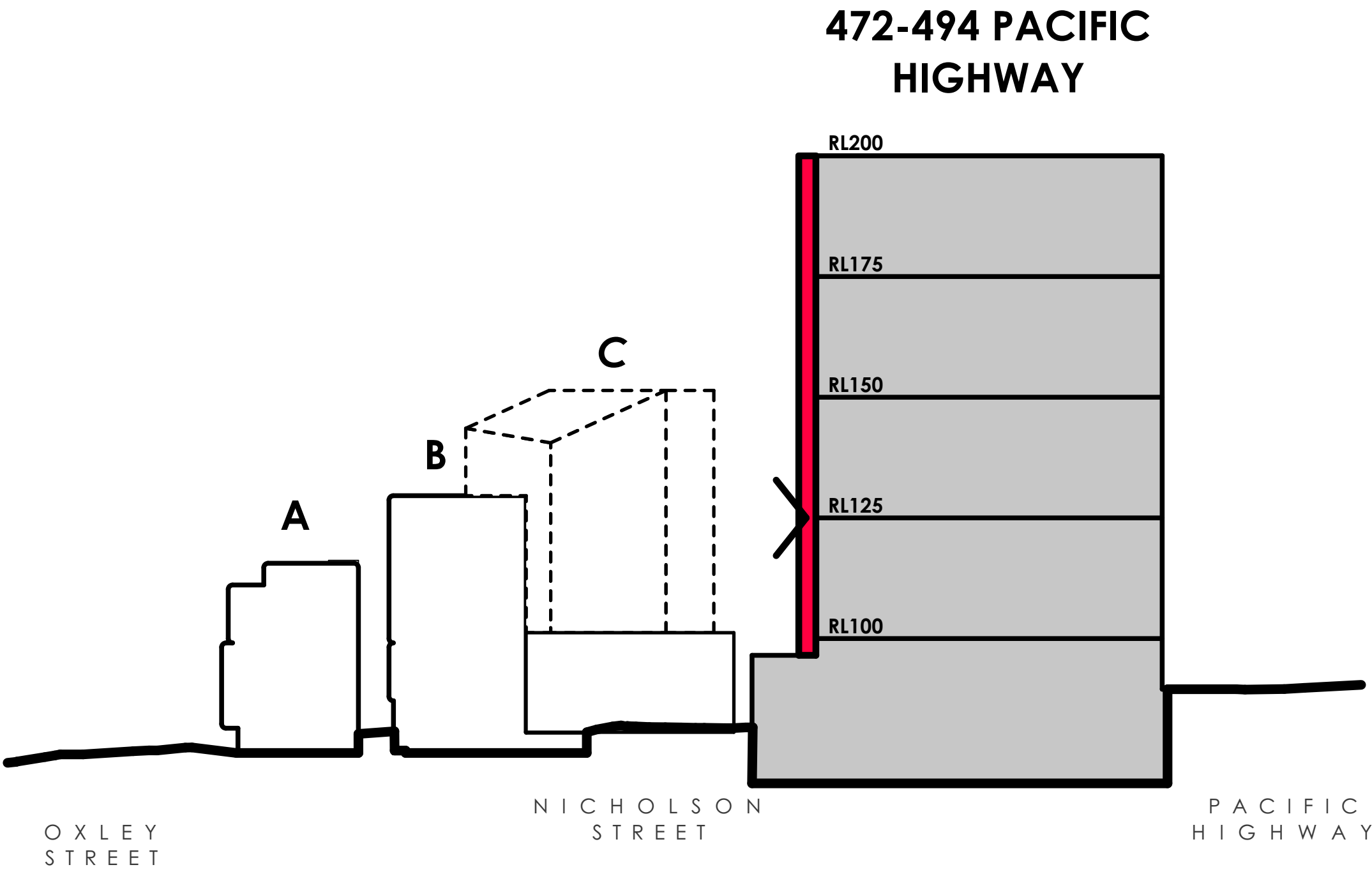
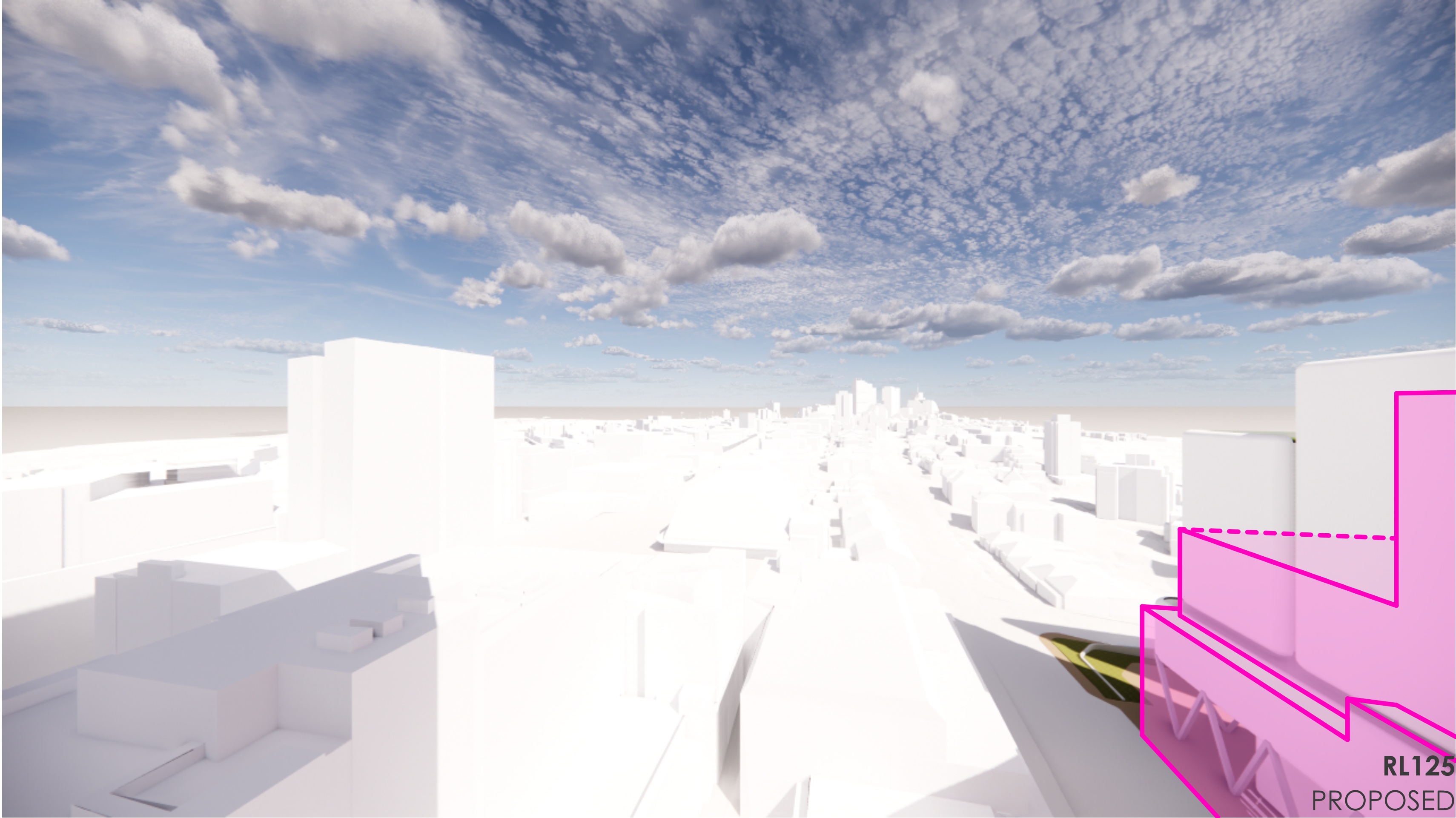
RL100
PROPOSED

MASTER PLAN ENVELOPE

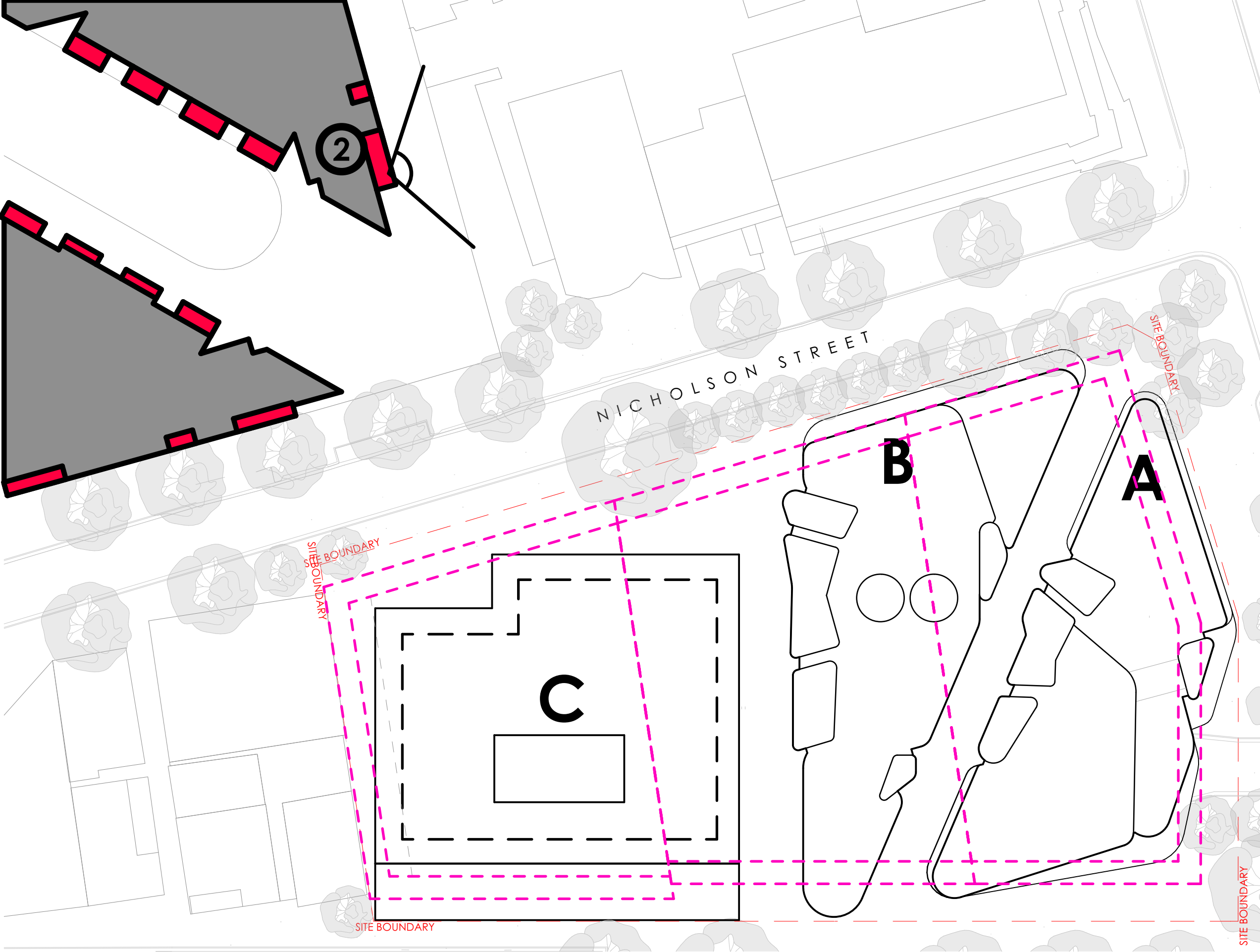




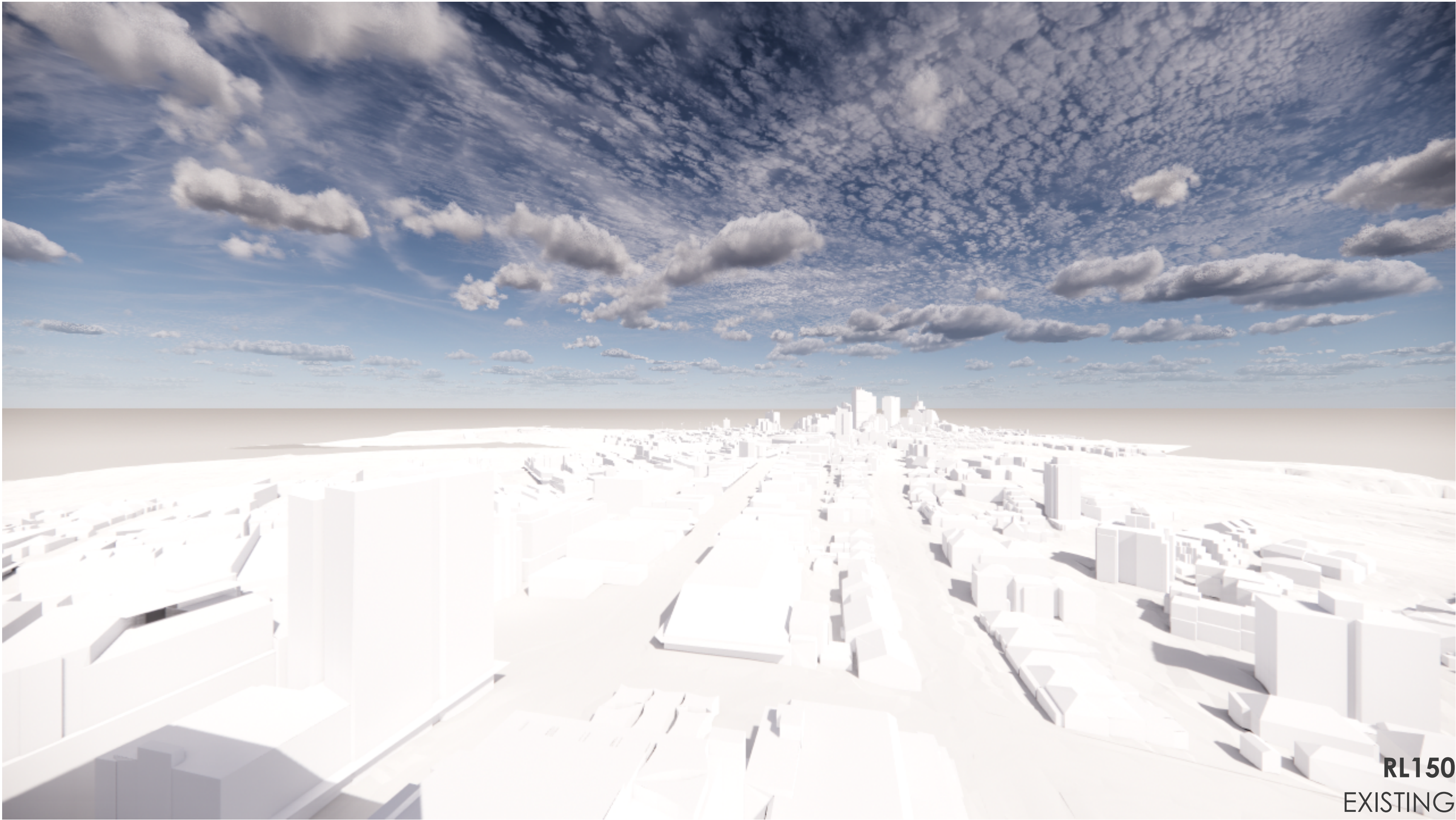
MASTER PLAN ENVELOPE



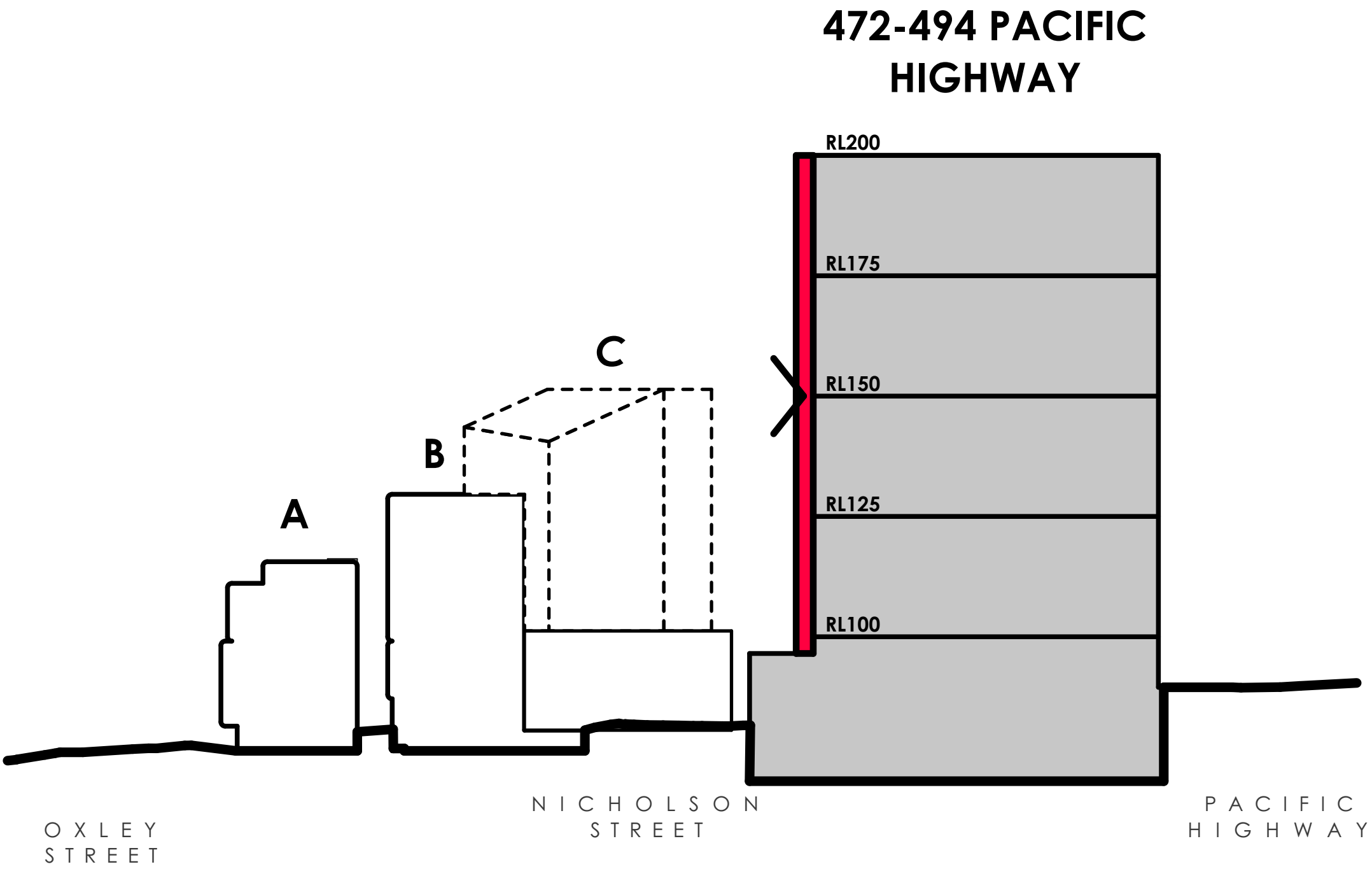
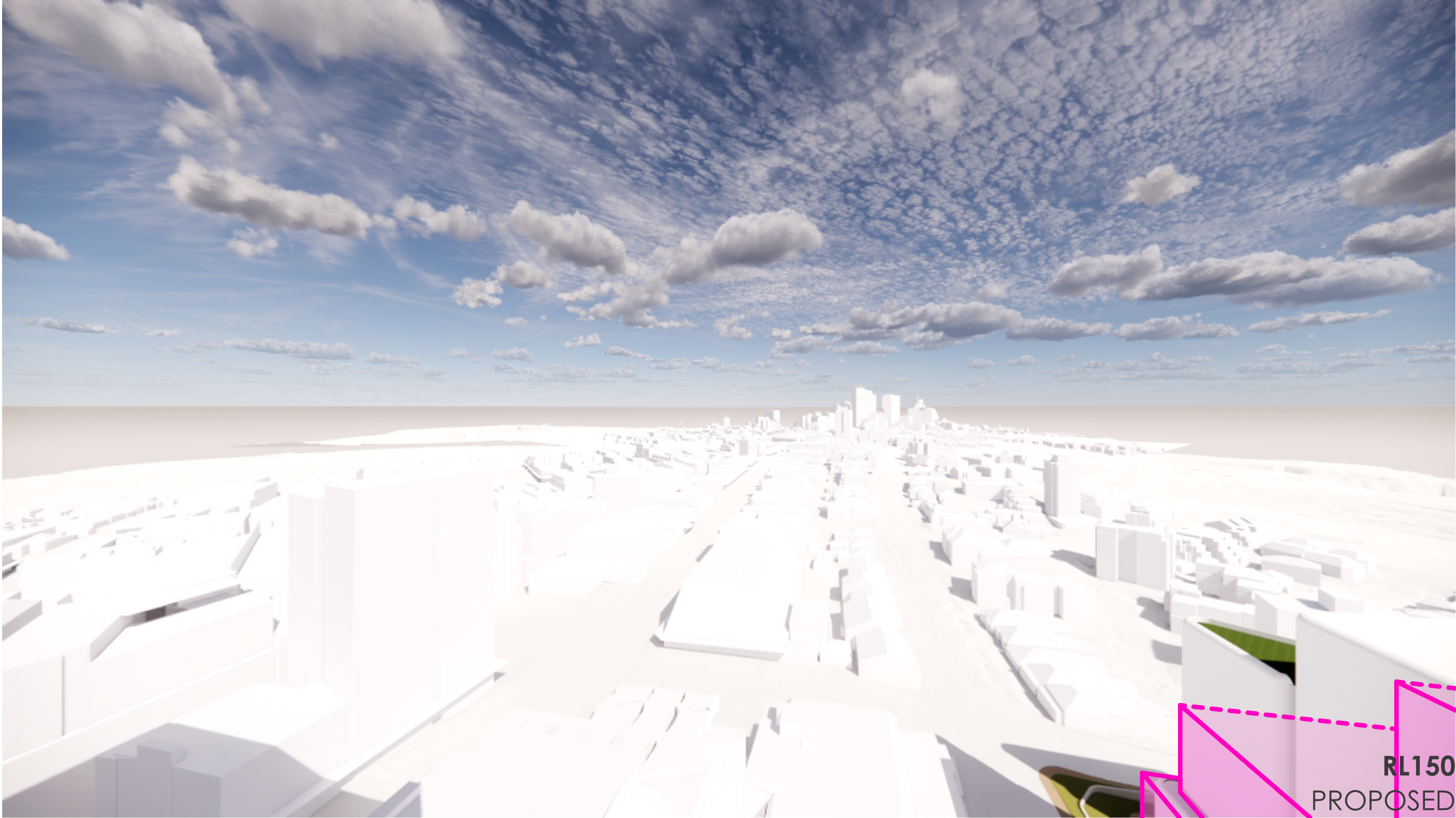
MASTER PLAN ENVELOPE



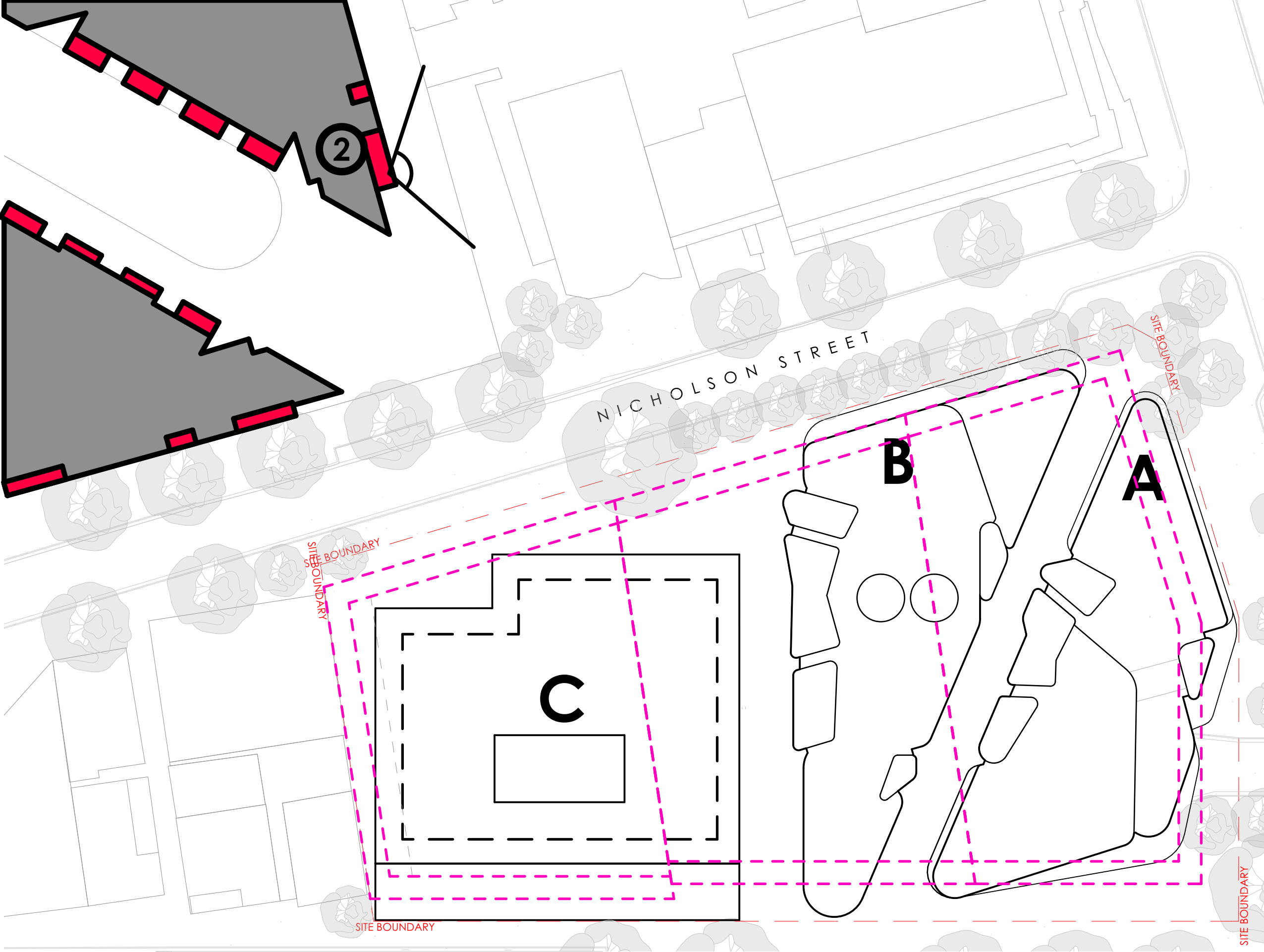
AMENDMENTS		
REV.	DATE	DESCRIPTION
A	09.05.2020	PRE DA ISSUE
B	31.07.2020	DRAFT DA ISSUE
C	04.09.2020	DA ISSUE
D	16.04.2021	RESPONSE TO RH



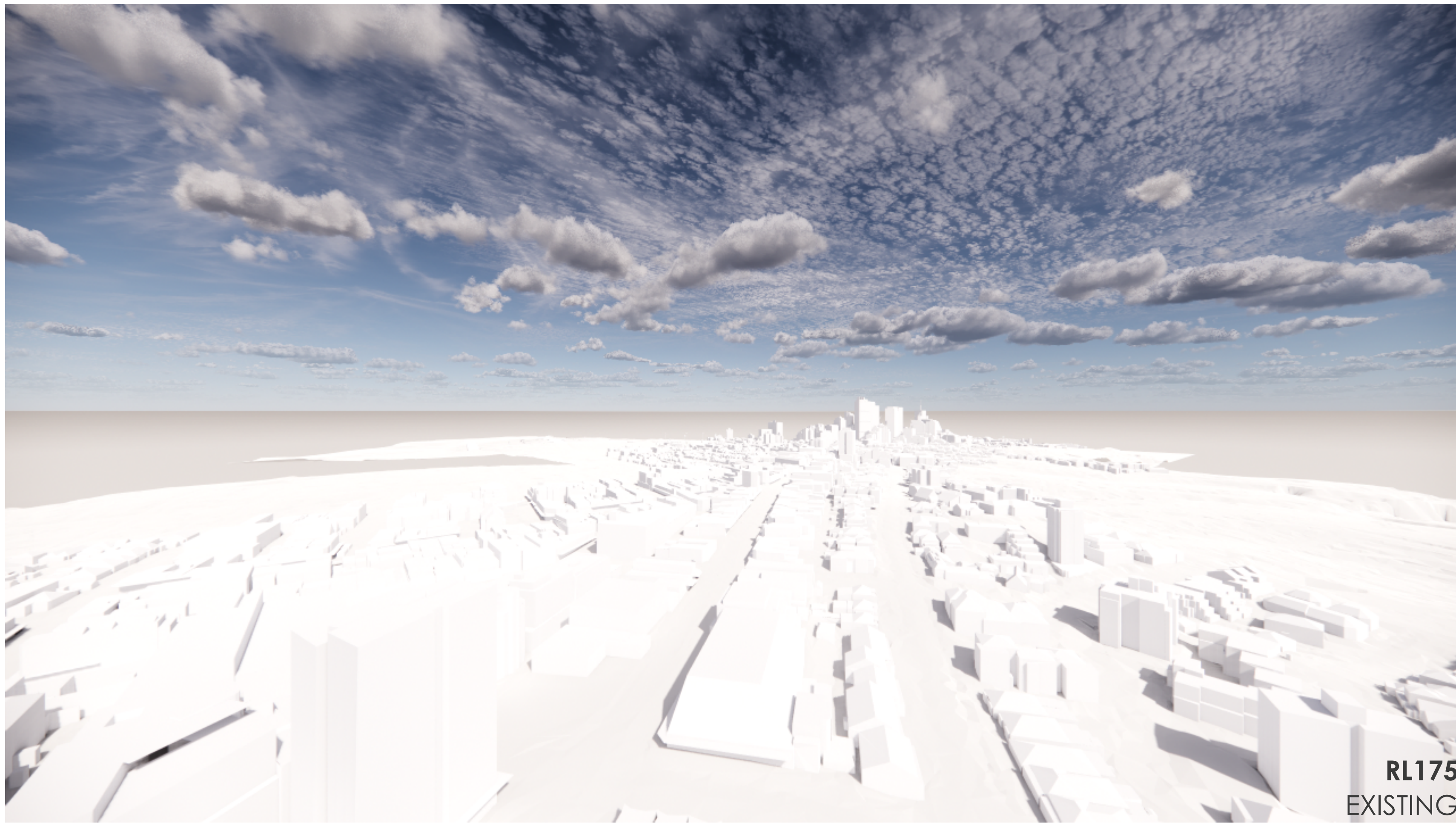
MASTER PLAN ENVELOPE



MASTER PLAN ENVELOPE

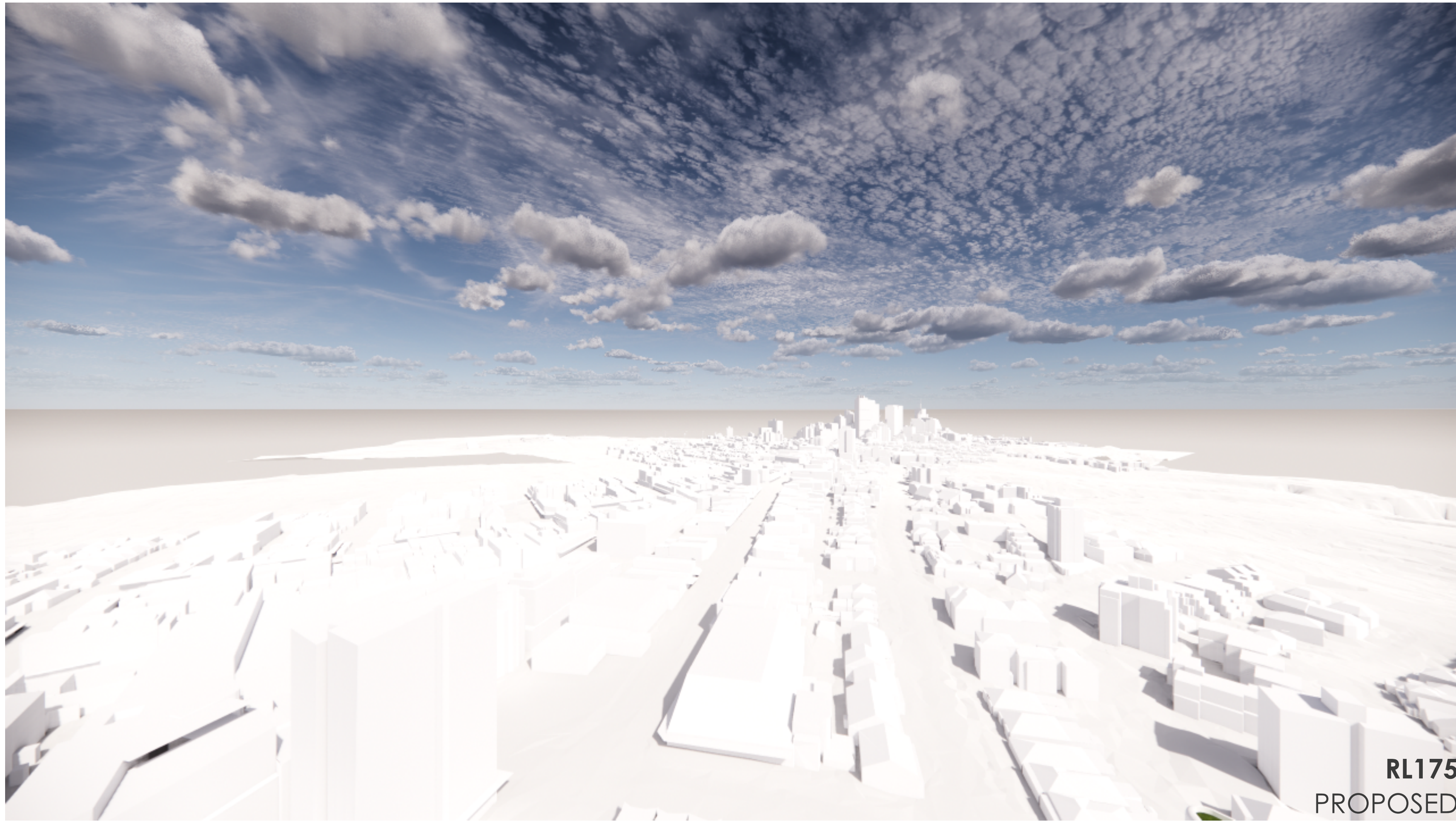


AMENDMENTS		
REV.	DATE	DESCRIPTION
A	09.05.2020	PRE DA ISSUE
B	31.07.2020	DRAFT DA ISSUE
C	04.09.2020	DA ISSUE
D	16.04.2021	RESPONSE TO RH

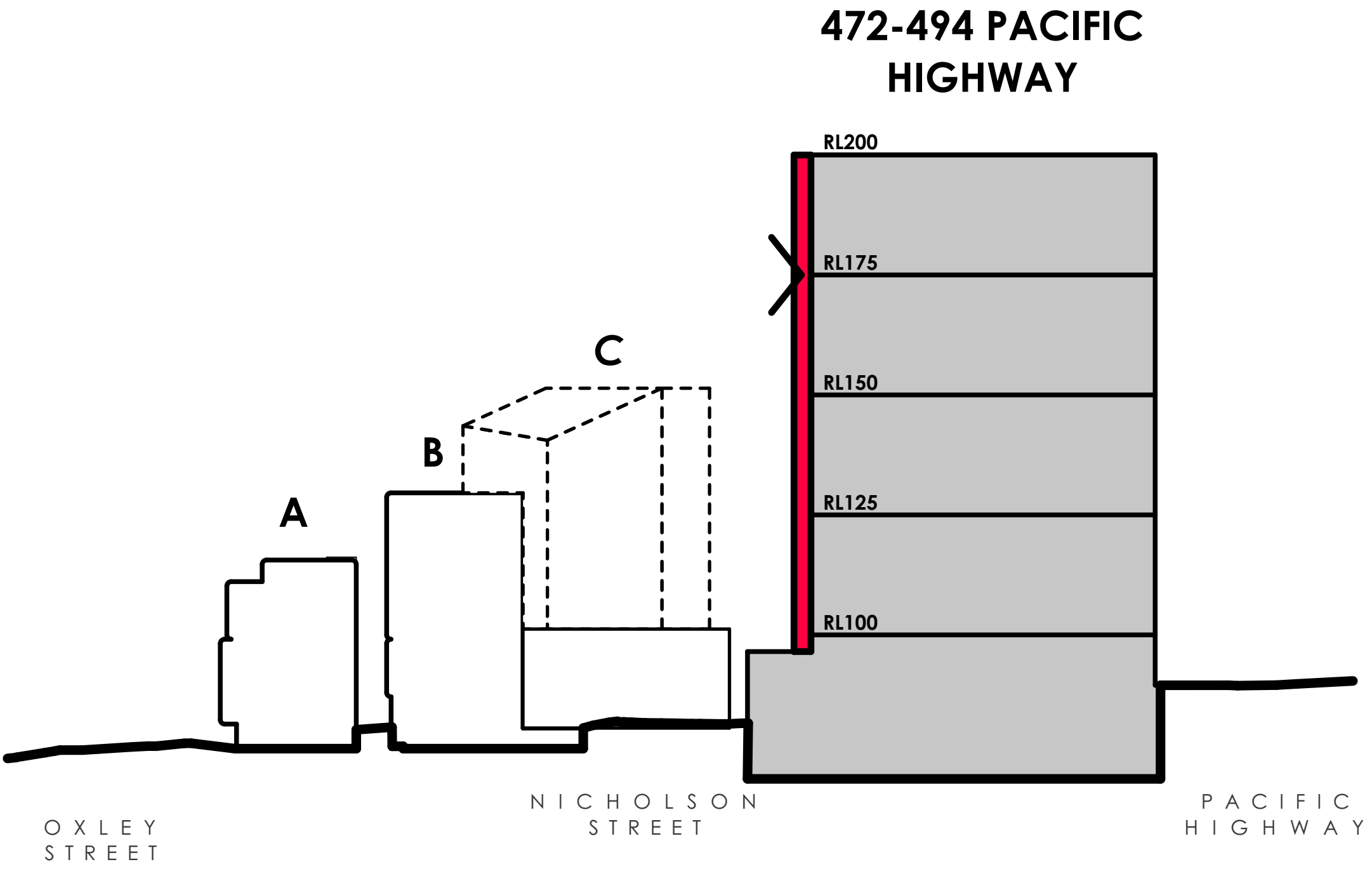


RL175
EXISTING

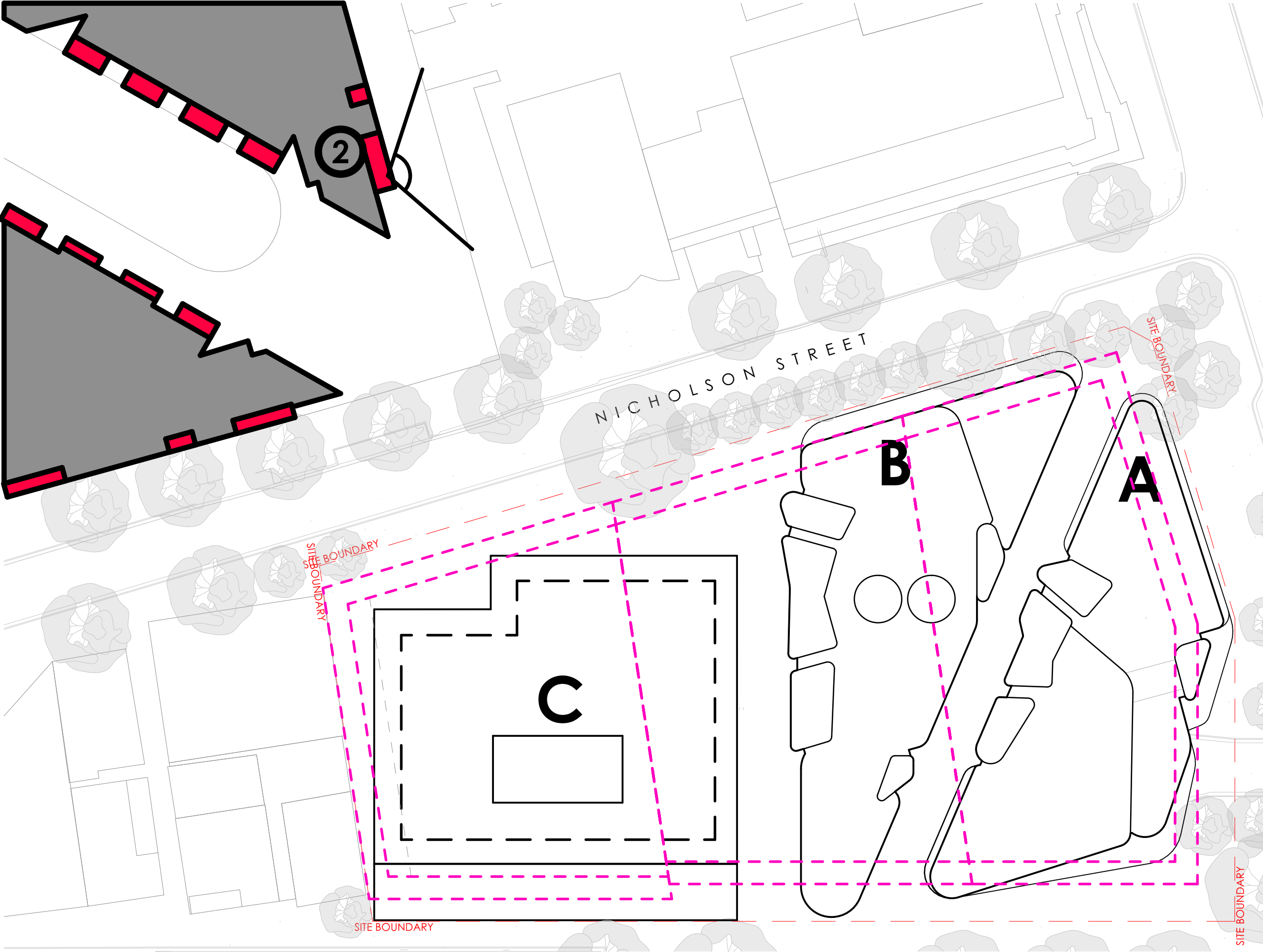
MASTER PLAN ENVELOPE

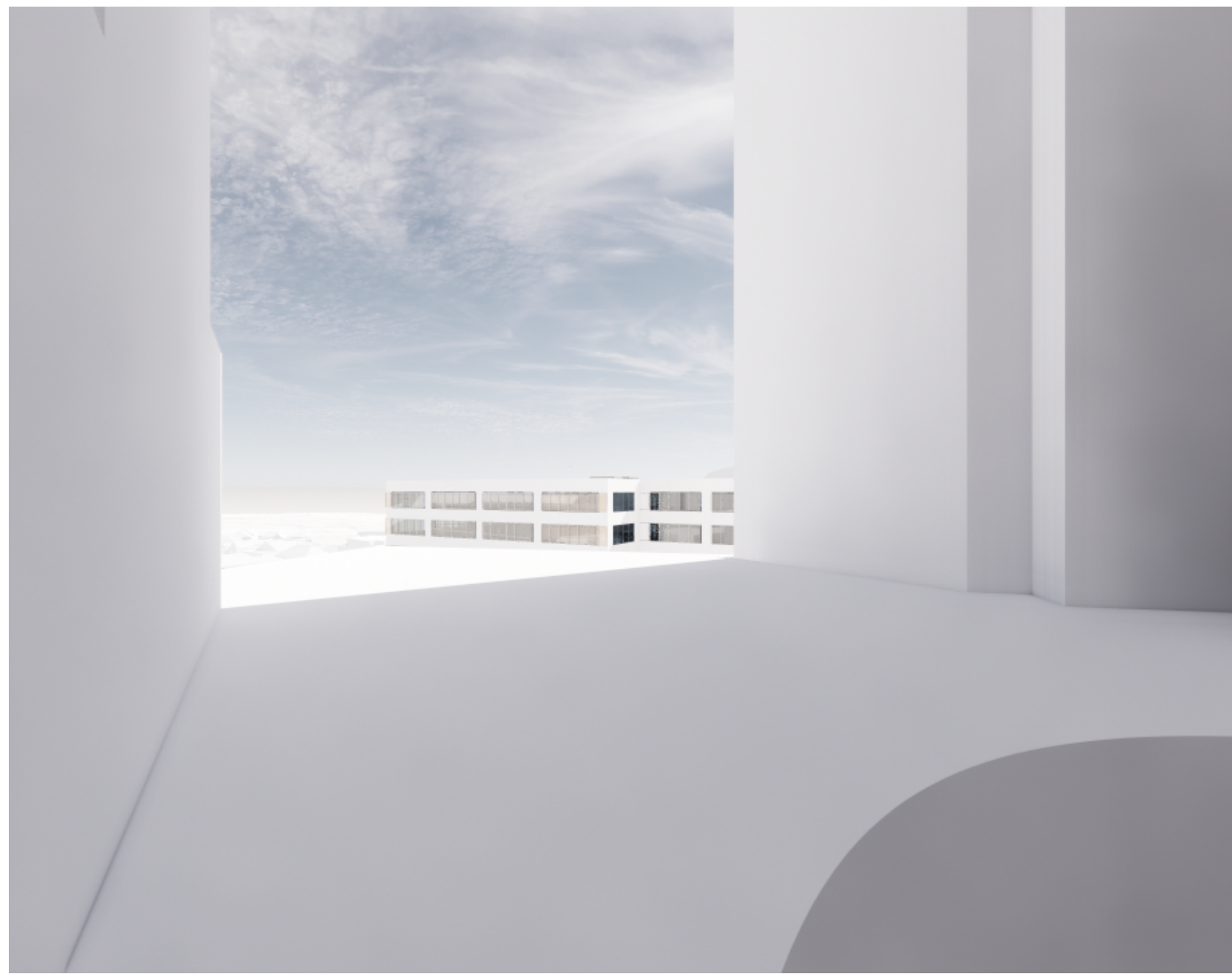


RL175
PROPOSED

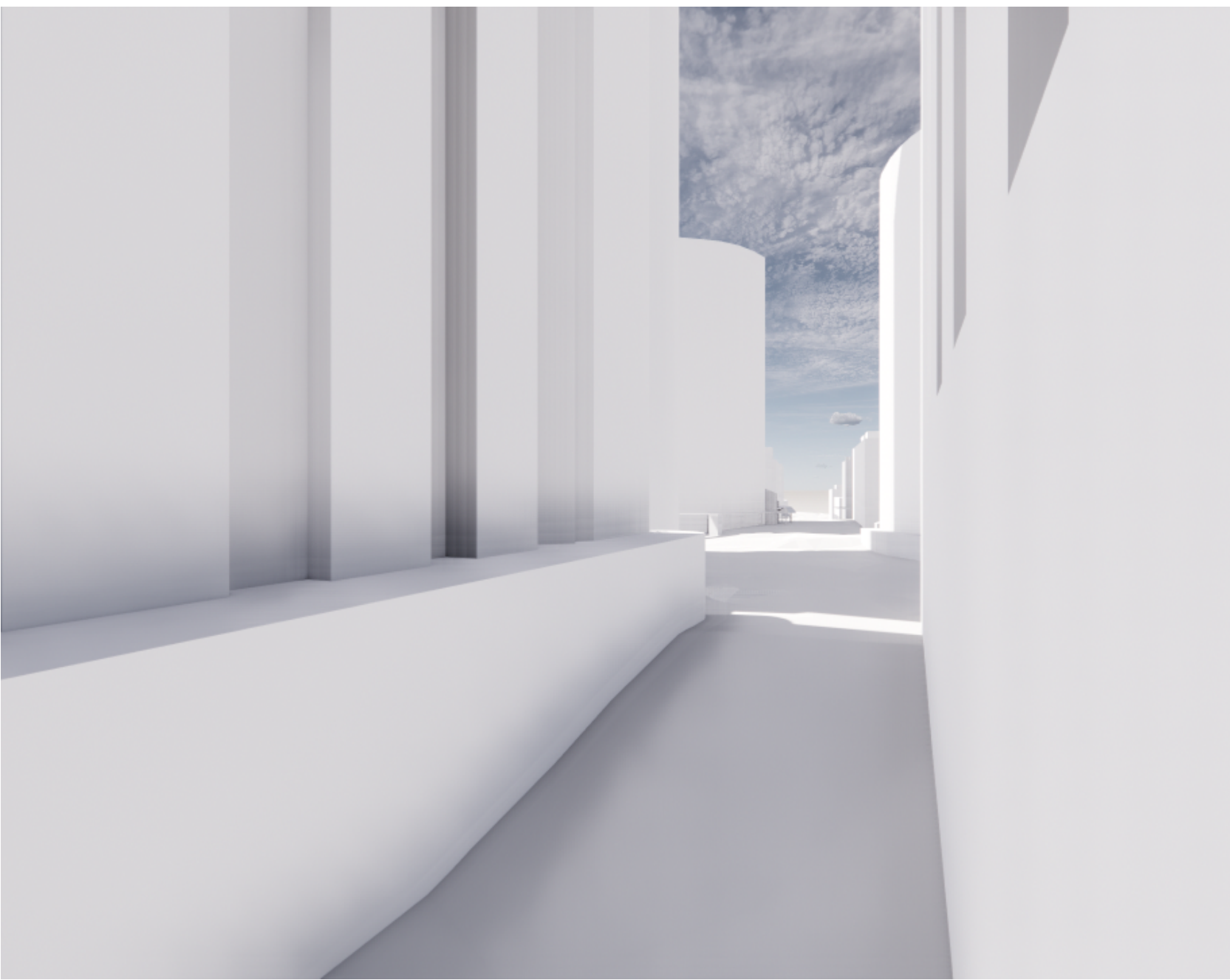


MASTER PLAN ENVELOPE

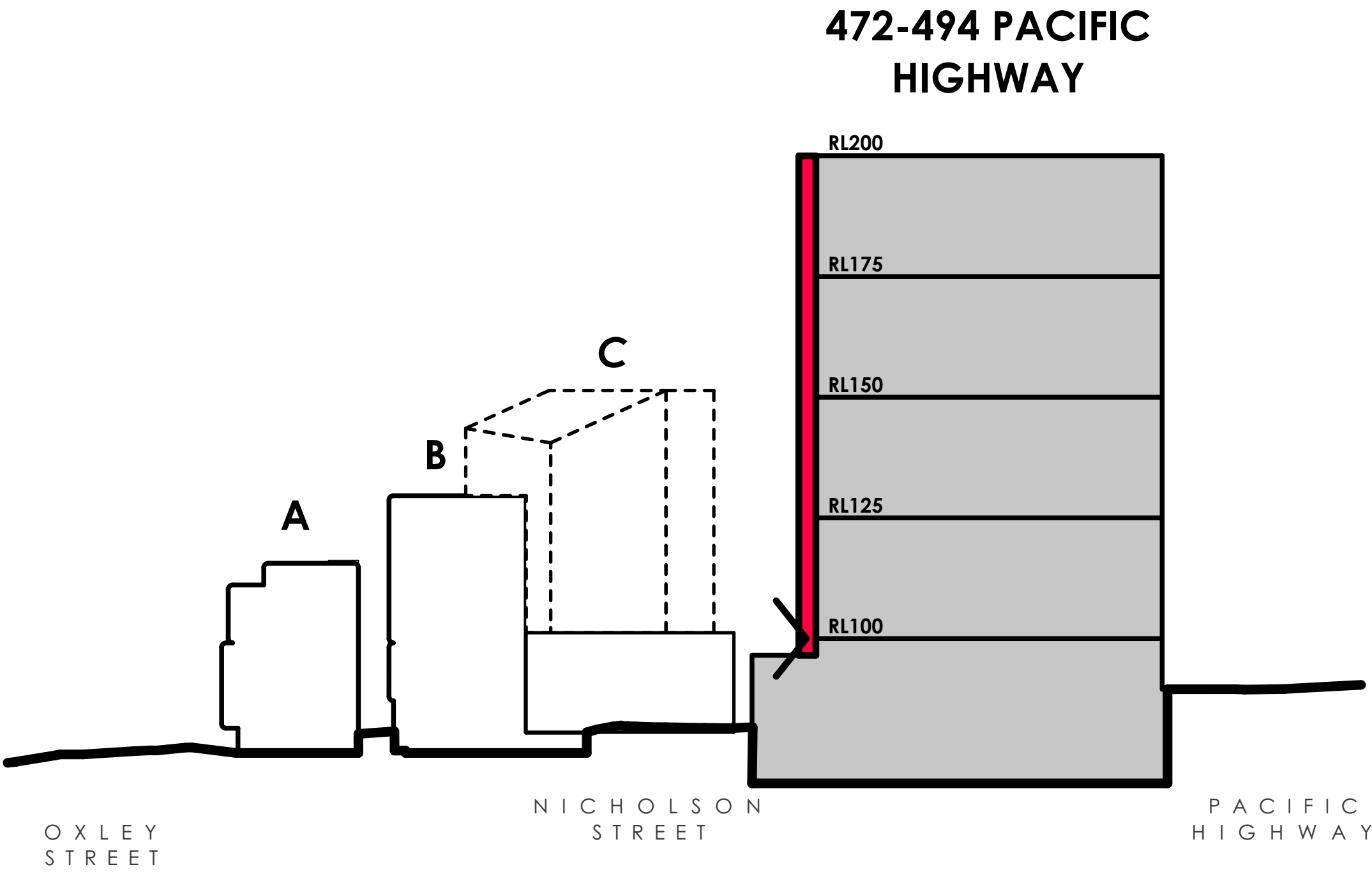




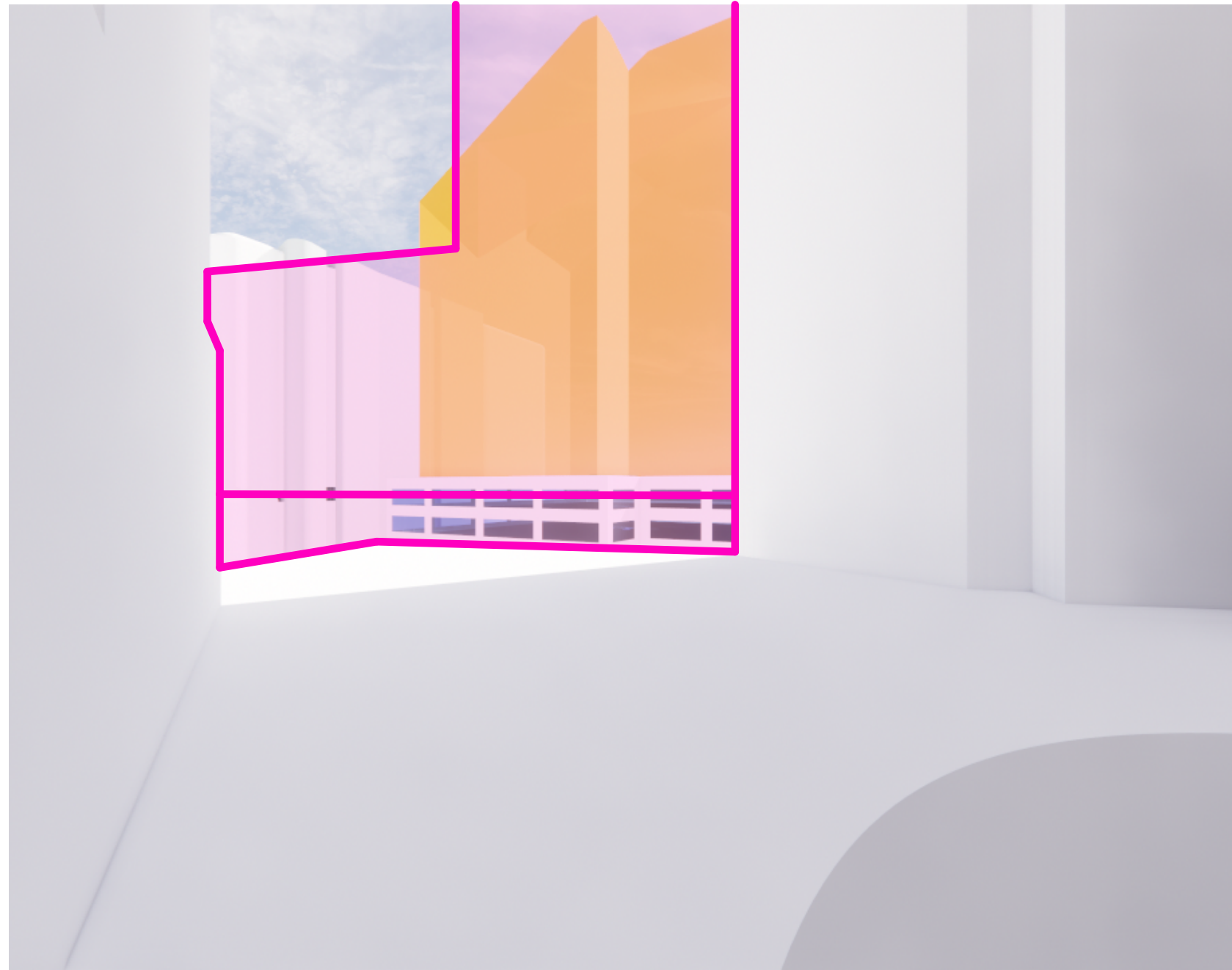
VIEW LEFT RL100
EXISTING



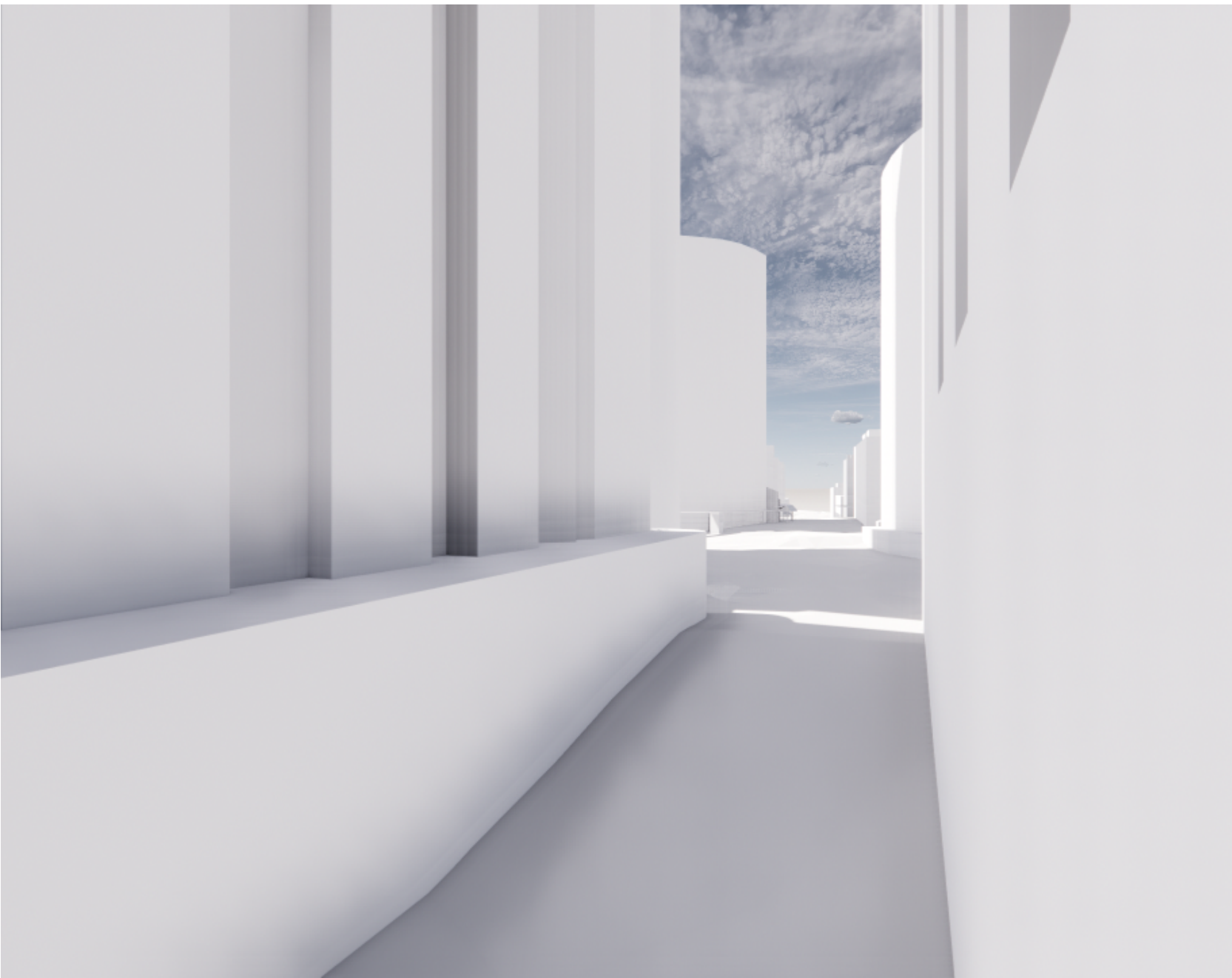
VIEW RIGHT RL100
EXISTING



MASTER PLAN ENVELOPE

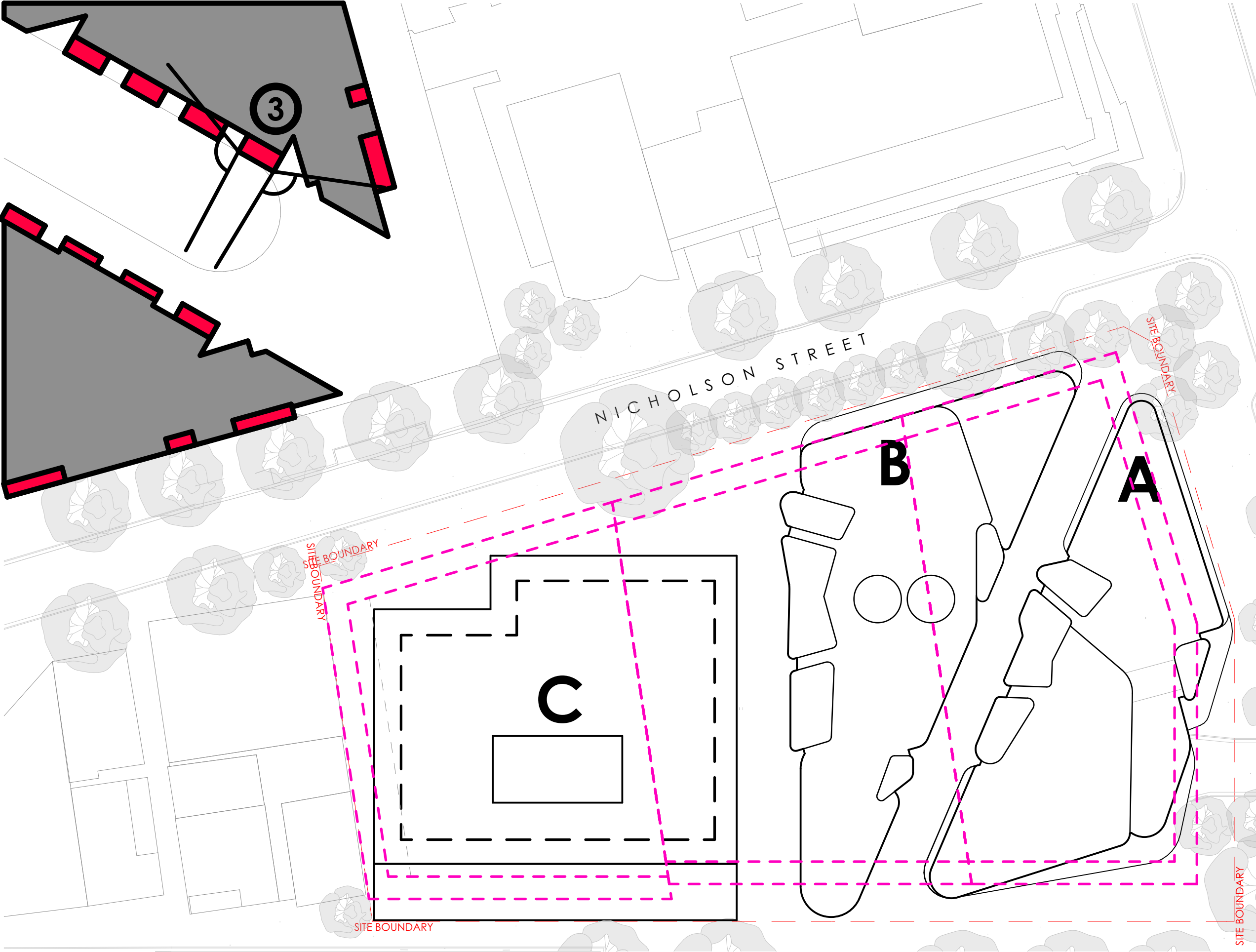


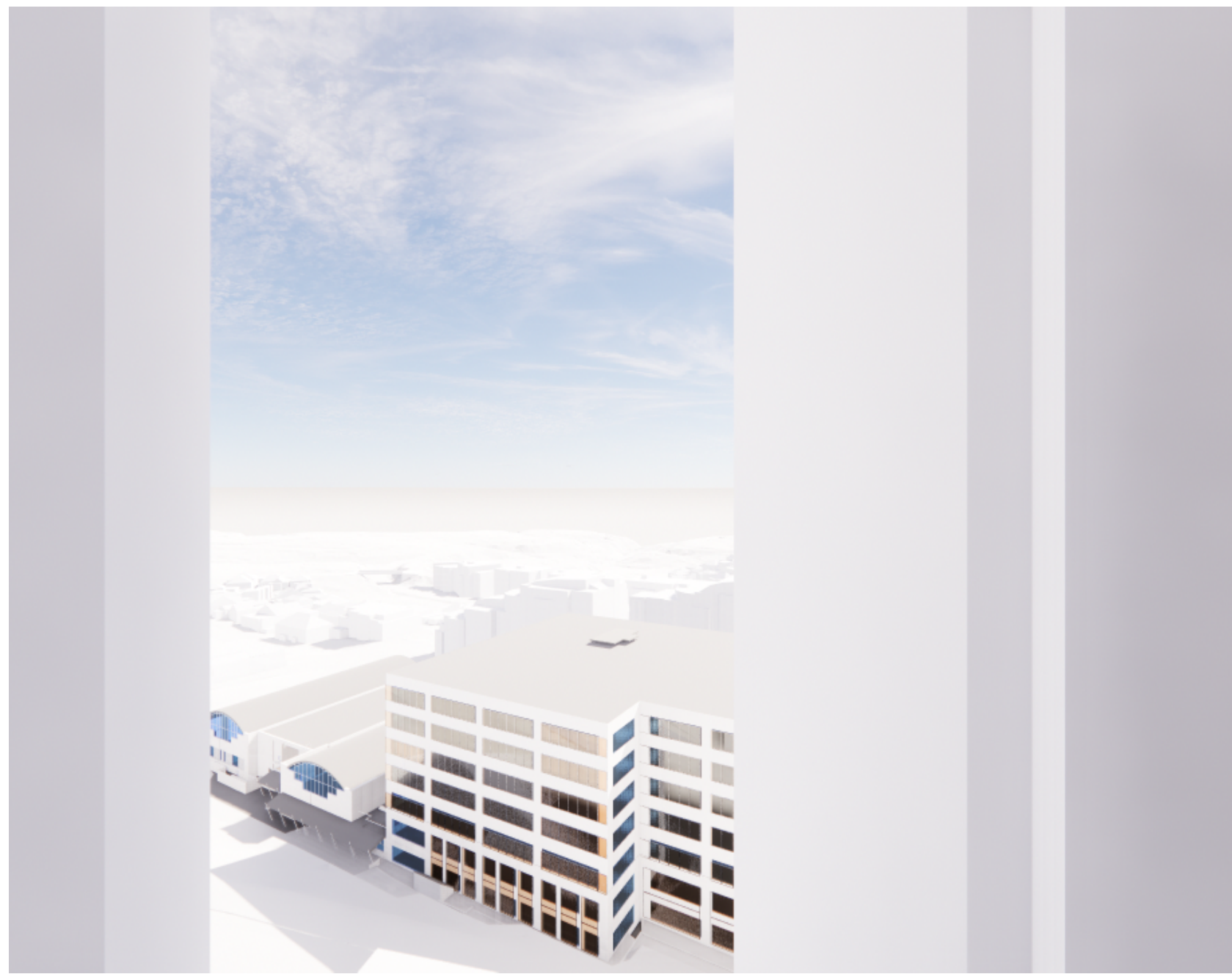
VIEW LEFT RL100
PROPOSED



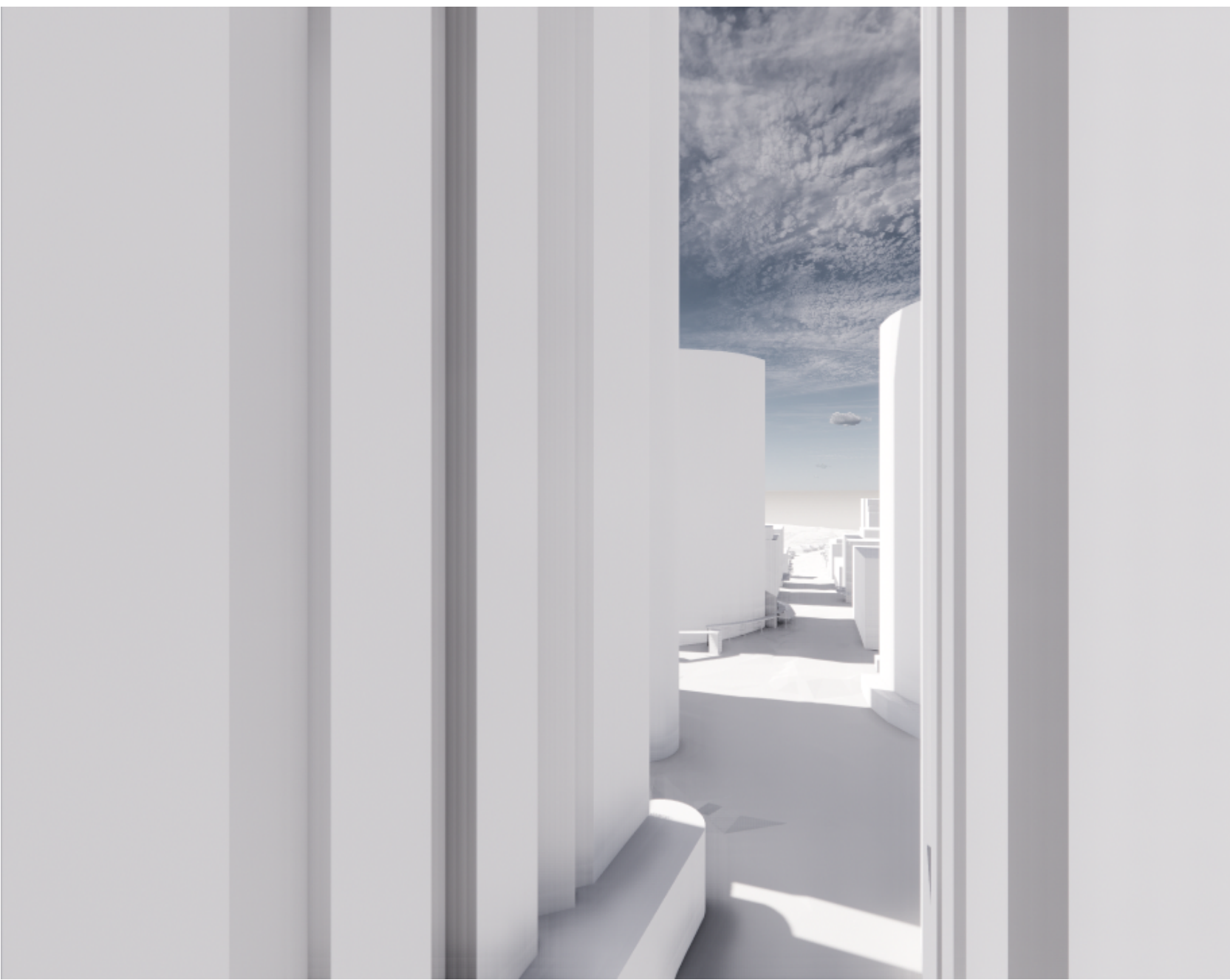
VIEW RIGHT RL100
PROPOSED

MASTER PLAN ENVELOPE

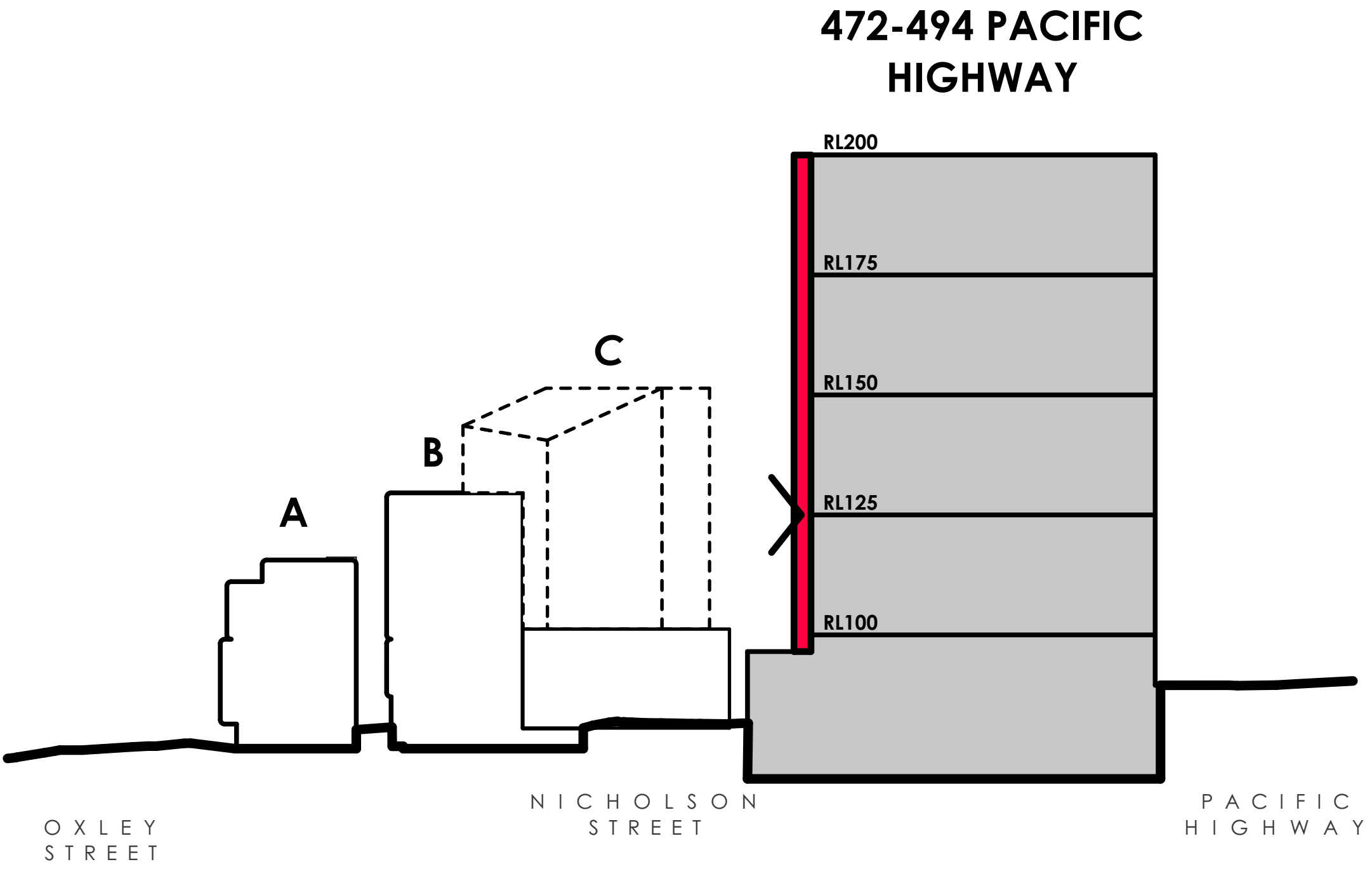




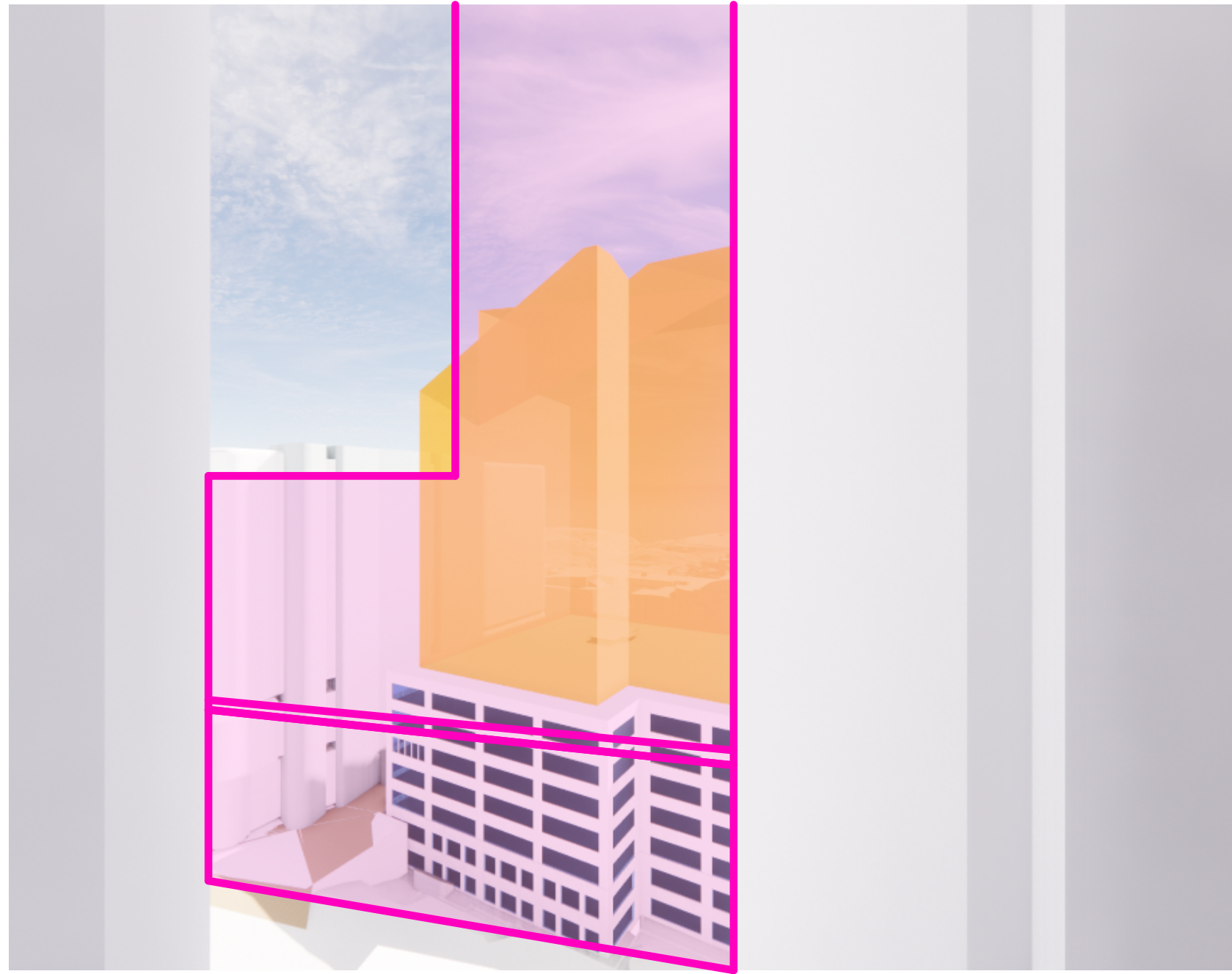
VIEW LEFT RL125
EXISTING



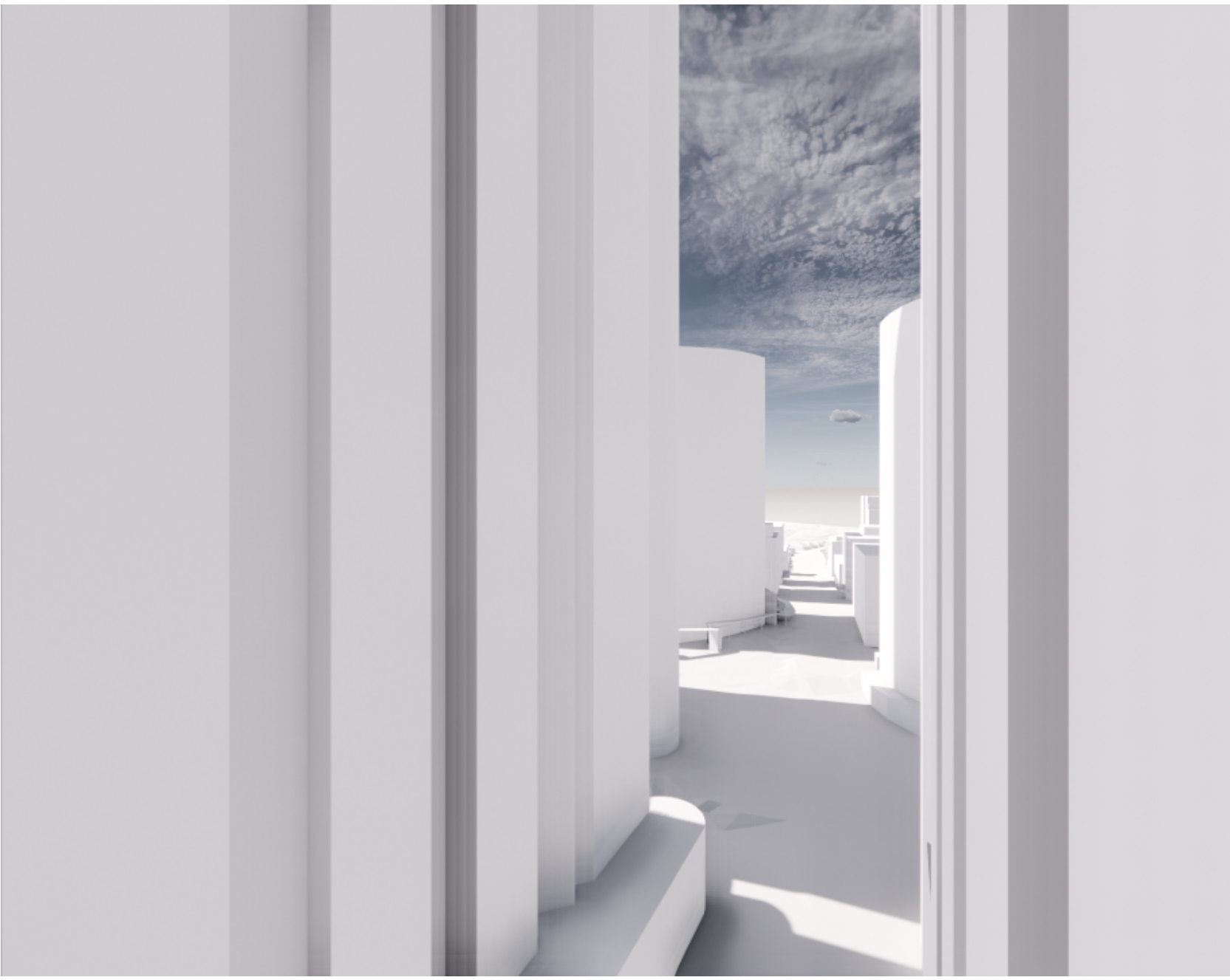
VIEW RIGHT RL125
EXISTING



MASTER PLAN ENVELOPE

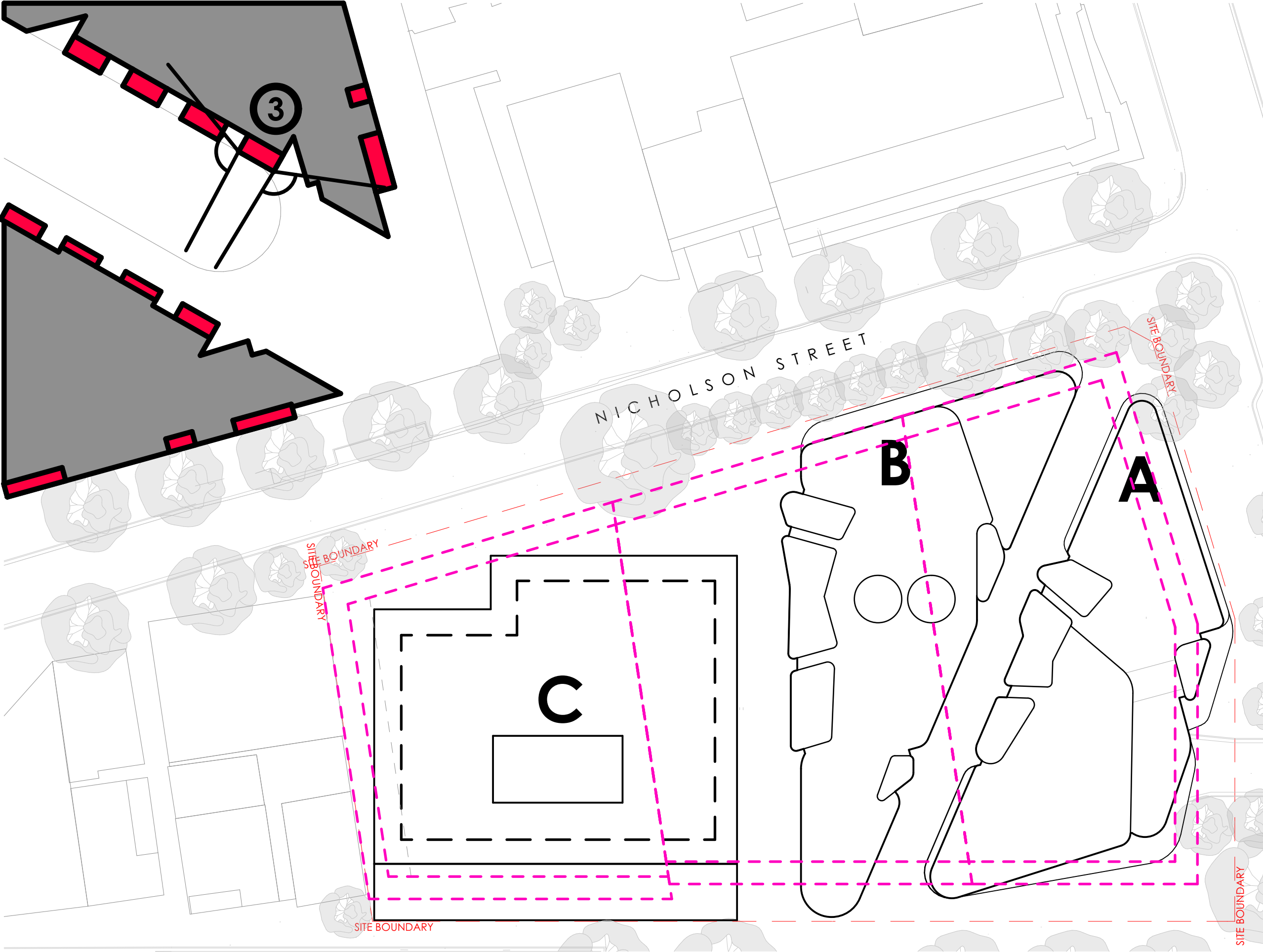


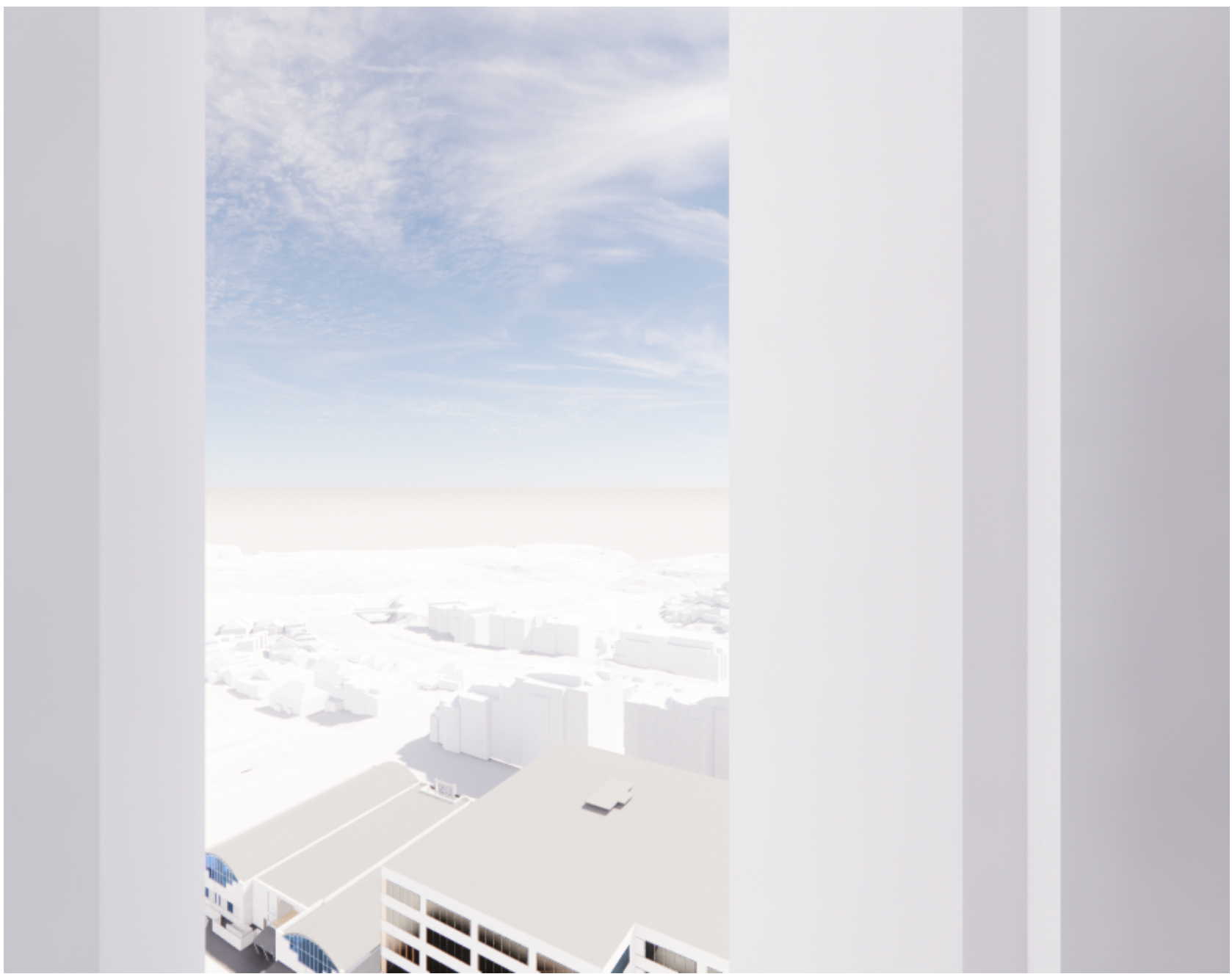
VIEW LEFT RL125
PROPOSED



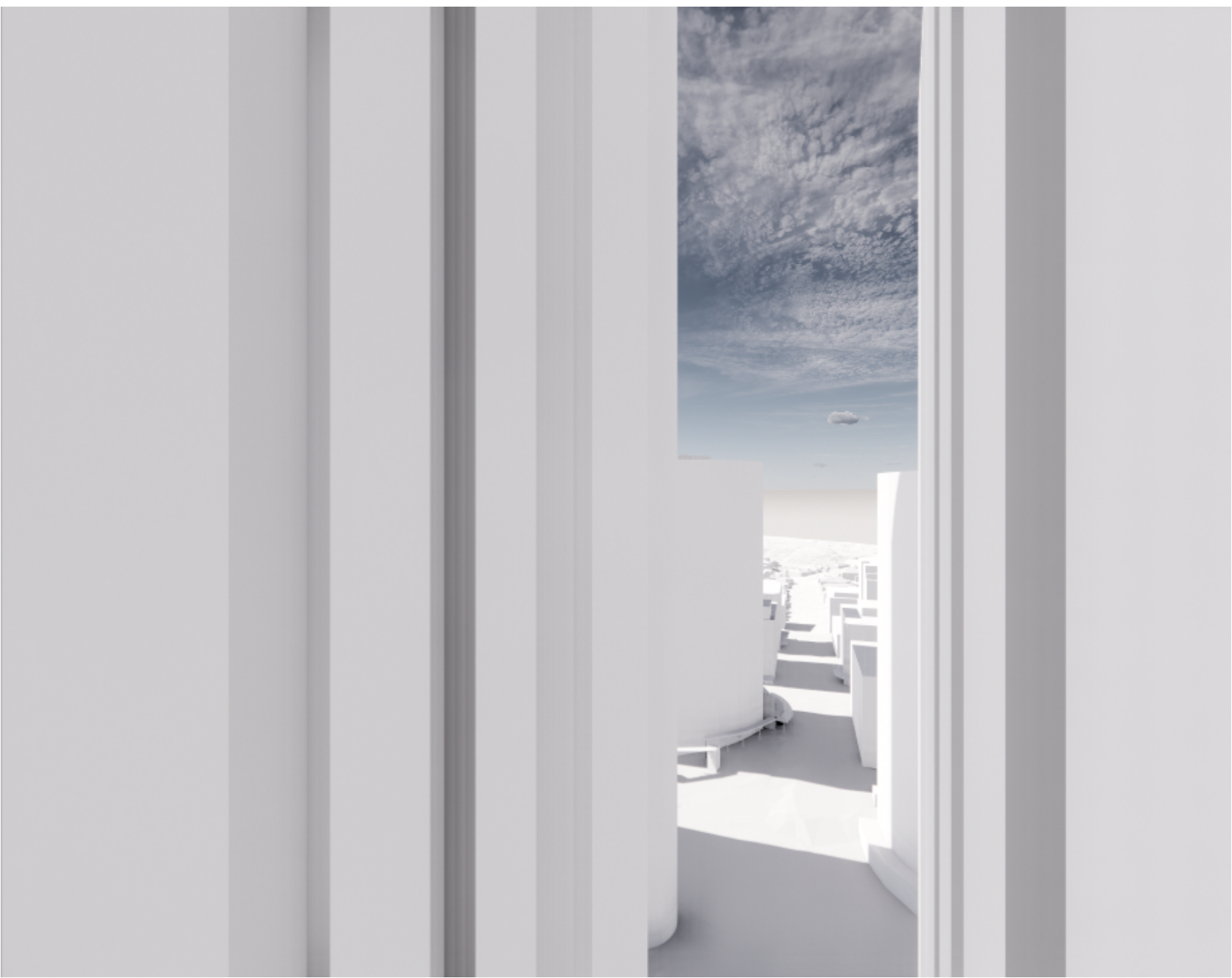
VIEW RIGHT RL125
PROPOSED

MASTER PLAN ENVELOPE

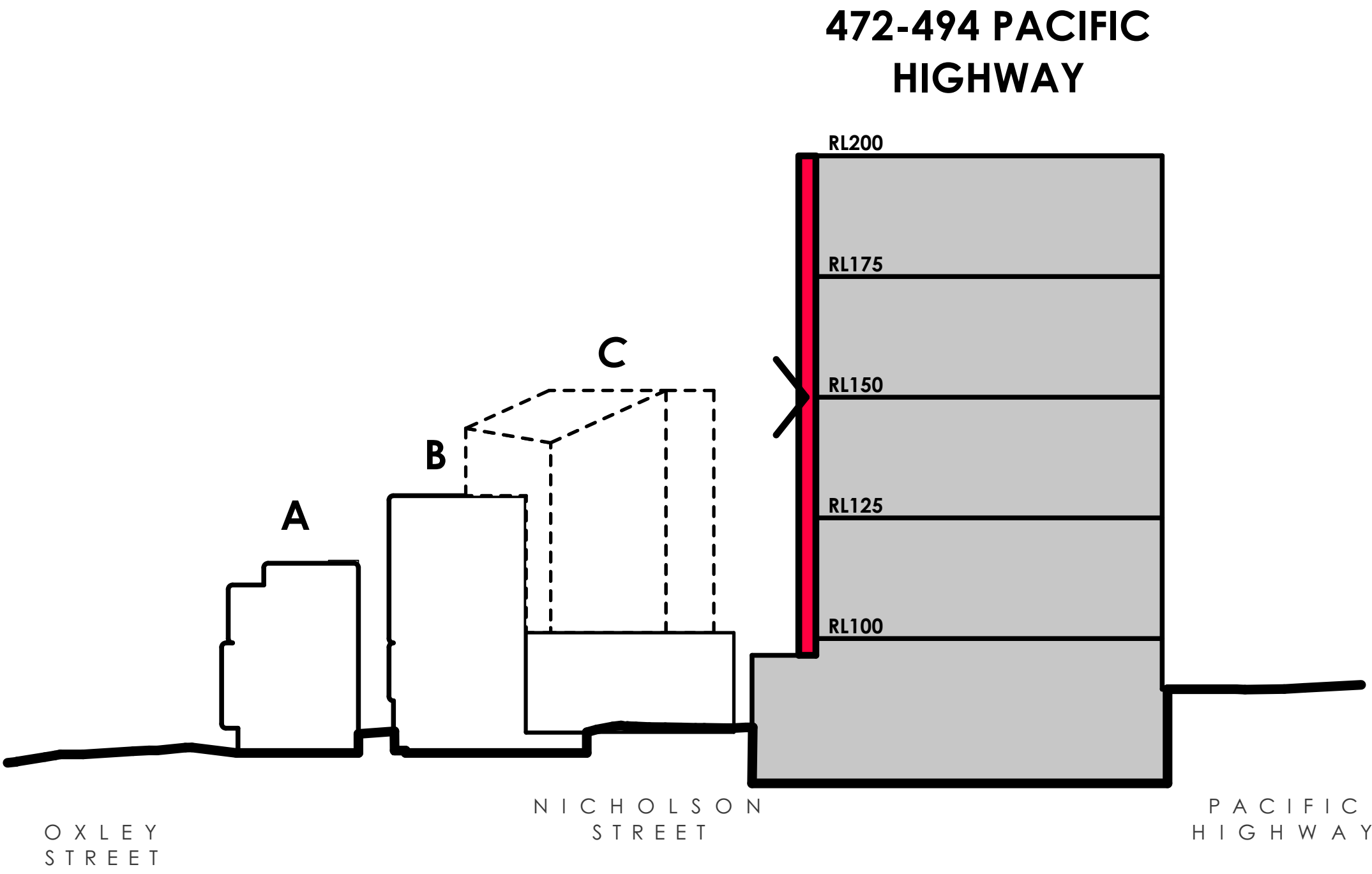




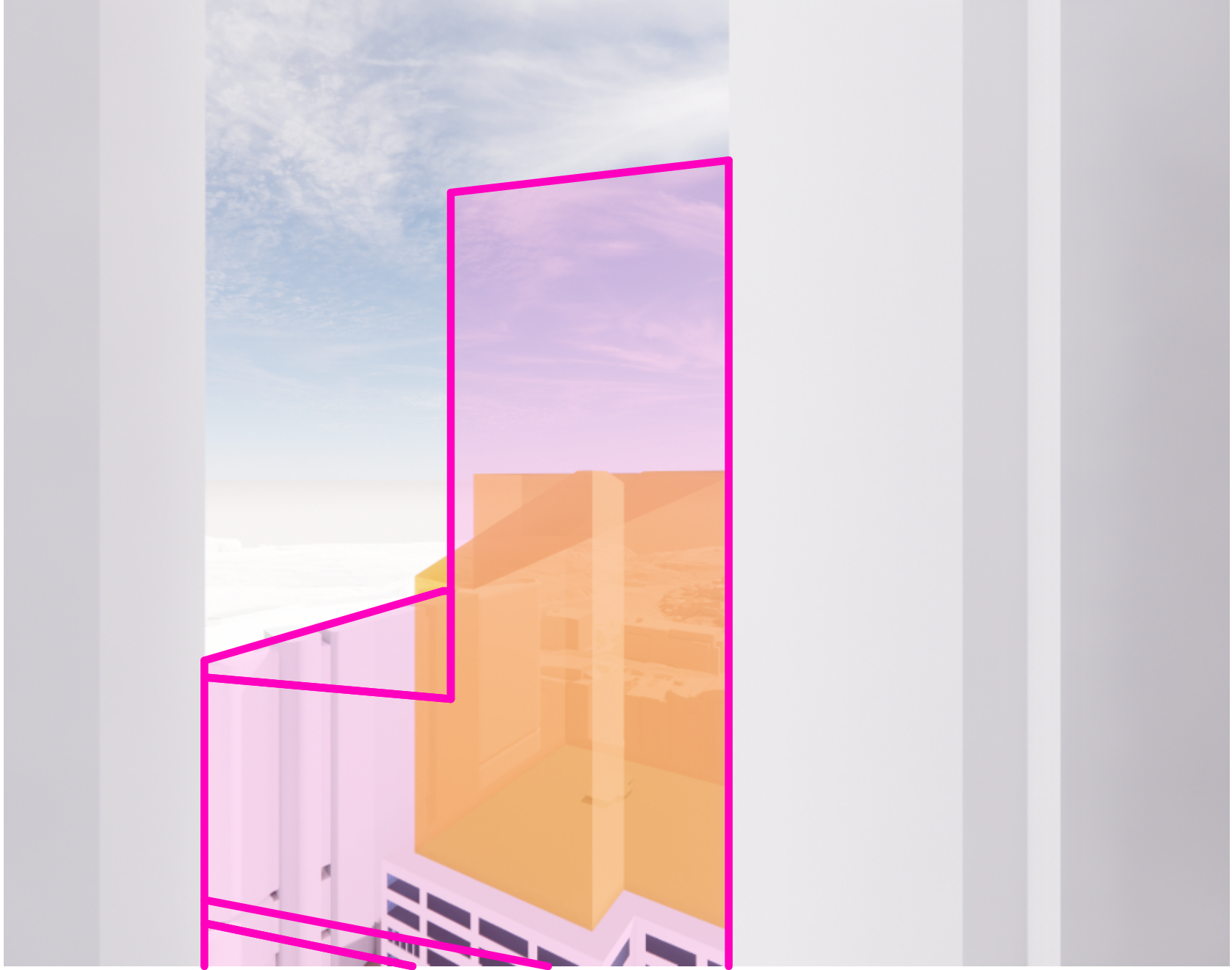
VIEW LEFT RL150
EXISTING



VIEW RIGHT RL150
EXISTING



MASTER PLAN ENVELOPE

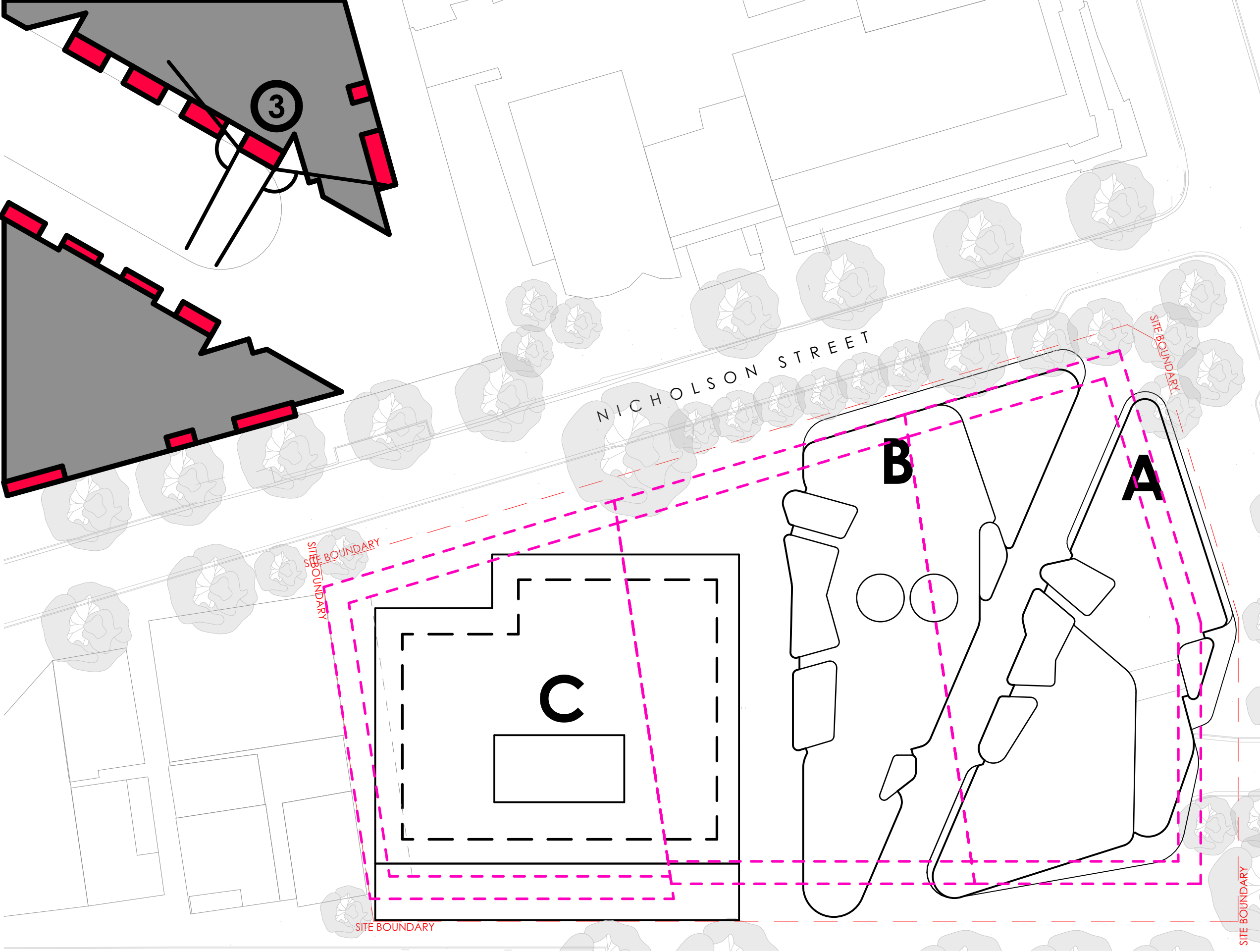


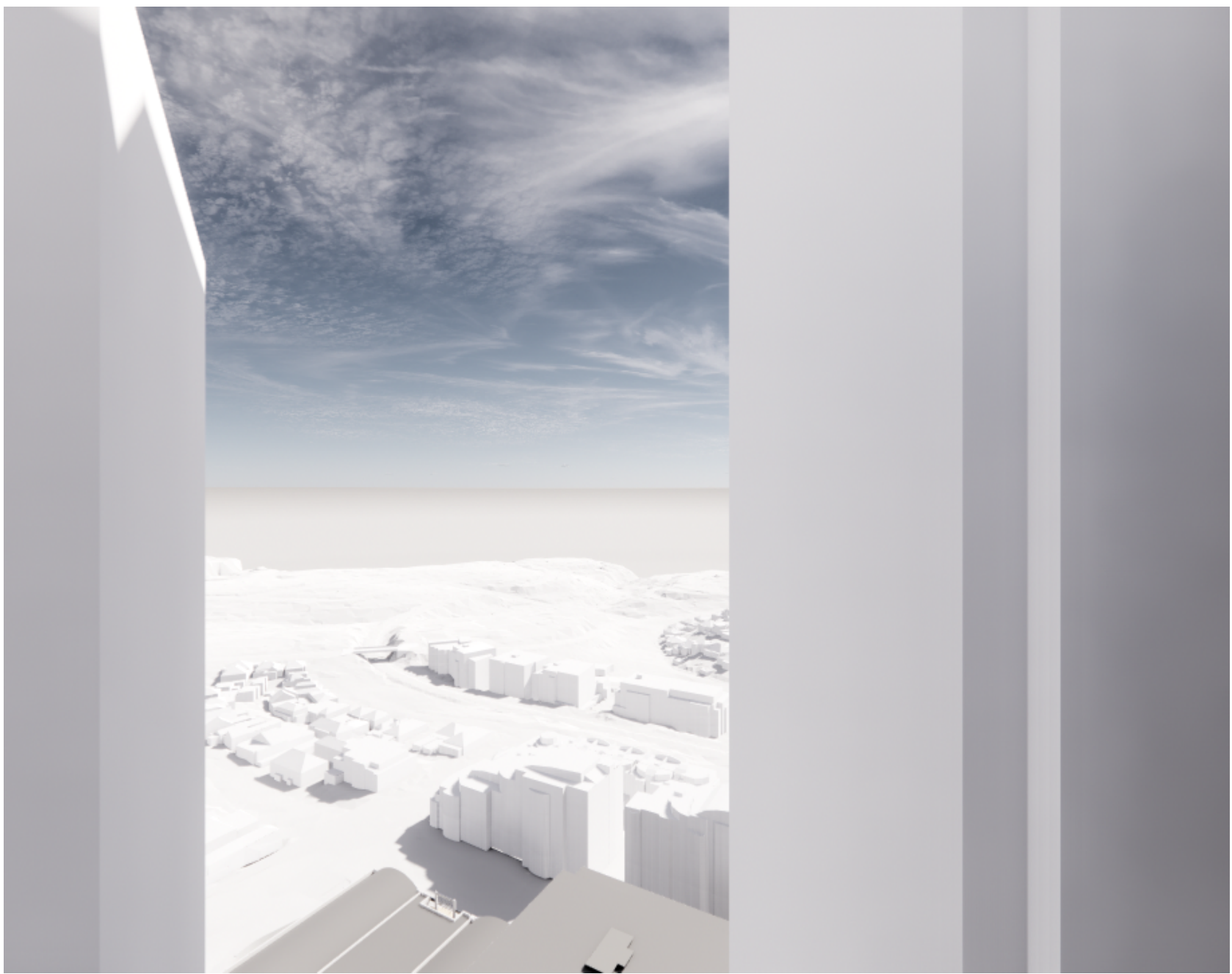
VIEW LEFT RL150
PROPOSED



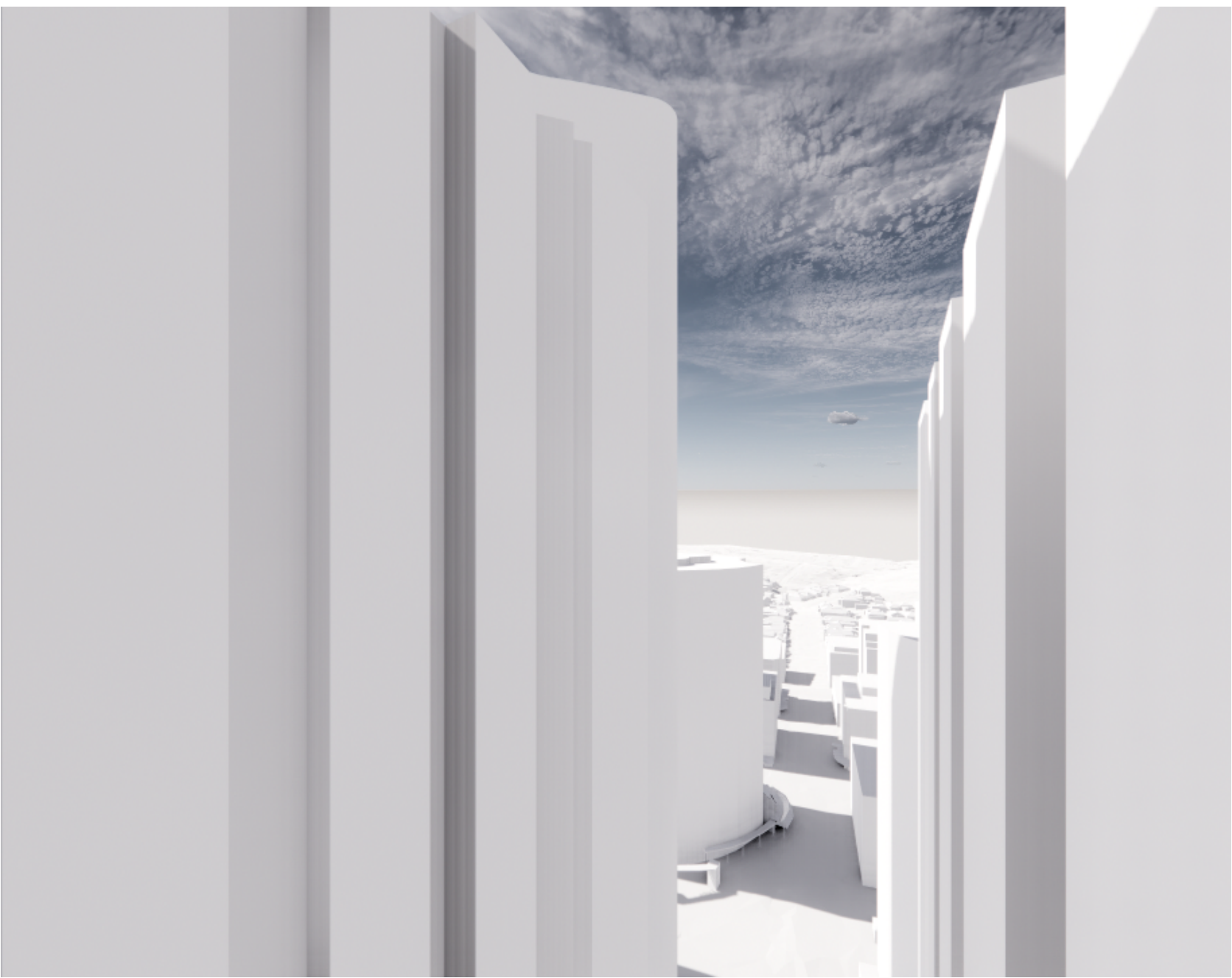
VIEW RIGHT RL150
PROPOSED

MASTER PLAN ENVELOPE

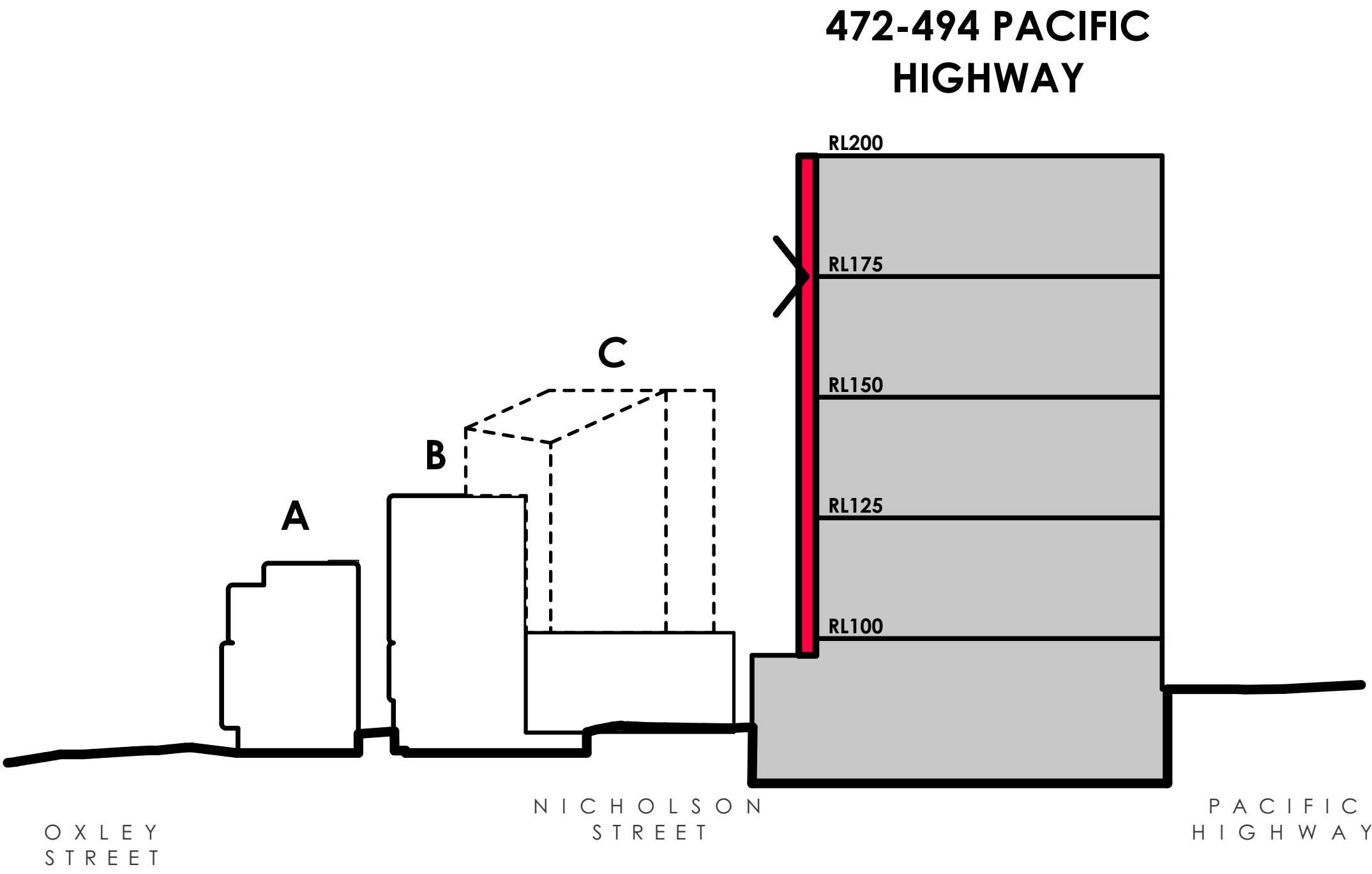




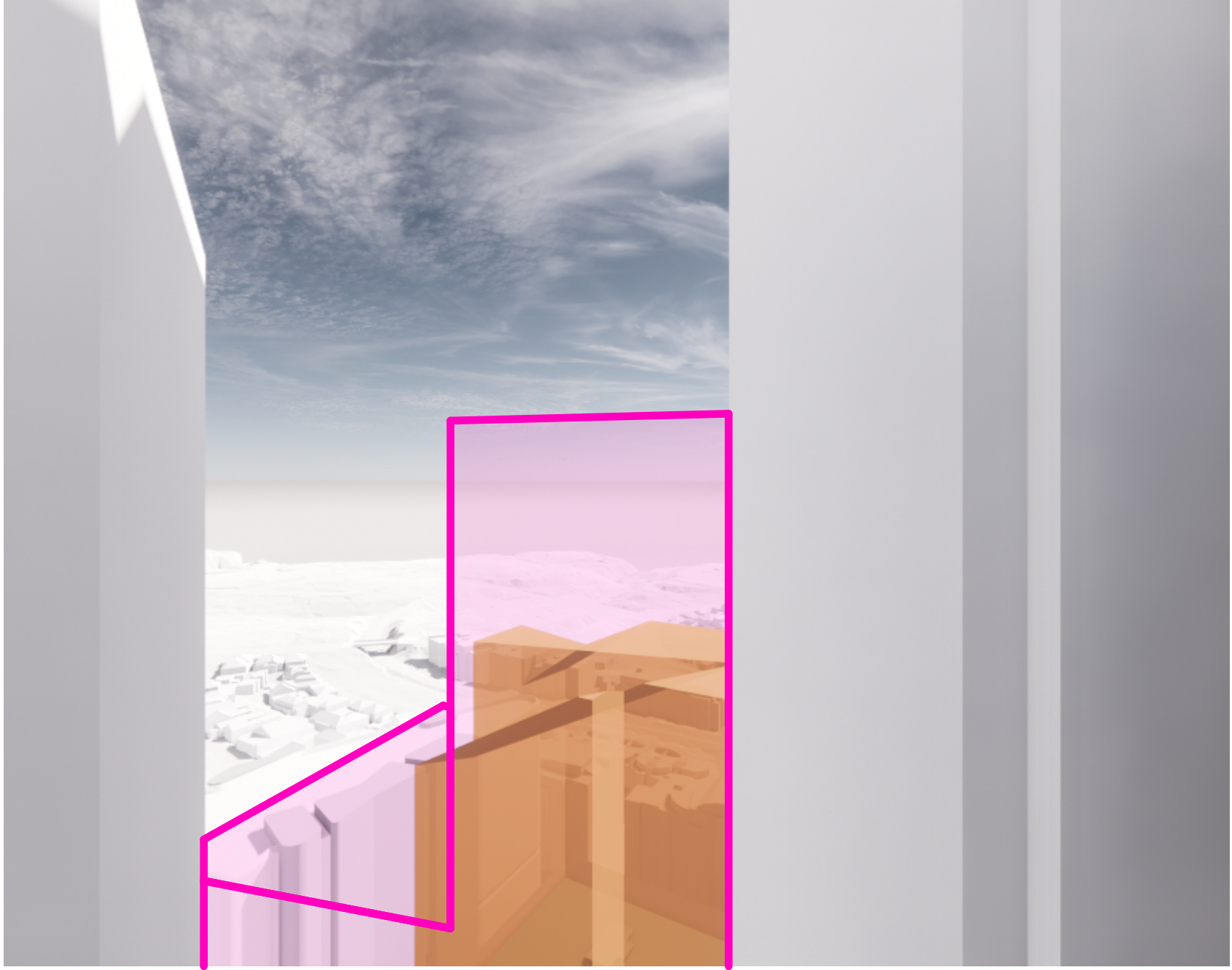
VIEW LEFT RL175
EXISTING



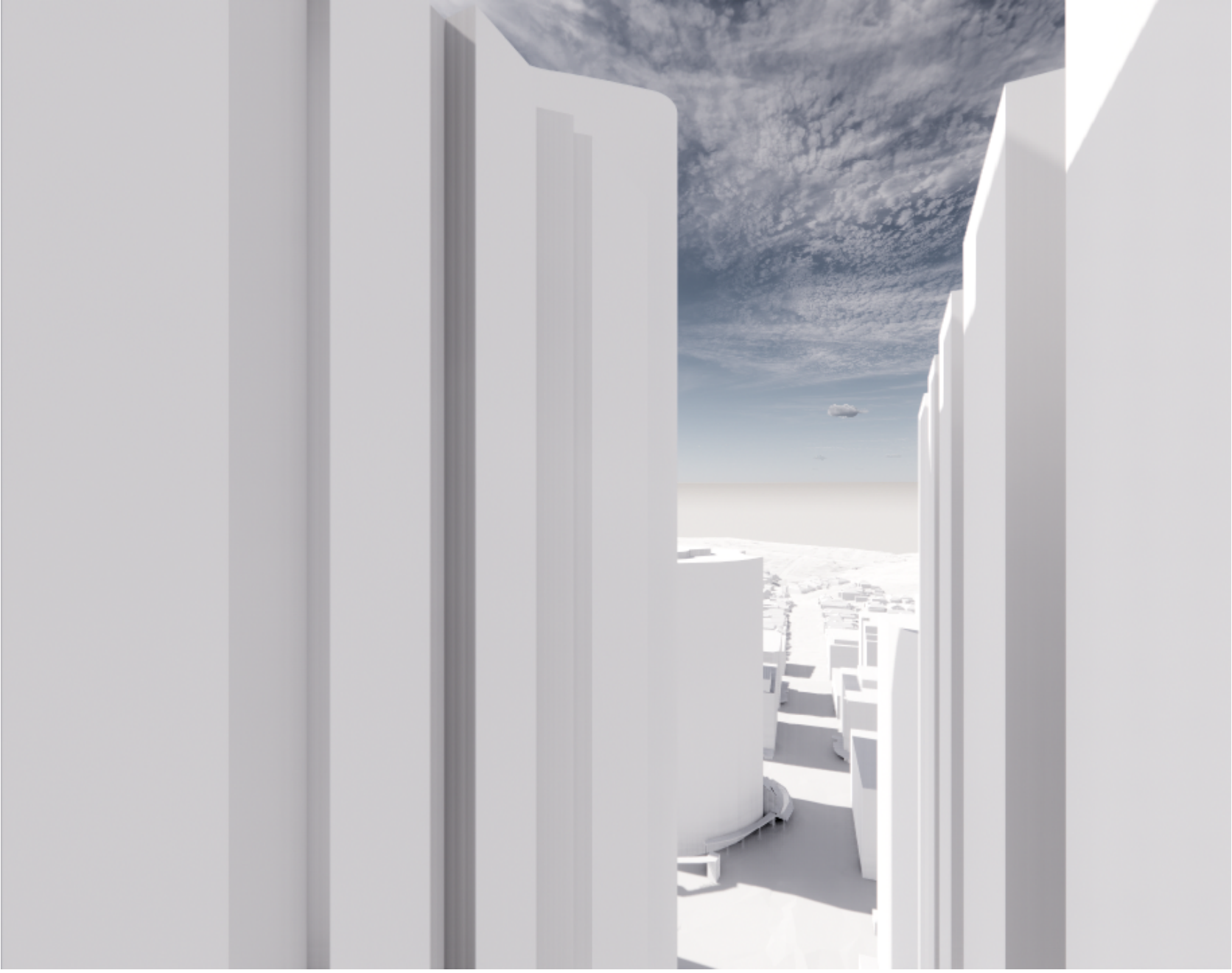
VIEW RIGHT RL175
EXISTING



MASTER PLAN ENVELOPE

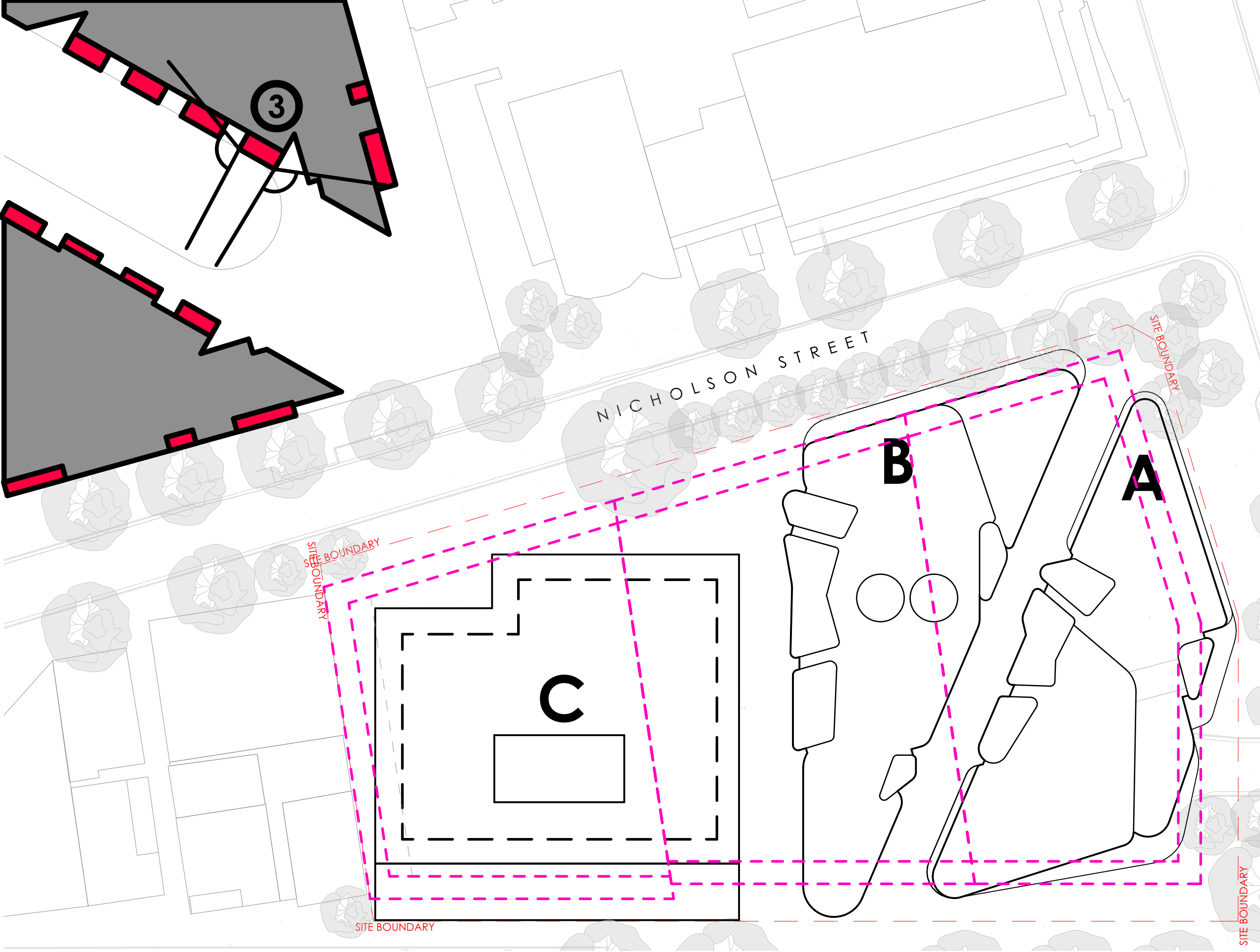


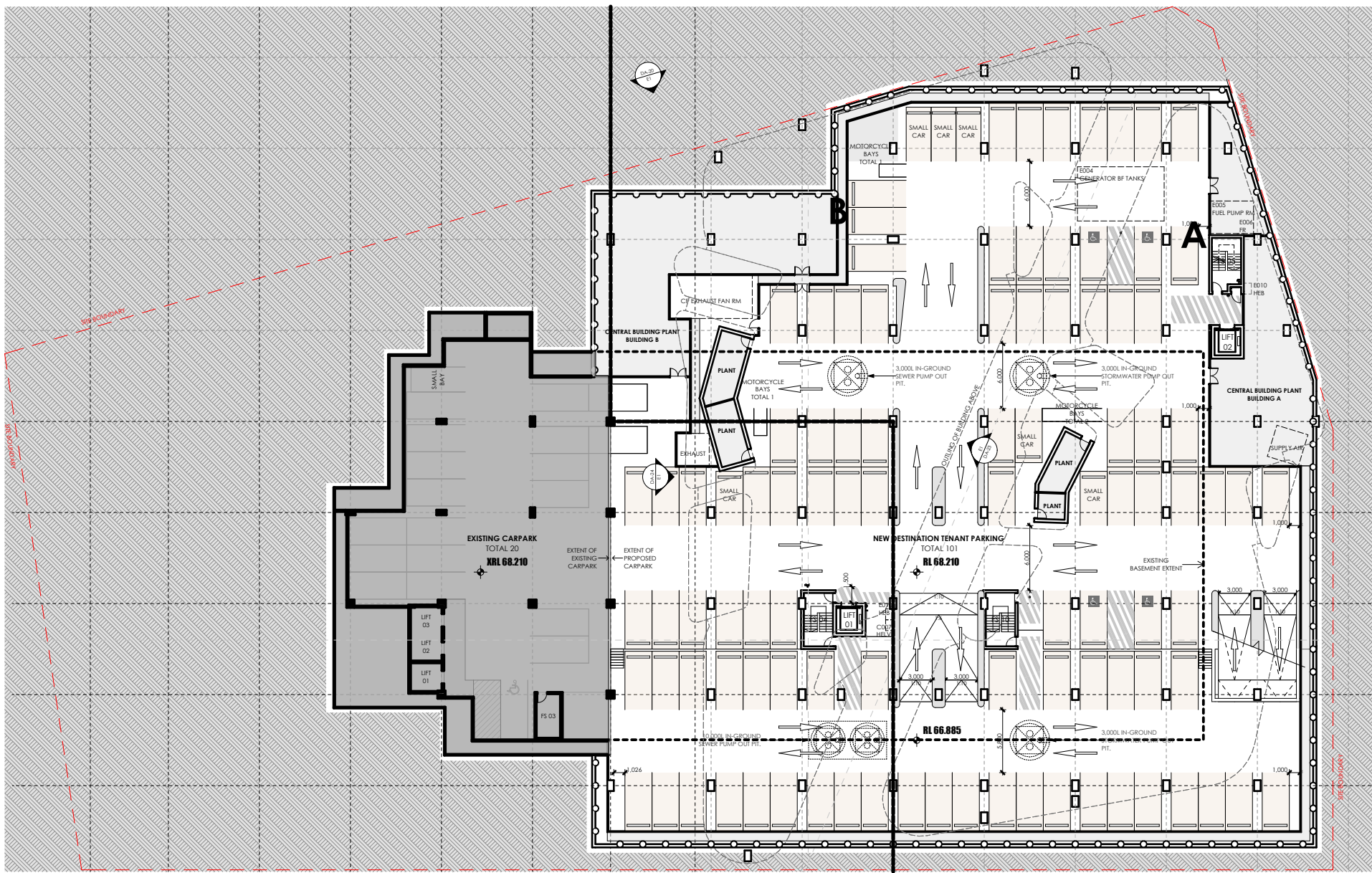
VIEW LEFT RL175
PROPOSED



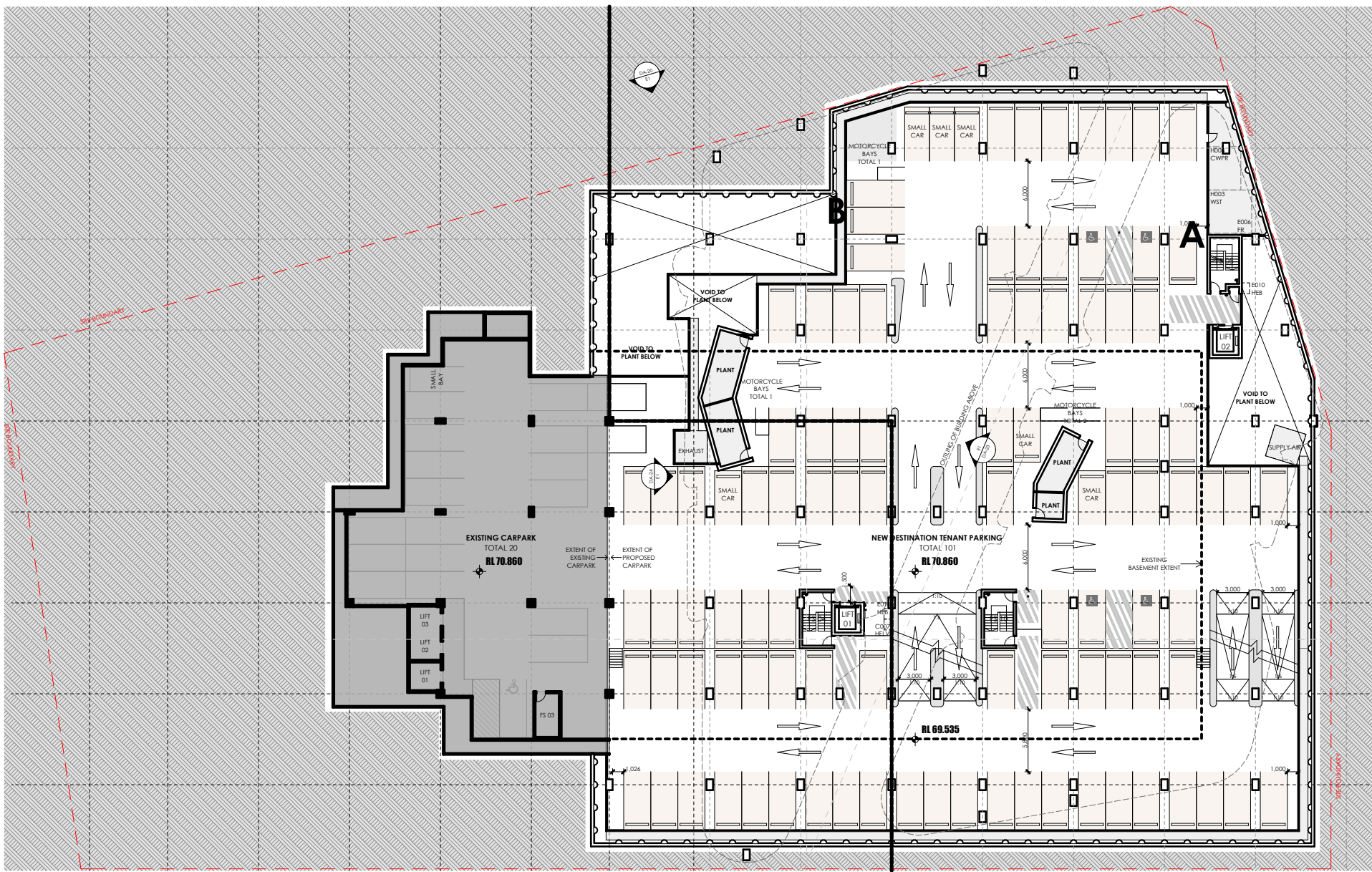
VIEW RIGHT RL175
PROPOSED

MASTER PLAN ENVELOPE

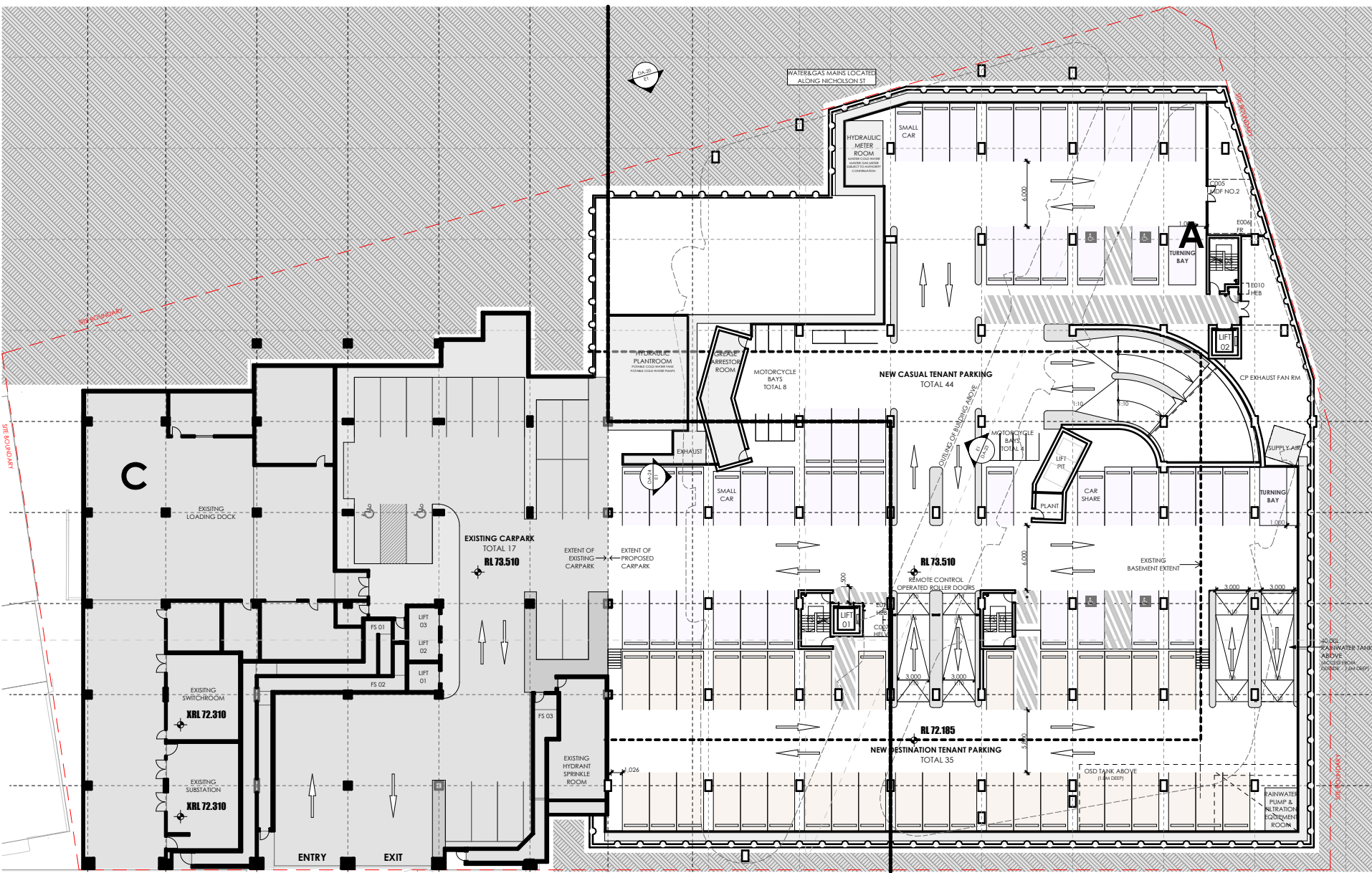




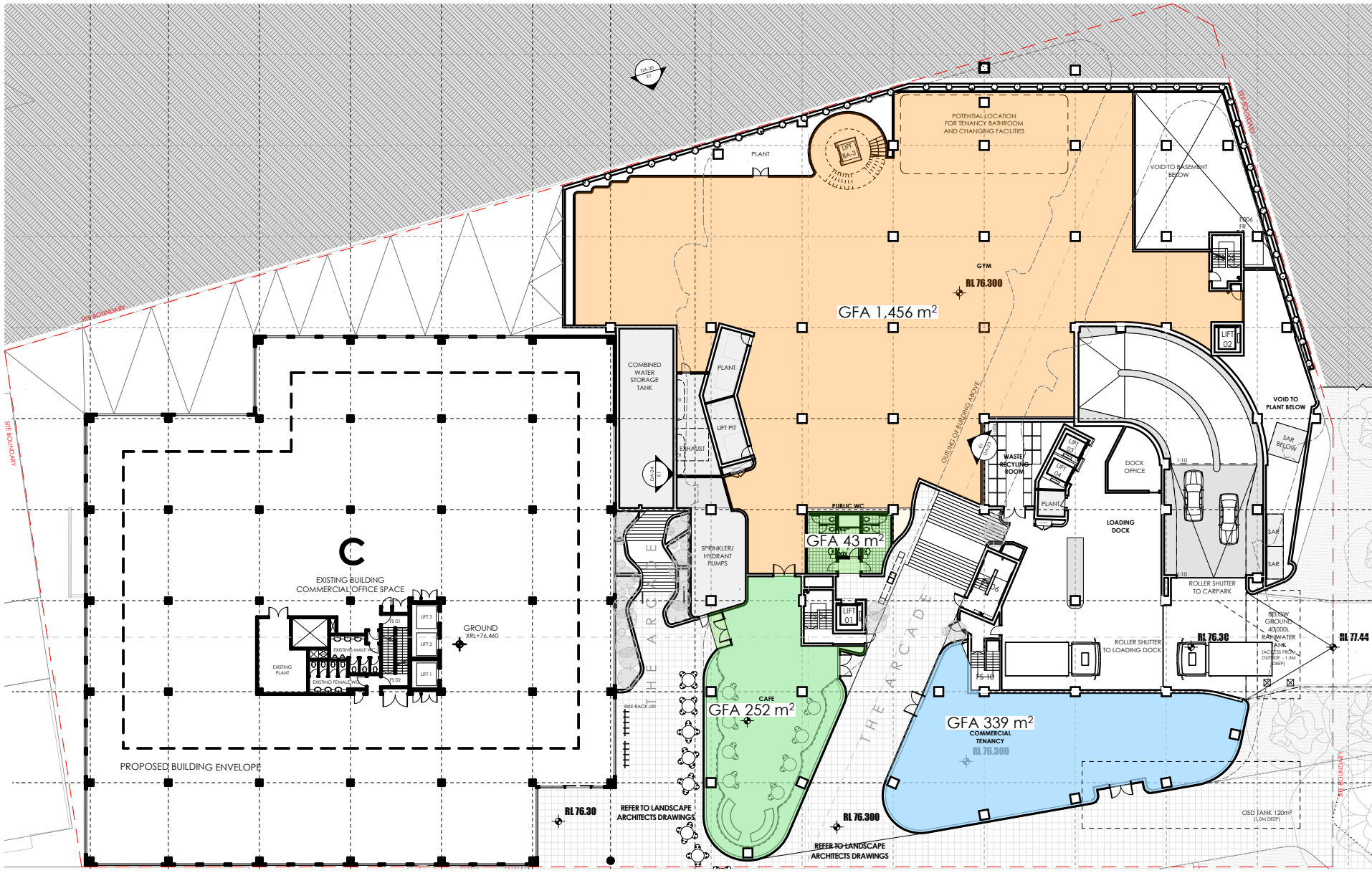
BASEMENT 03



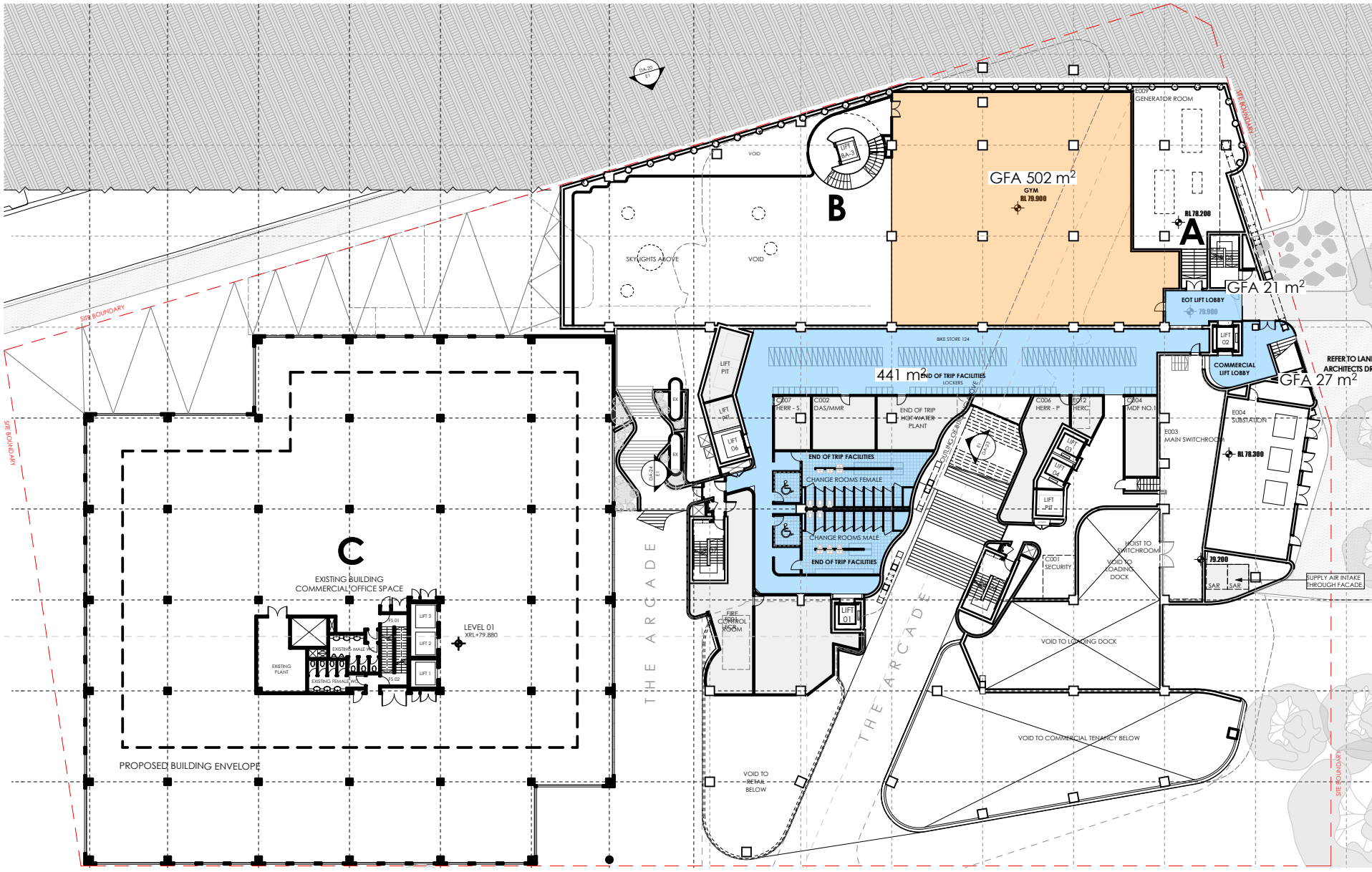
BASEMENT 02



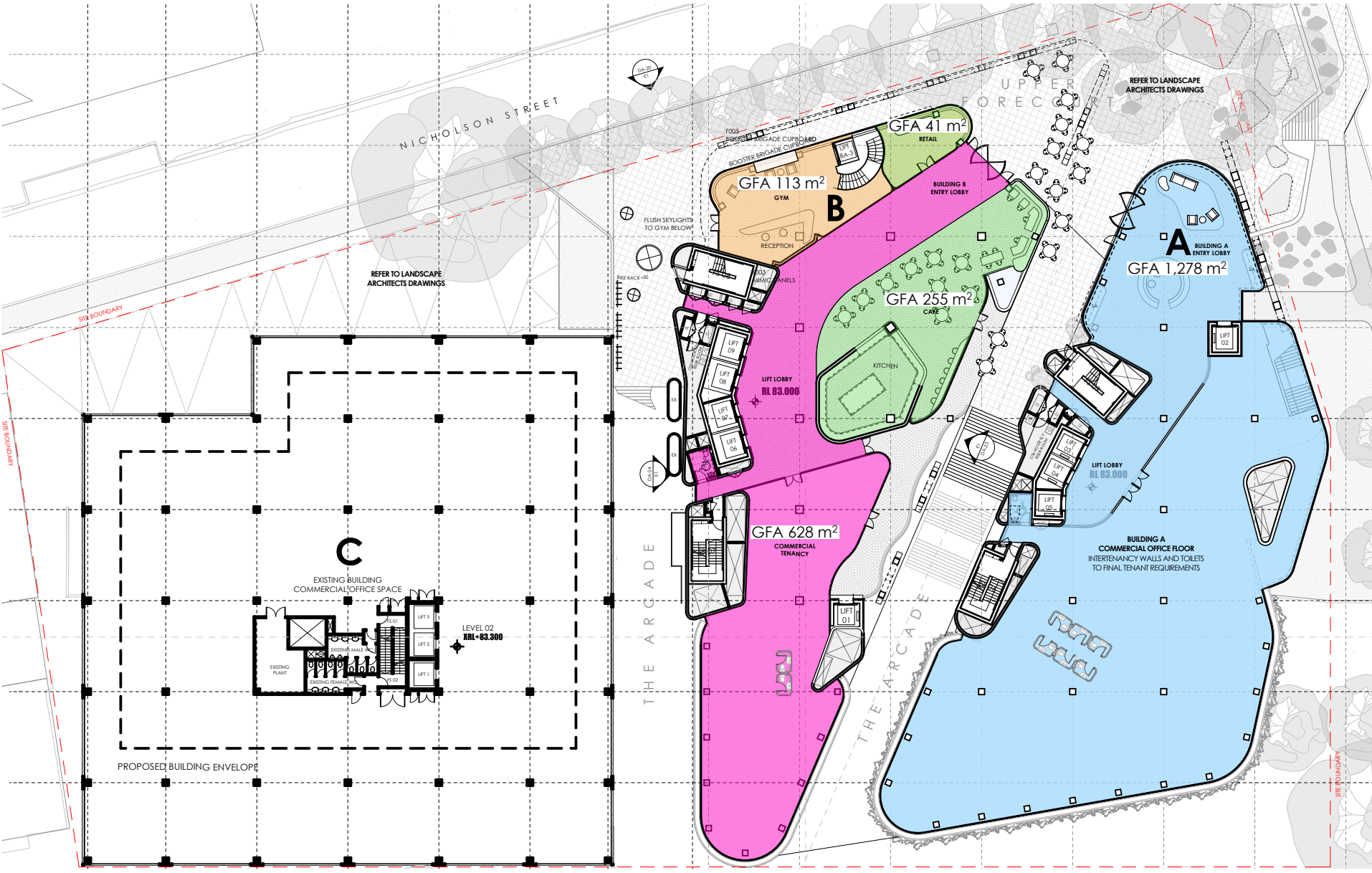
BASEMENT 01



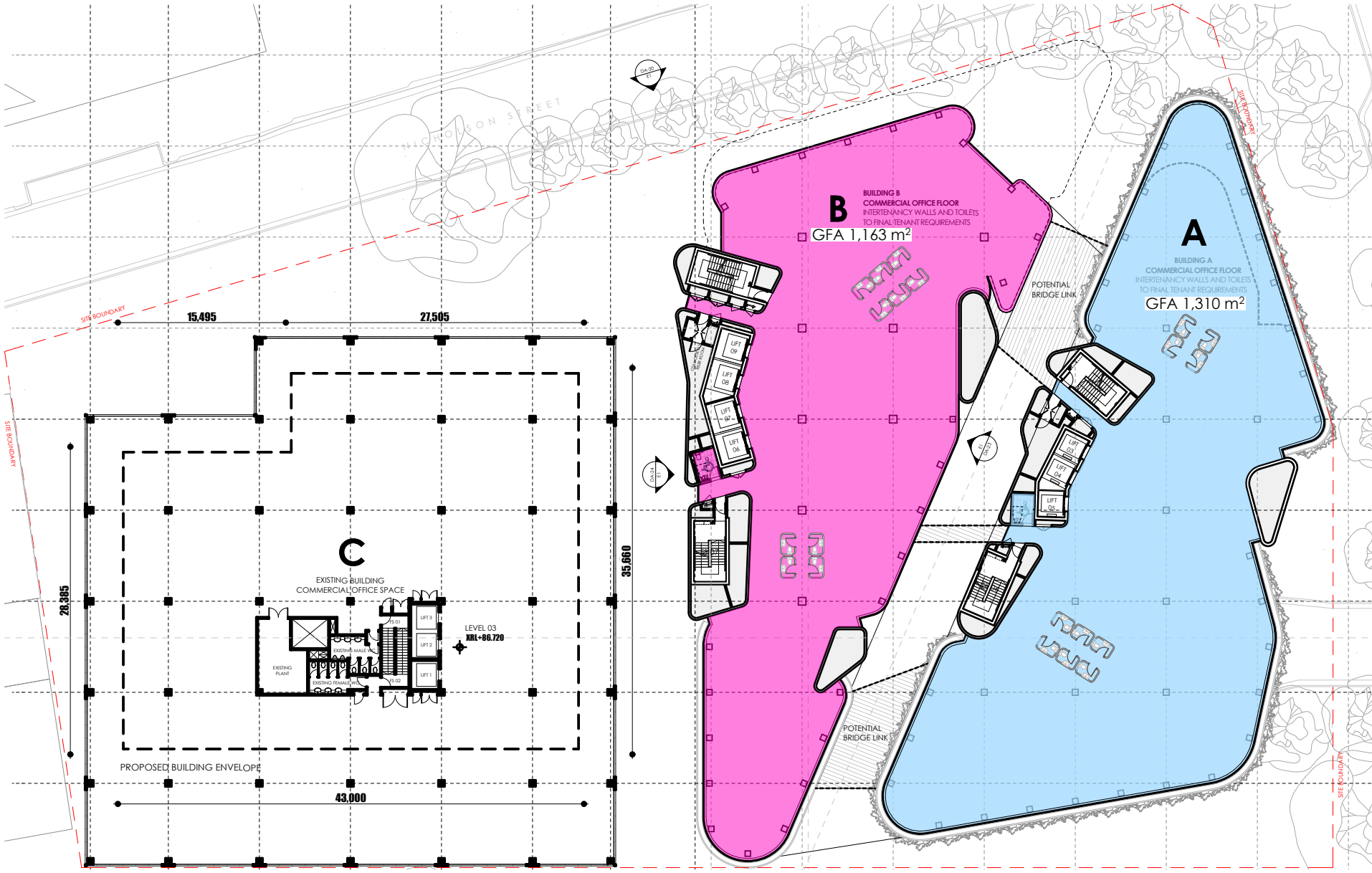
GROUND CHRISTIE STREET



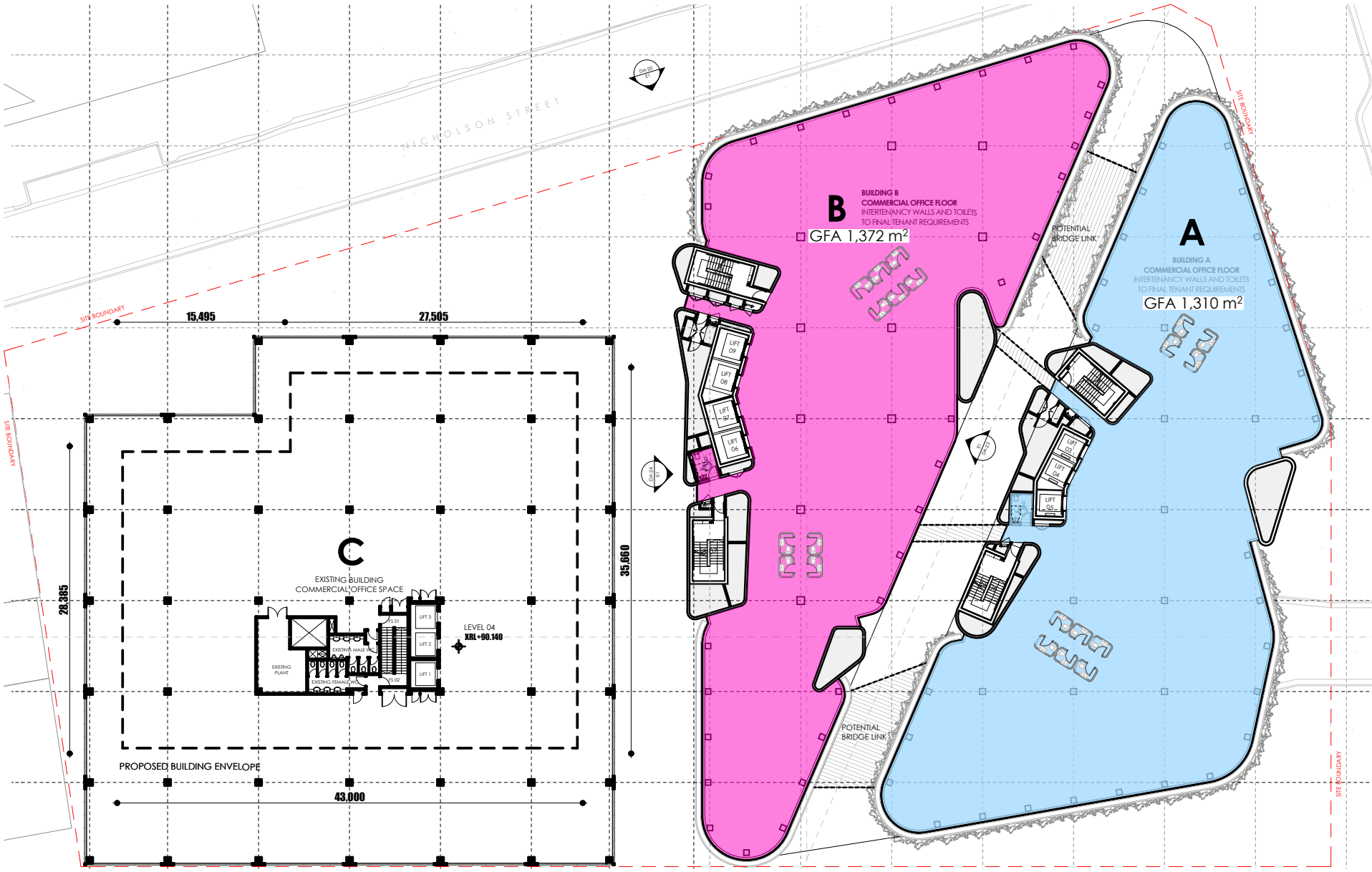
GROUND OXLEY STREET



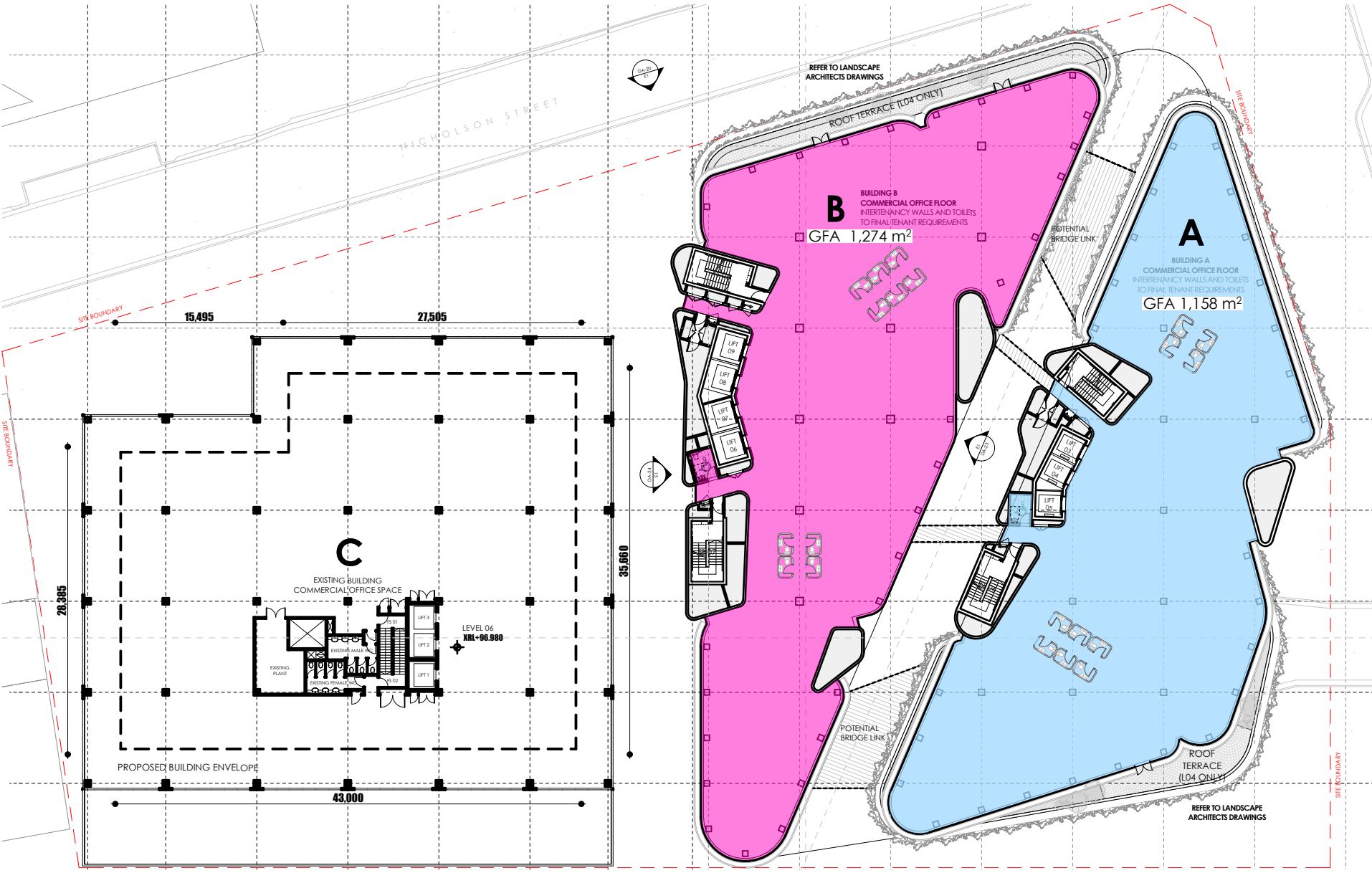
GROUND NICHOLSON STREET



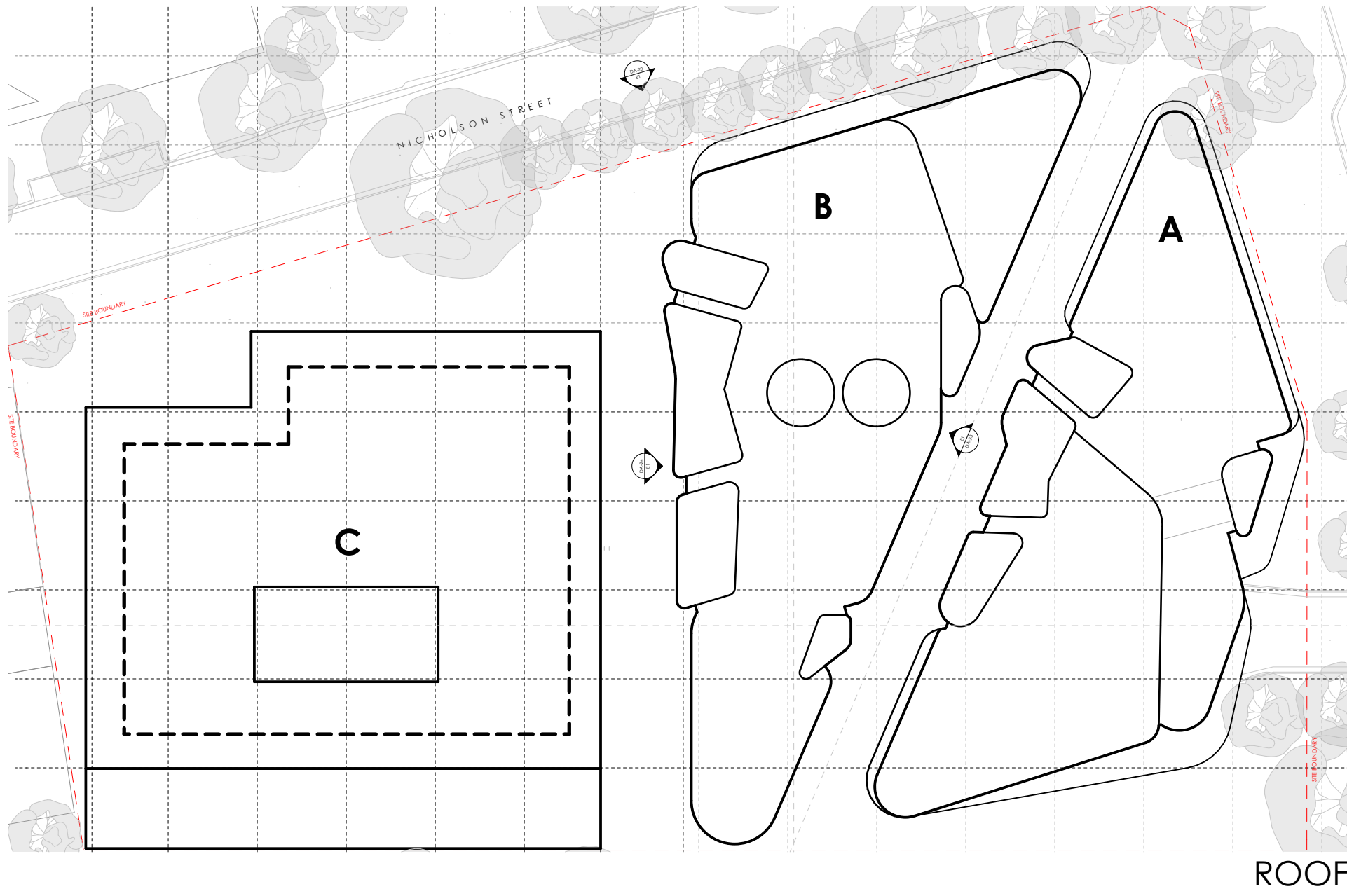
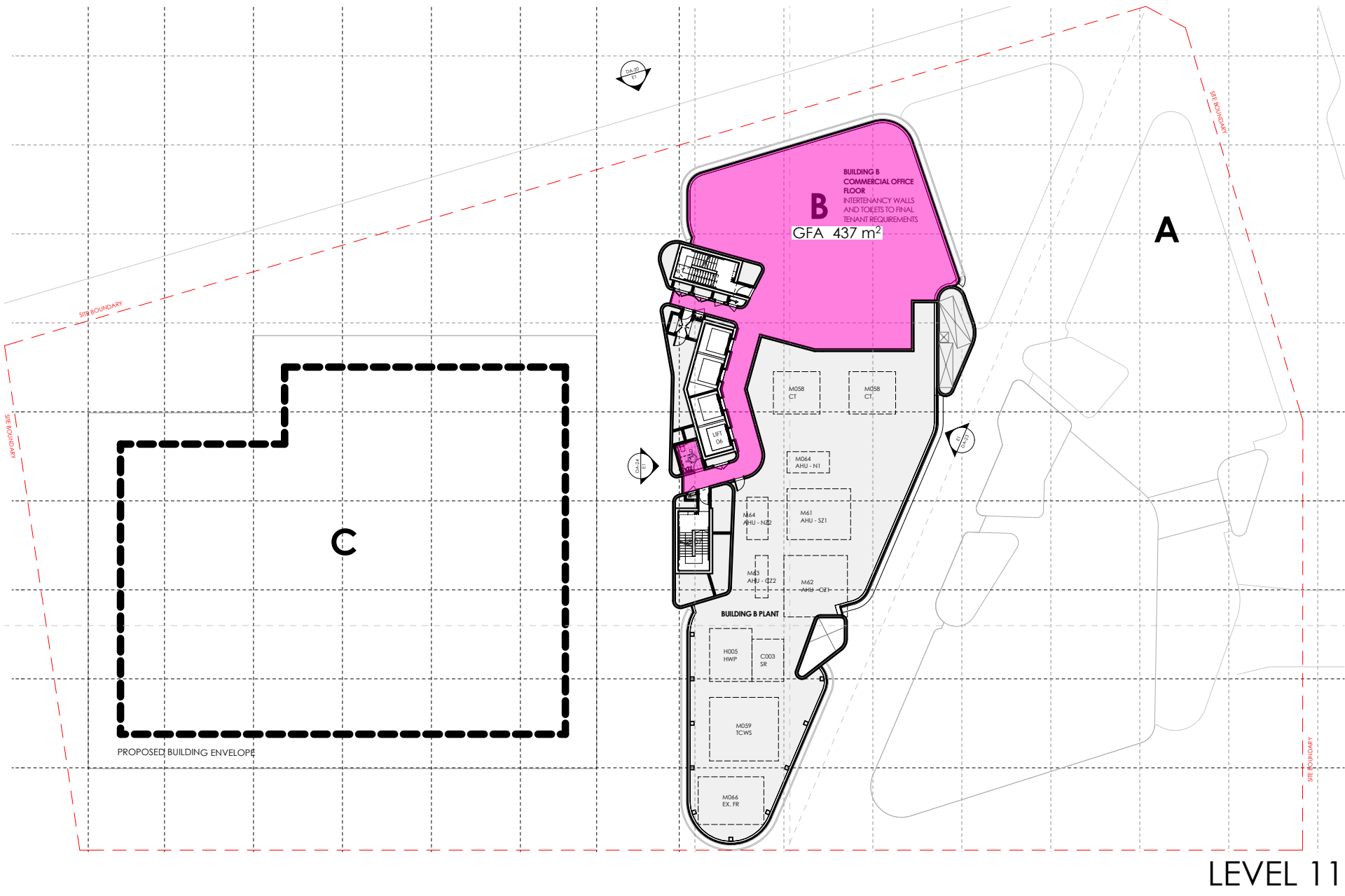
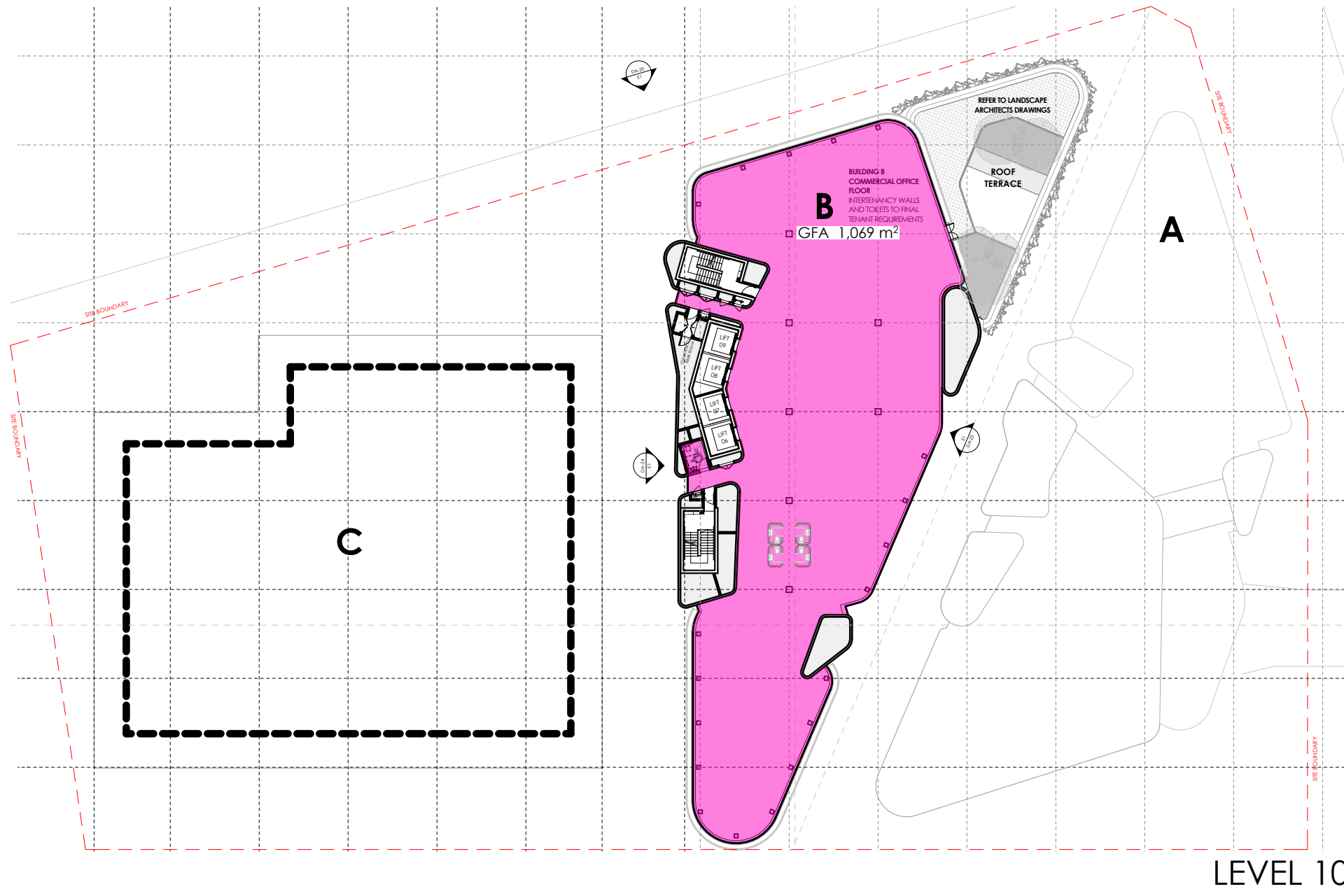
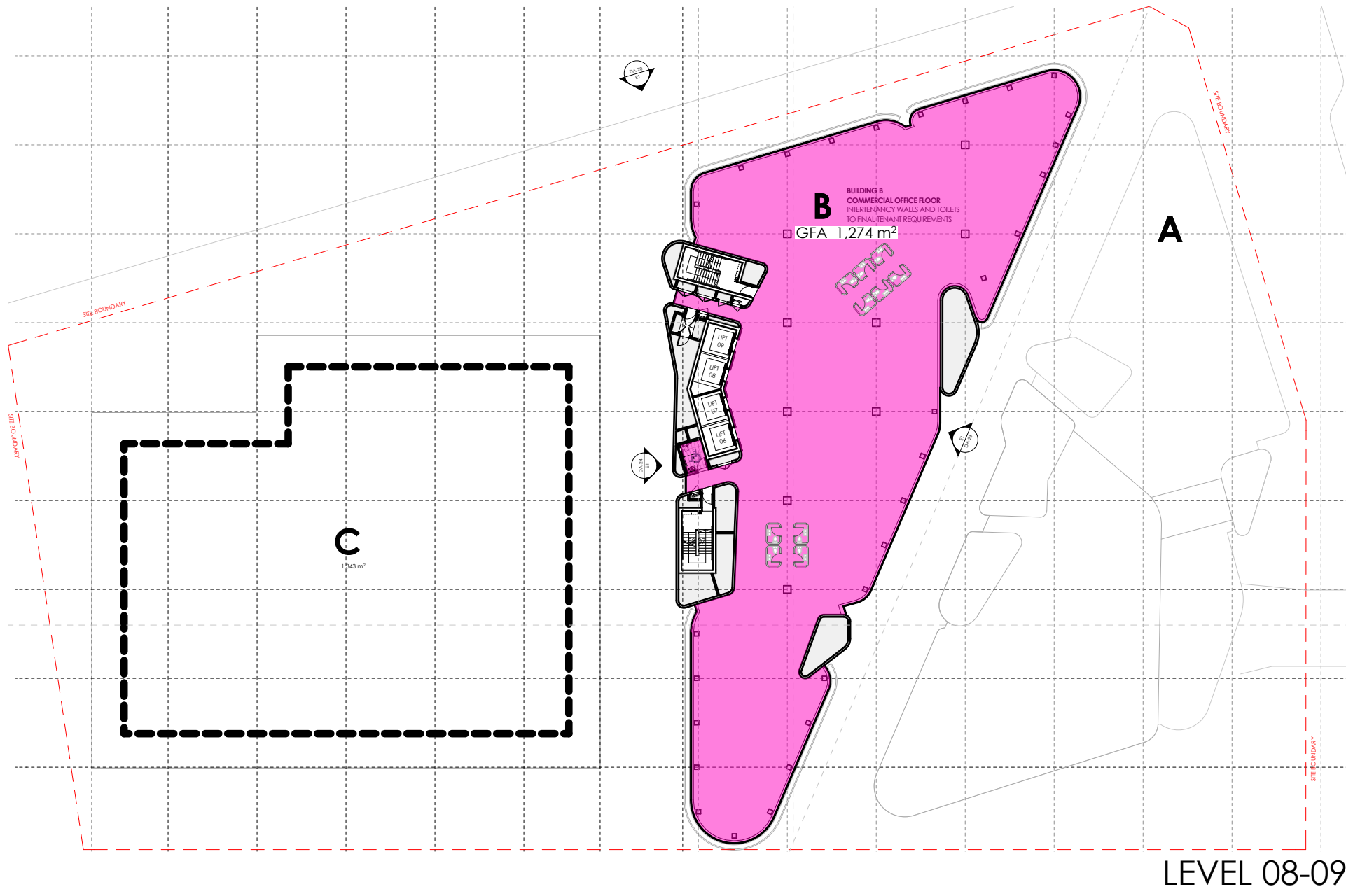
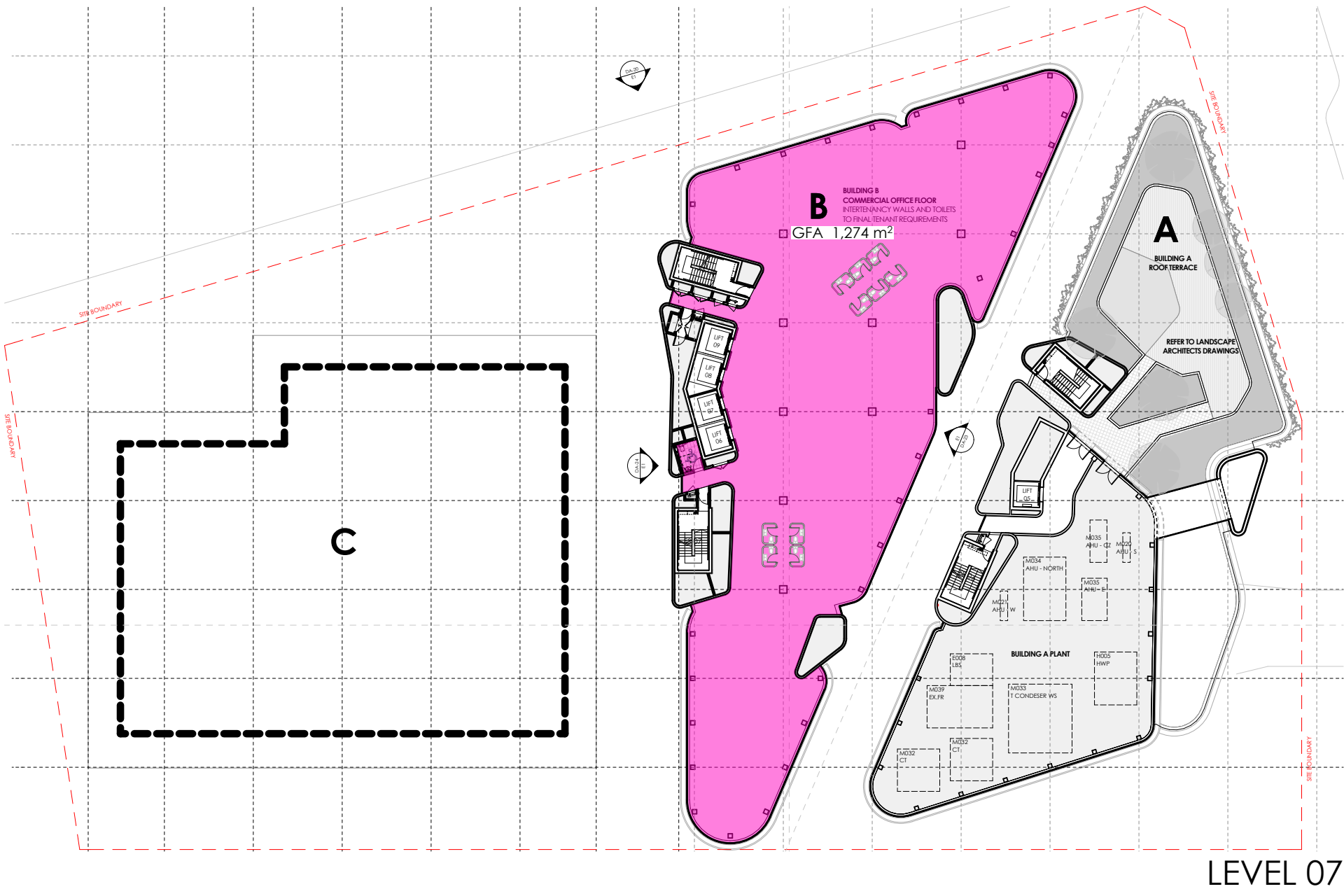
LEVEL 01



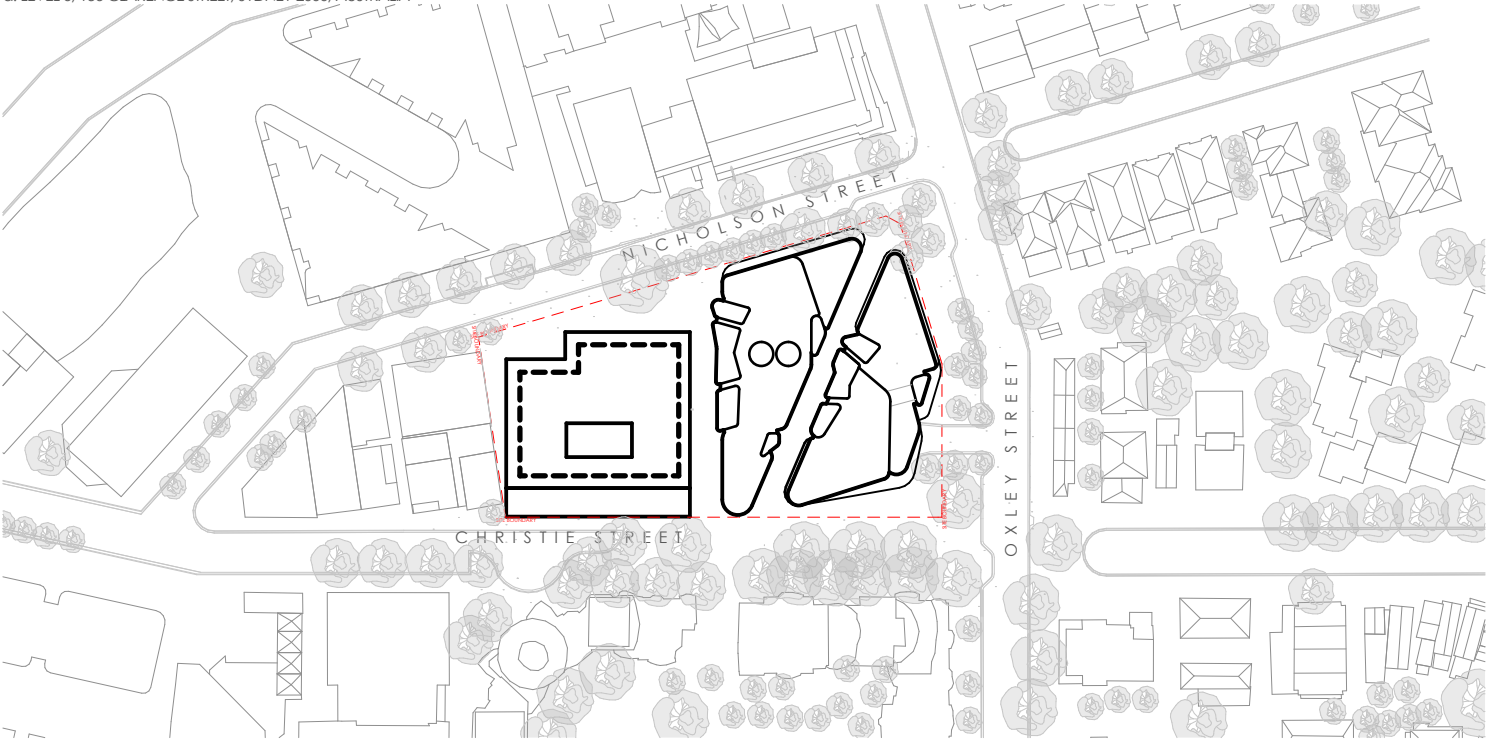
LEVEL 02-03



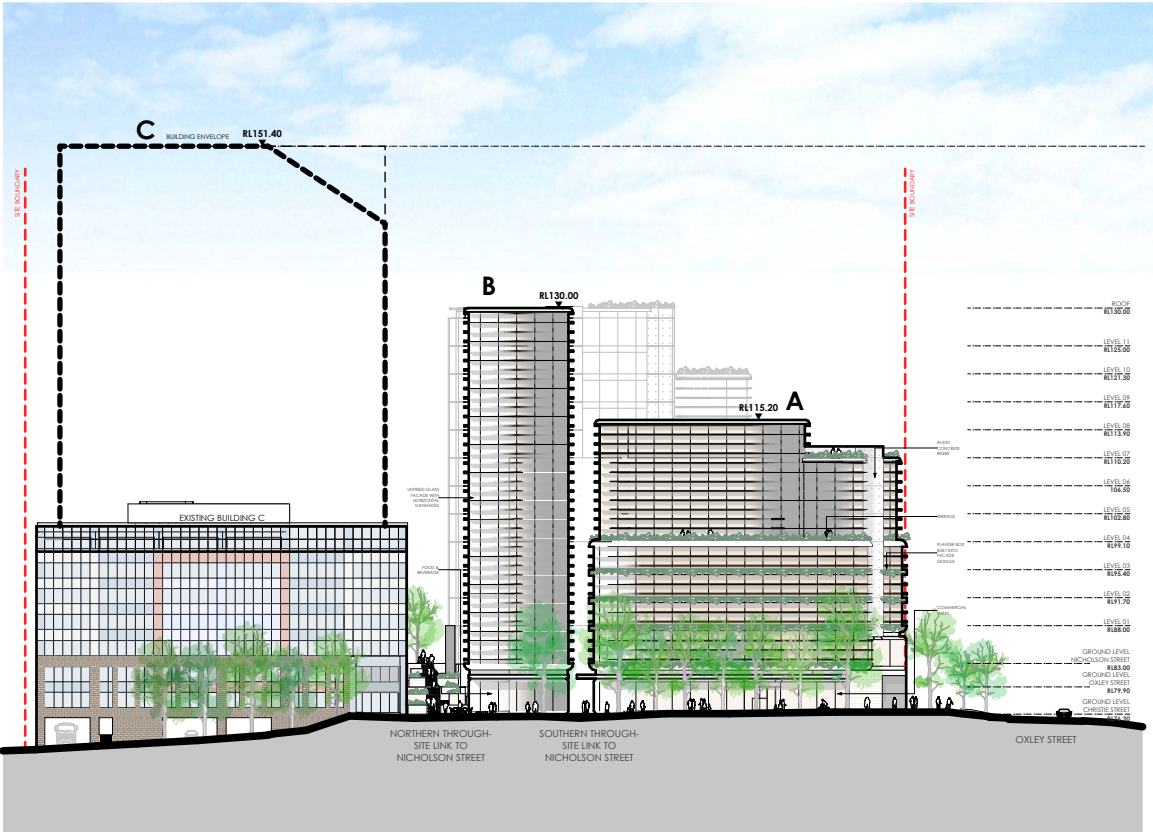
LEVEL 04-06



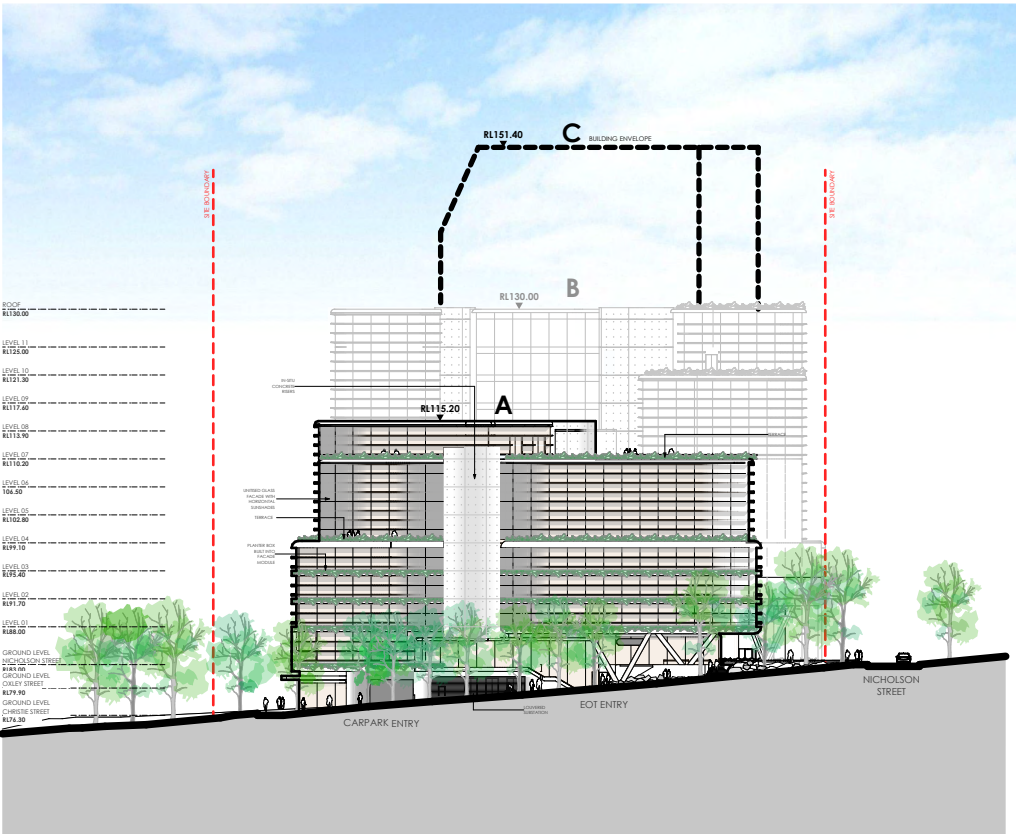
BUILDING A 9,510 m²
BUILDING B 16,395 m²
TOTAL 25,905 m²



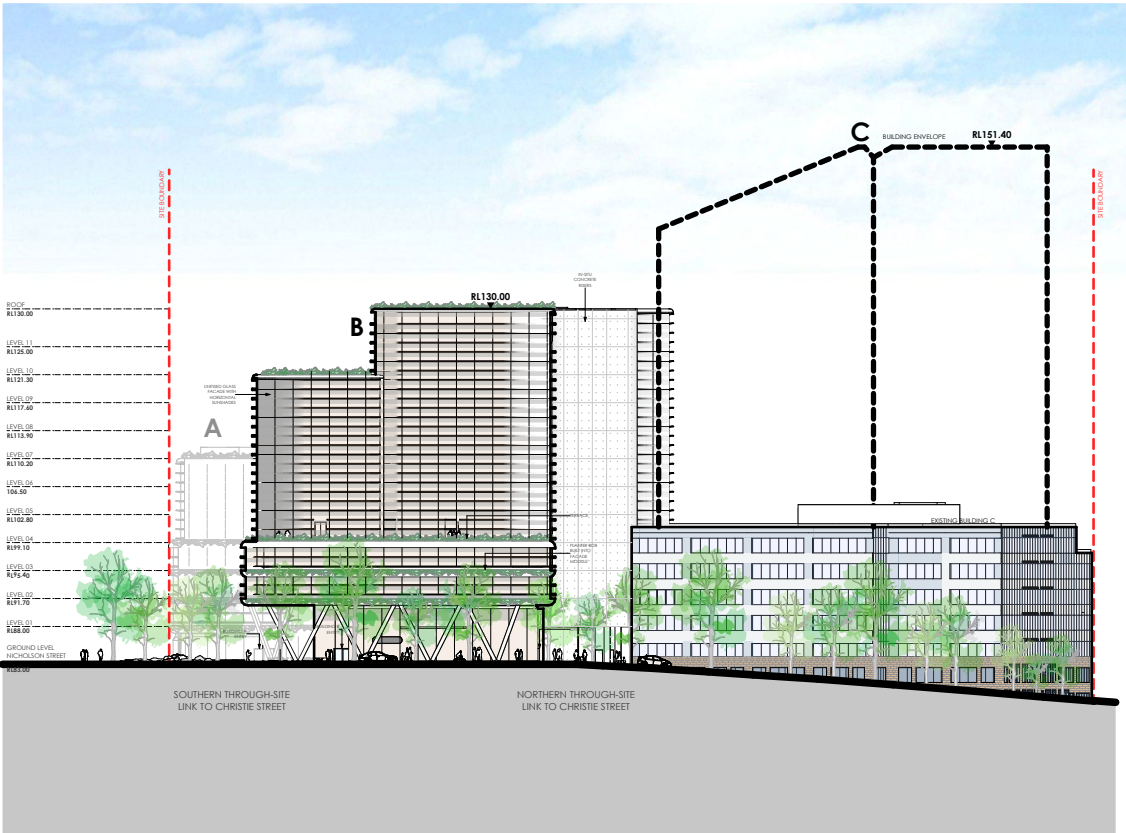
SITE PLAN
1:2000



CHRISTIE STREET ELEVATION
1:1000



OXLEY STREET ELEVATION
1:1000



NICHOLSON STREET ELEVATION
1:1000

Public domain

New development offers opportunities for improvements to public places including plazas, activated laneways and safe and well-designed pedestrian links. The Plan identifies opportunities for new through site links and street-widening using building setbacks.

The Plan also proposes three (3) 'green streets' along Oxley, Mitchell and Chandos Streets for setbacks to allow for landscaping including canopy trees, achieving a high level of solar access. This reflects the Government Architect NSW's Greener Places Design Framework which identifies tree canopy as critical to comfort in the public domain.

The new Crows Nest Metro Station will turn the surrounding streets into bustling pedestrian and cycling areas. This will create new ways of moving through the area and see areas such as Clarke Lane become active shared spaces.

Wider footpaths at ground level in high density areas such as Atchison Street and Clarke Lane will improve pedestrian movement.



Figure 4 - TAFE NSW - St Leonards

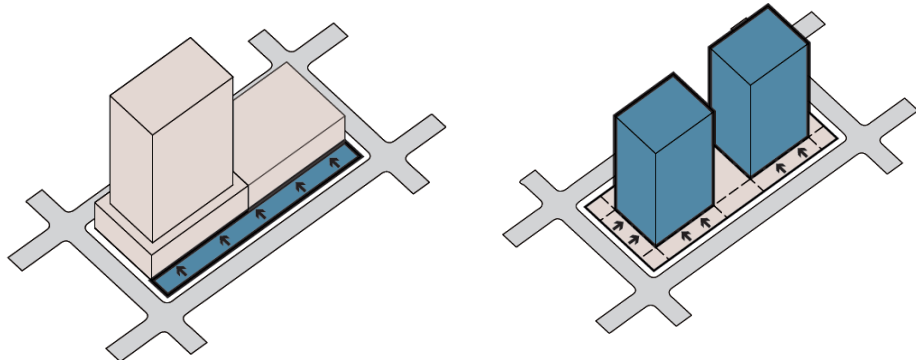
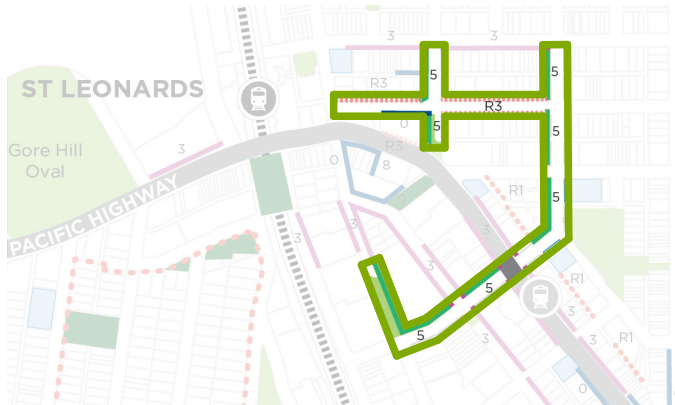


Figure 5 - Ground Floor Setbacks for Wider Footpaths and Landscaped Streets

01 PLACE

Extract from St Leonards Crows Nest 2036 Plan page 22



Areas designated as 'green streets' in St Leonards Crows Nest 2036 Plan



View locations for kern-boundary conditions along Oxley 'Green Street'

The St Leonards Crows Nest 2036 Plan designates parts of Oxley, Mitchell and Chandos Street as 'Green Streets'. These areas correspond to 5m setbacks. We have undertaken a study of these boundary conditions to understand the impact of a 5m landscaping setback to improve solar access and allow for tree canopy.

In most cases along Oxley Street, the boundary sits against the footpath, meaning a 5m setback will provide this additional amenity. Adjacent to 29-57 Christie Street, a large 10m green strip sits between the boundary and the road which will be the subject of public domain upgrades as part of this development. This provides space for solar access and tree canopy without an additional 5m setback.



1 BOUNDARY - WIDE GREEN STRIP - FOOTPATH - ROAD



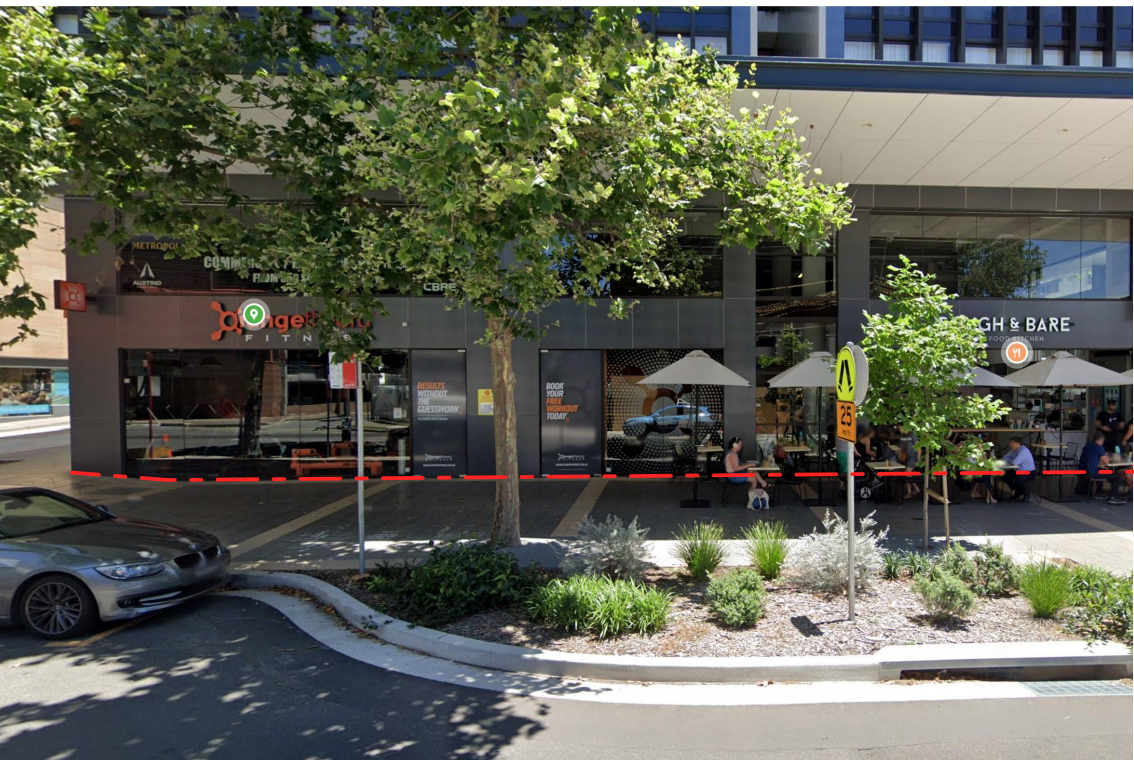
2 BOUNDARY - WIDE GREEN STRIP - FOOTPATH - ROAD



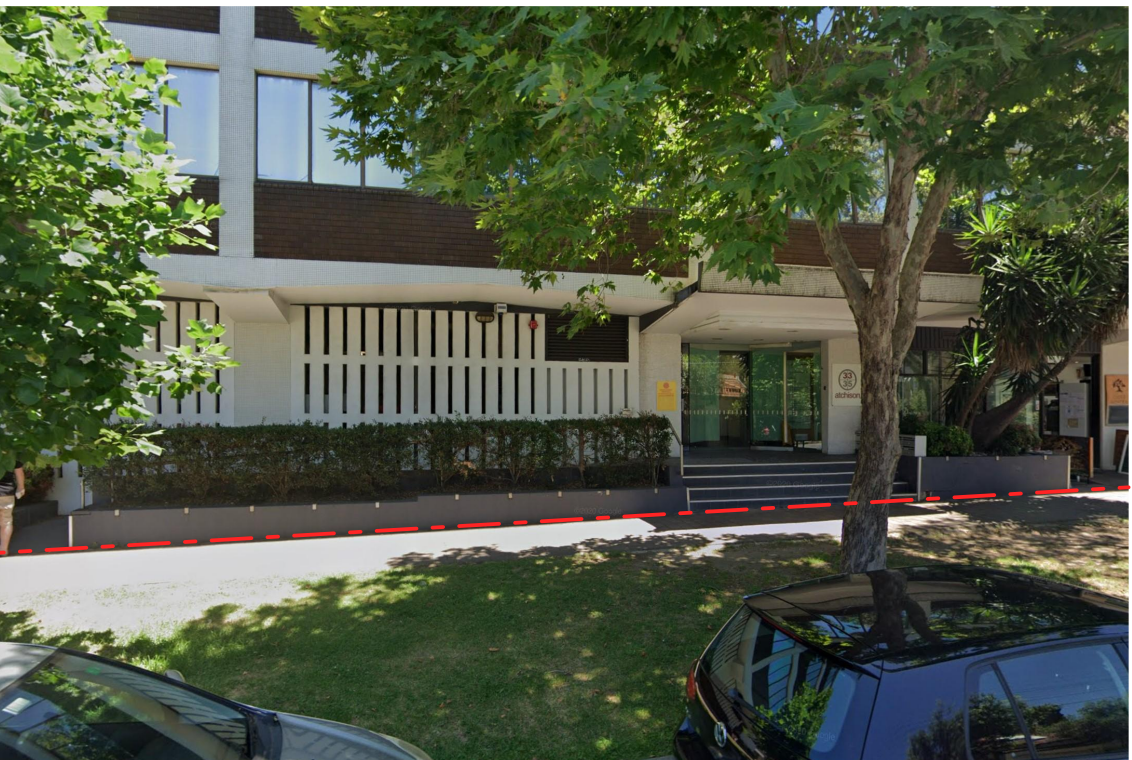
3 BOUNDARY - FOOTPATH - ROAD



4 BOUNDARY - FOOTPATH - VERGE - ROAD



5 BOUNDARY - FOOTPATH - VERGE - ROAD



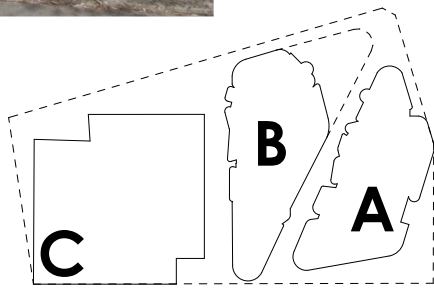
6 BOUNDARY - FOOTPATH - VERGE - ROAD

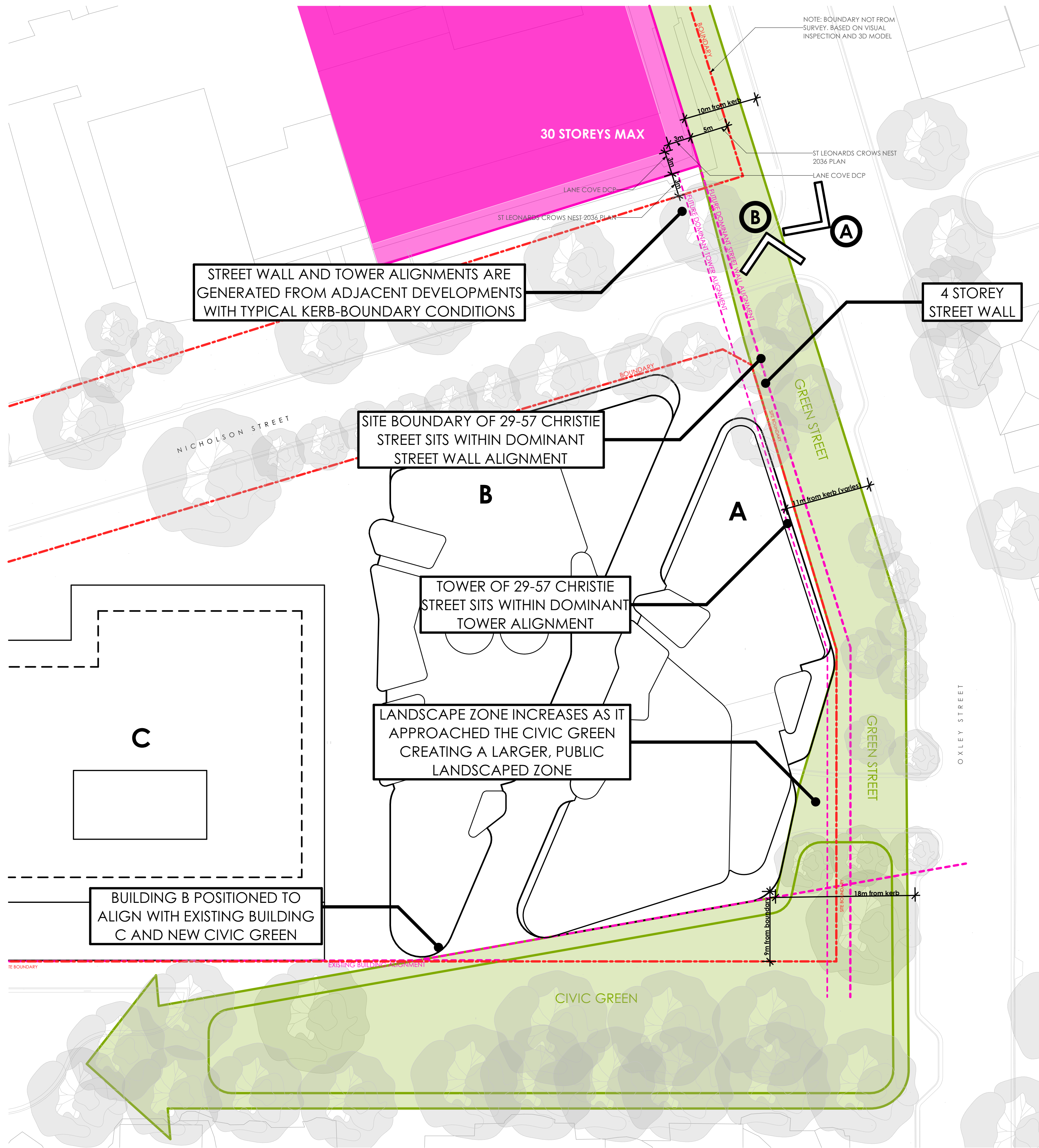


7 BOUNDARY - FOOTPATH - VERGE - ROAD



8 BOUNDARY - FOOTPATH - VERGE - ROAD



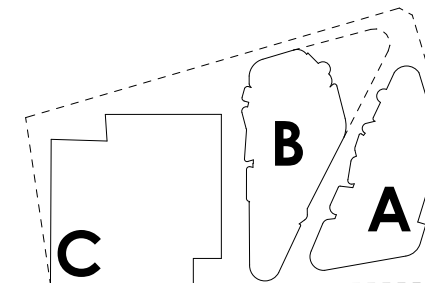


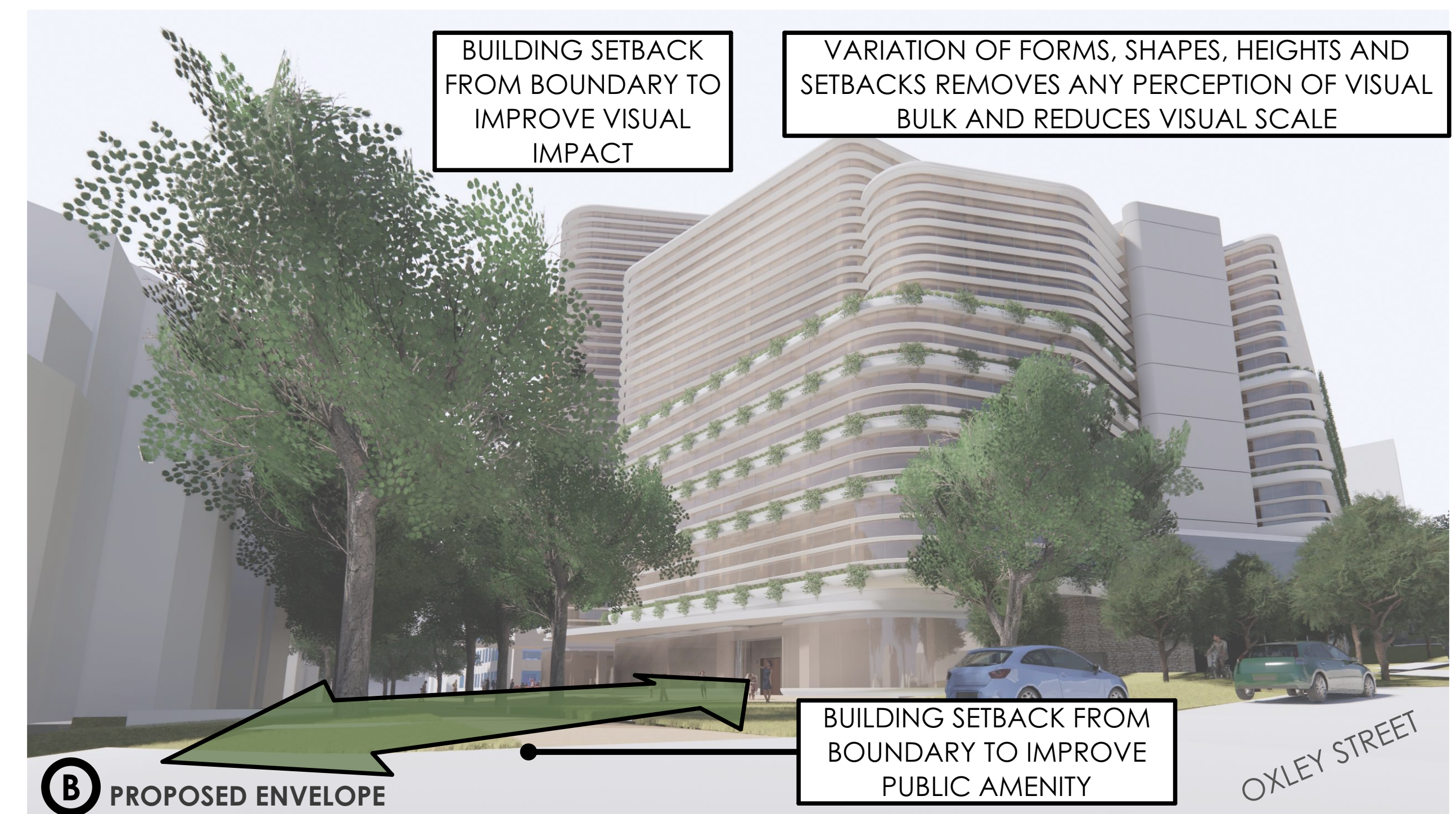
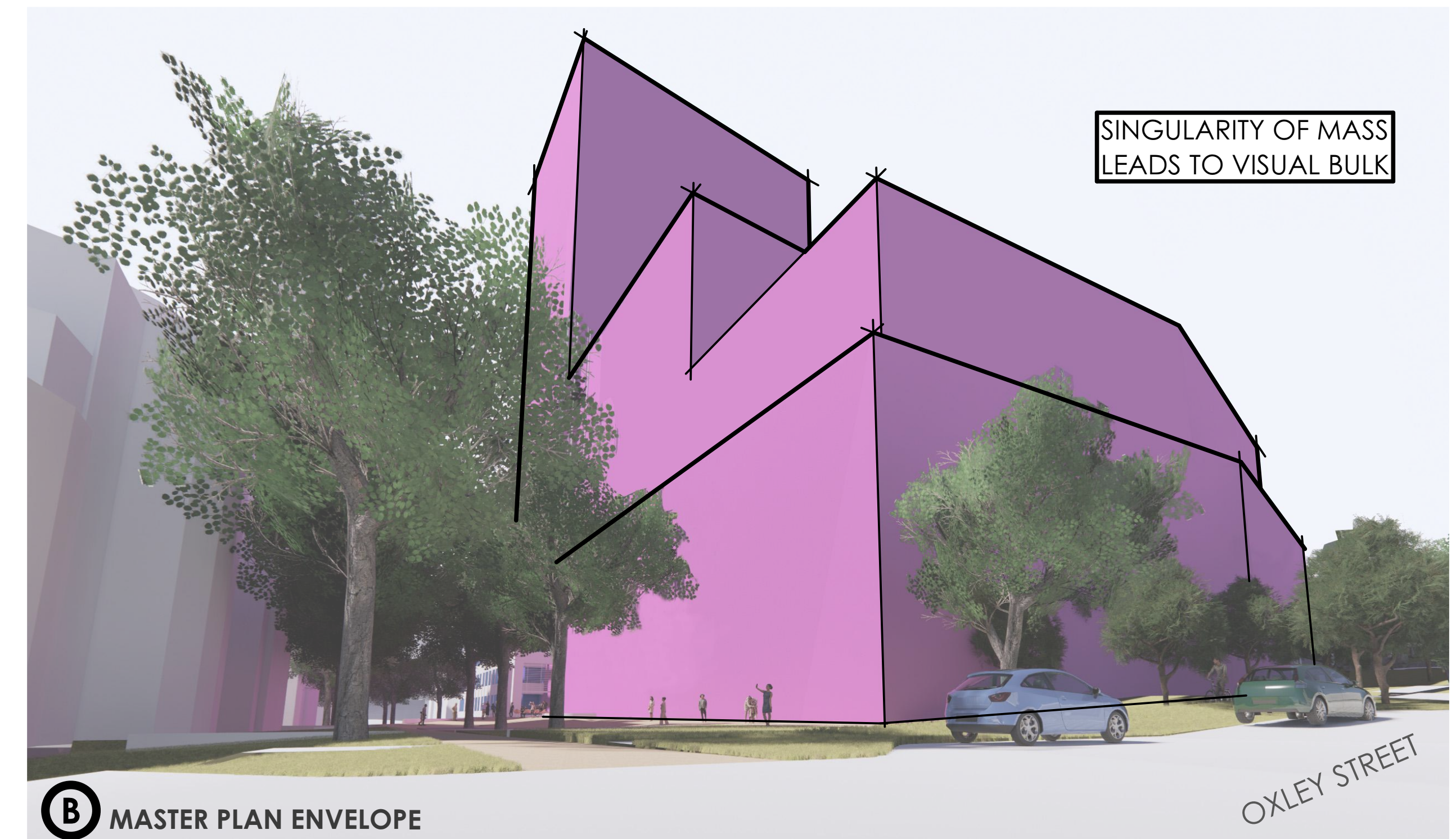
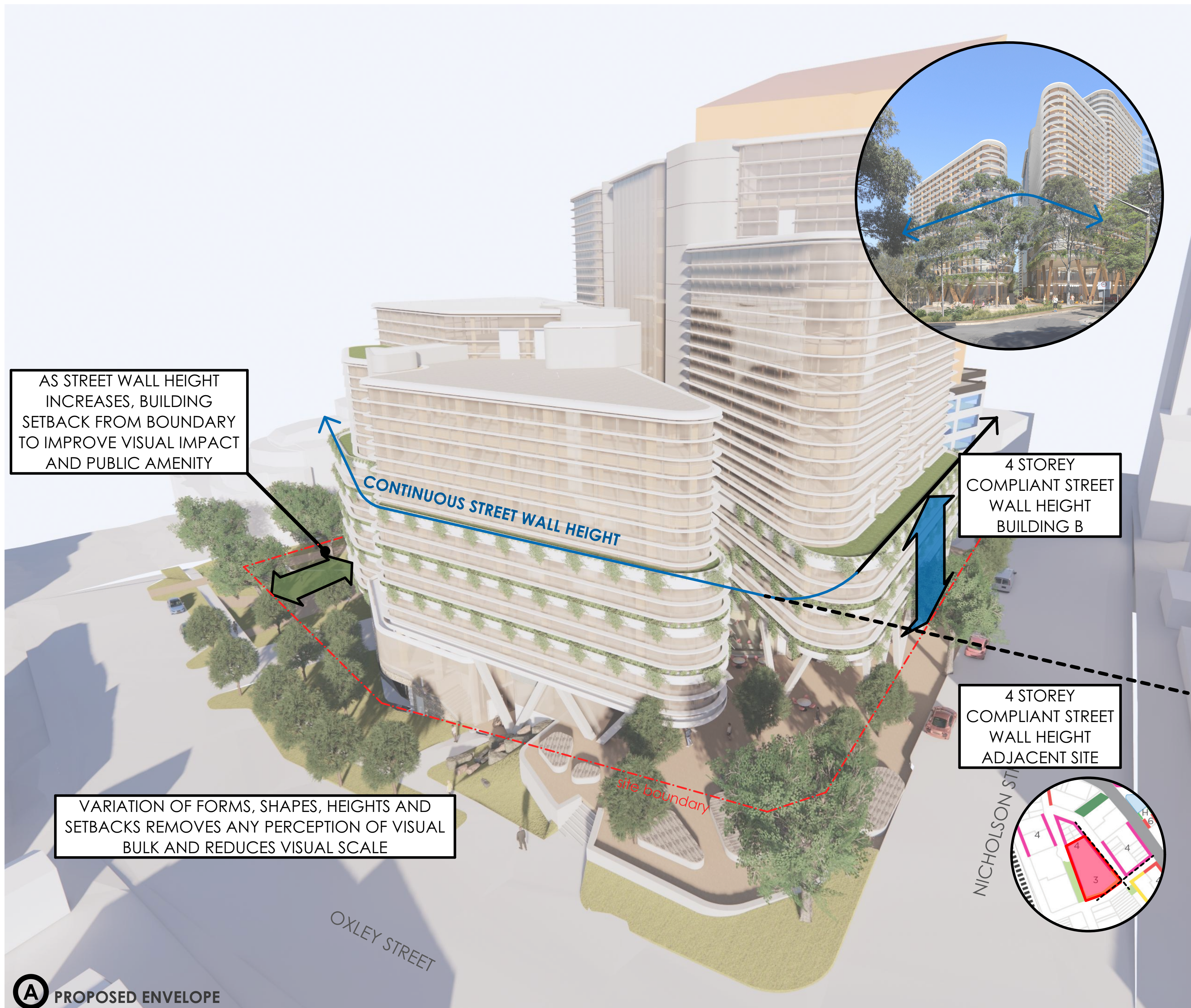
For most of the sites along these 'green streets' including the site opposite 29-57 Christie Street, the boundary sits against the footpath, after which is a small verge and then the road.

Under the St Leonards Crows Nest 2036 Plan, the site requires a 5m setback to Oxley Street. Above the street wall, a 3m tower setback is required according to the Lane Cove DCP.

The boundary of 29-57 Christie Street sits outside the extension of this street wall alignment west along Oxley Street. The extension of the tower setback also sits outside the alignment of the tower setback for the proposed development at 29-57 Christie Street.

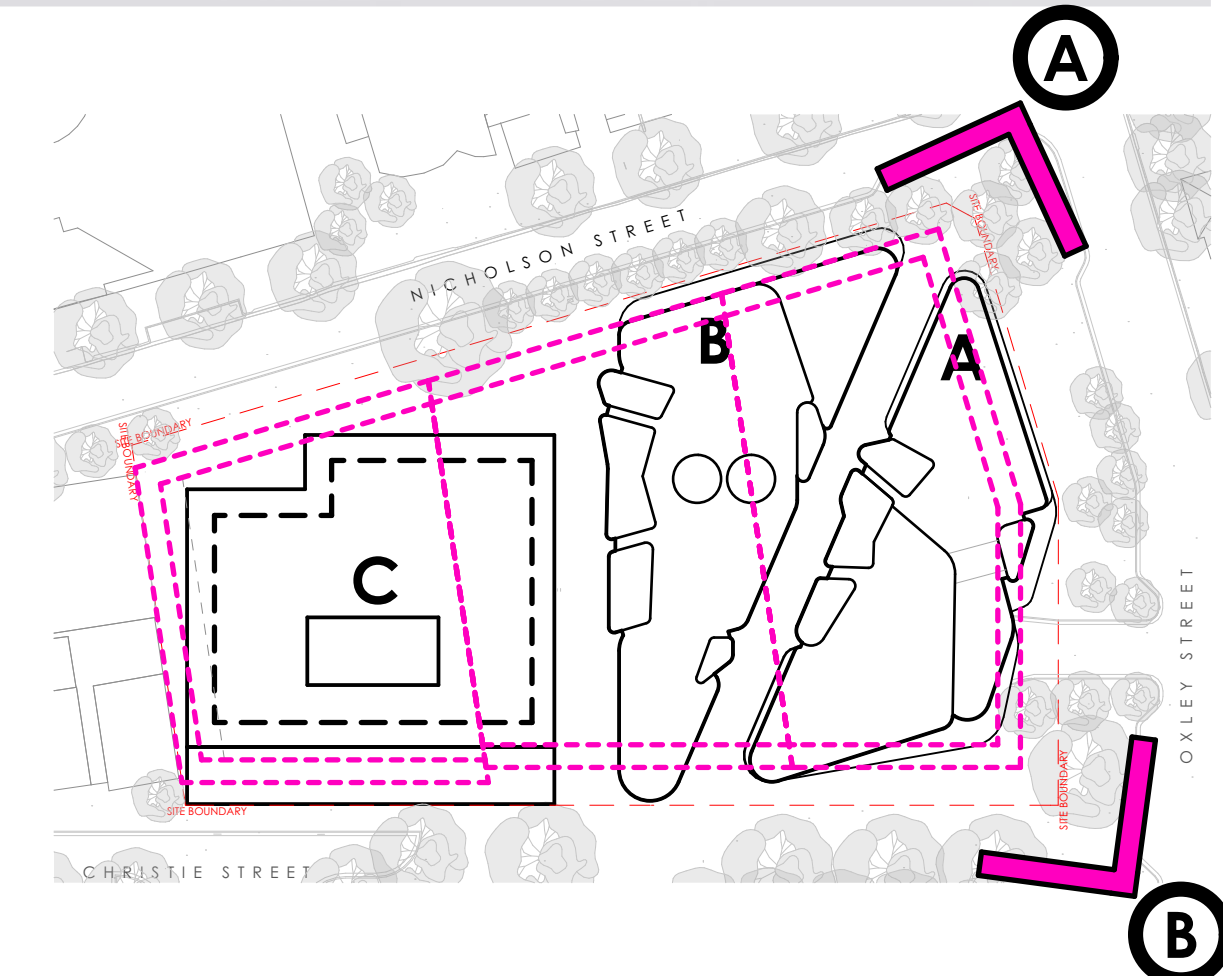
For typical kerb-boundary conditions along the rest of Oxley Street as shown in RFI 01, the 5m setback allows a generous 10m landscaped public domain. The setbacks proposed for the development at 29-57 Christie Street provide at least an 11m landscaped public domain from the building to the road.





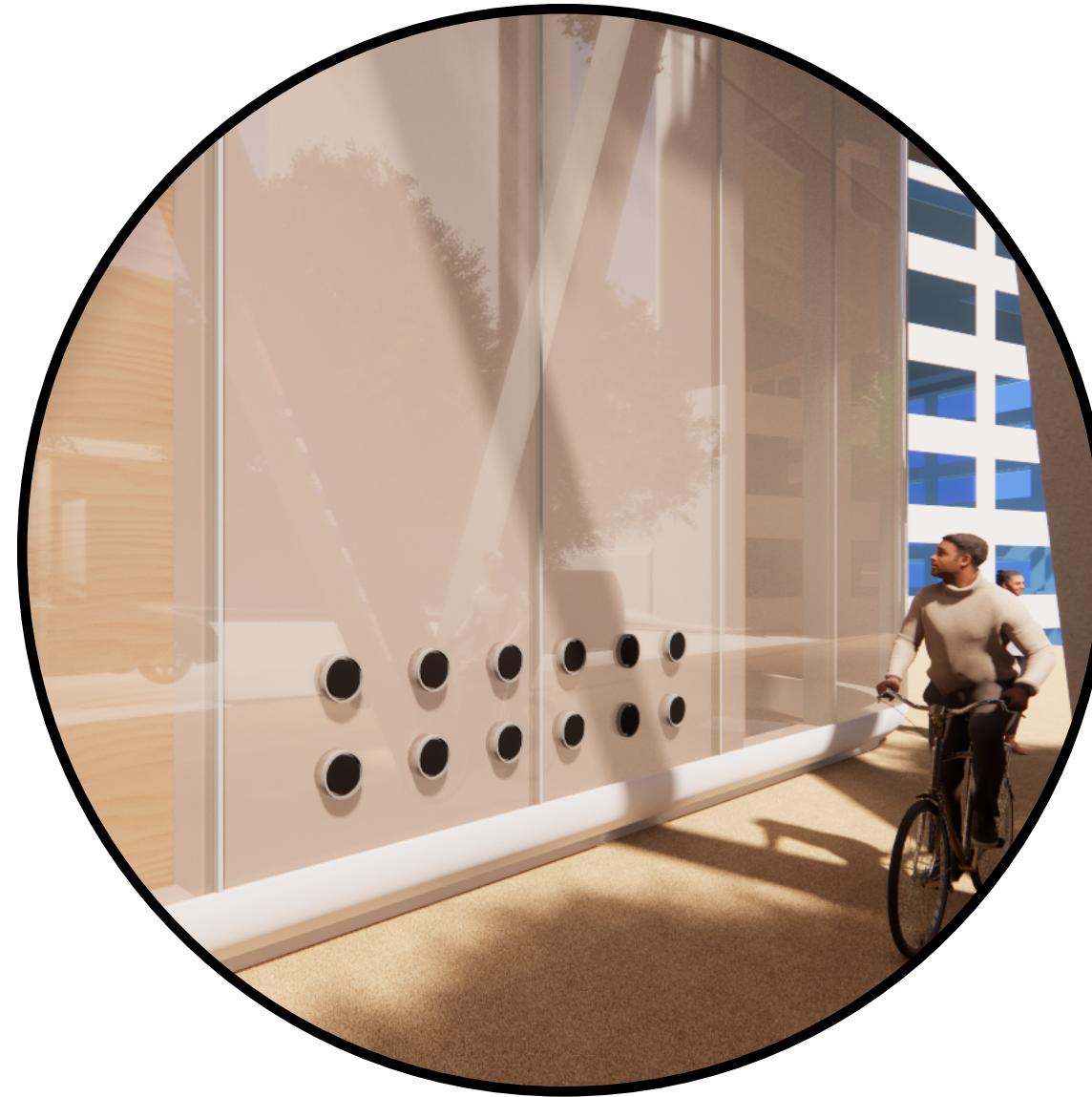
The street wall of Building B complies with the 4 storey street wall outlined in the St Leonards Crows Nest 2036 Plan. Across Nicholson Street, the future street wall is also 4 storeys. The street wall of Building A aligns with these adjacent sites providing

- a stronger and more resolved urban form
- better architectural response to the corner
- prominent demarcation of the through-site link





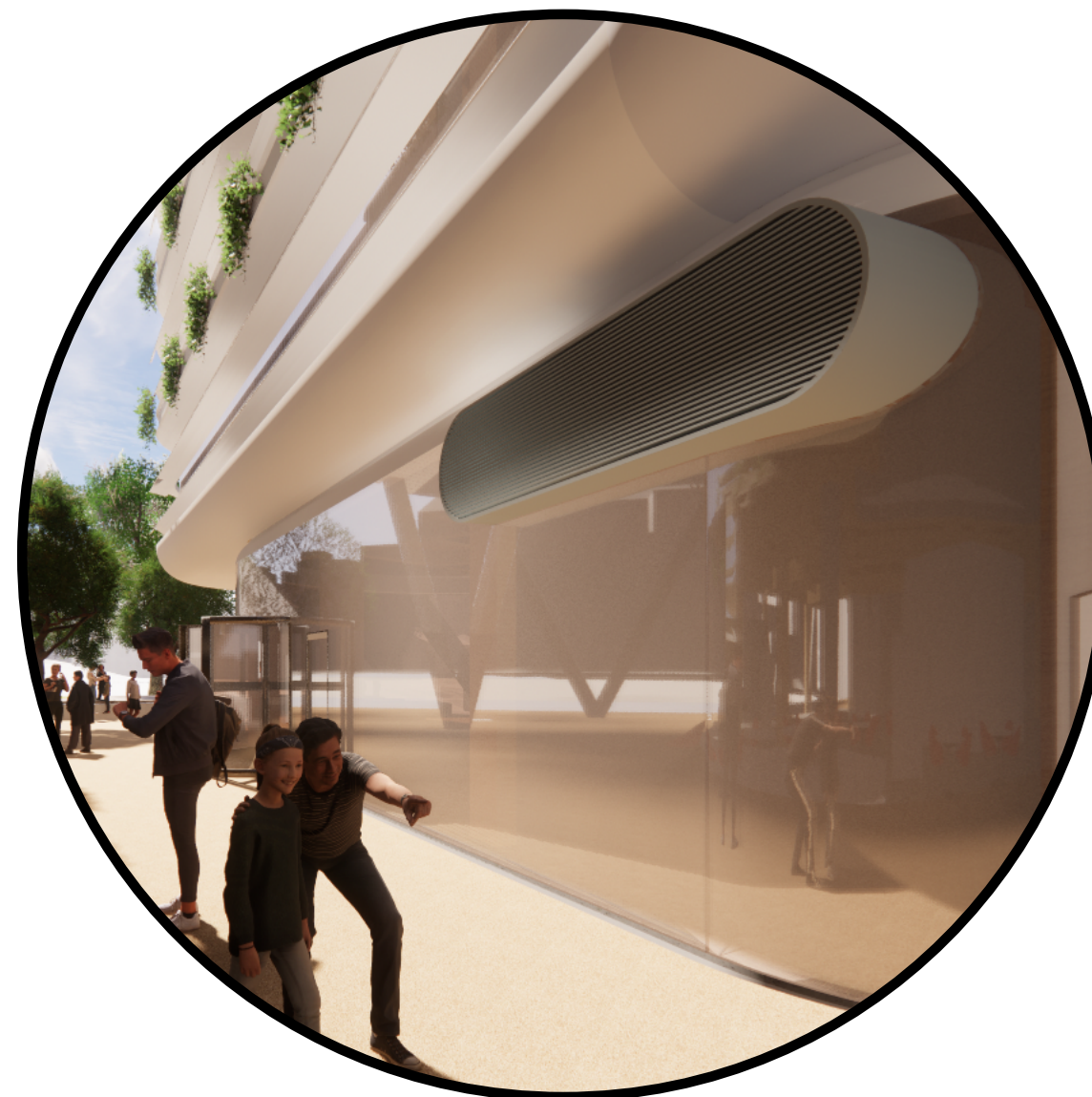
MECHANICAL RISERS
SCULPTURAL CONCRETE
ELEMENTS ARE DISTRIBUTED
AROUND THE BUILDING



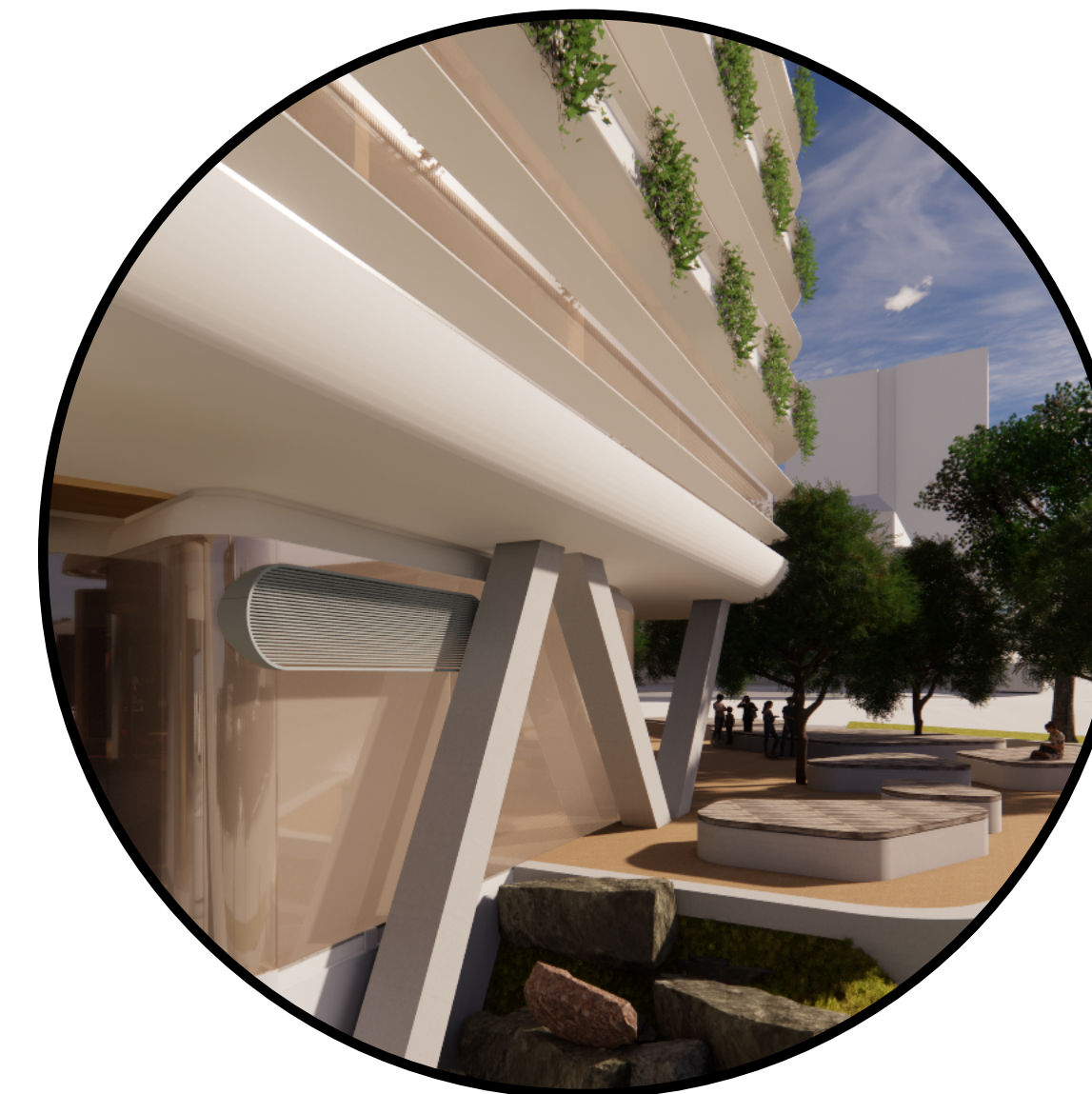
**1 BOOSTER BRIGADE
CUPBOARD**
FIRE BOOSTER CUPBOARD SITS
WITHIN THE GLAZING OF
NICHOLSON STREET FACADE



**2 GENERATOR ROOM
EXHAUST**
ROUNDED EXHAUST AIR
OUTLET SITS WITHIN THE
FACADE ECHOING THE
GENTLE CURVES OF THE
BUILDING



**3 GENERATOR
ROOM SUPPLY**
ROUNDED SUPPLY AIR
INLET SITS WITHIN THE
FACADE ECHOING THE
GENTLE CURVES OF THE
BUILDING



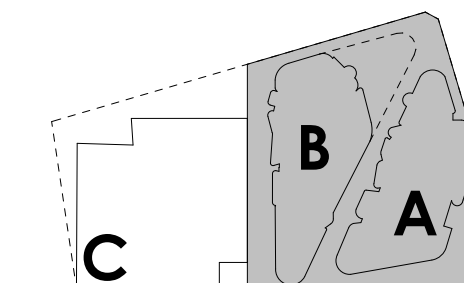
**4 GENERATOR
ROOM SUPPLY**
ROUNDED SUPPLY AIR
INLET SITS WITHIN THE
FACADE ECHOING THE
GENTLE CURVES OF THE
BUILDING

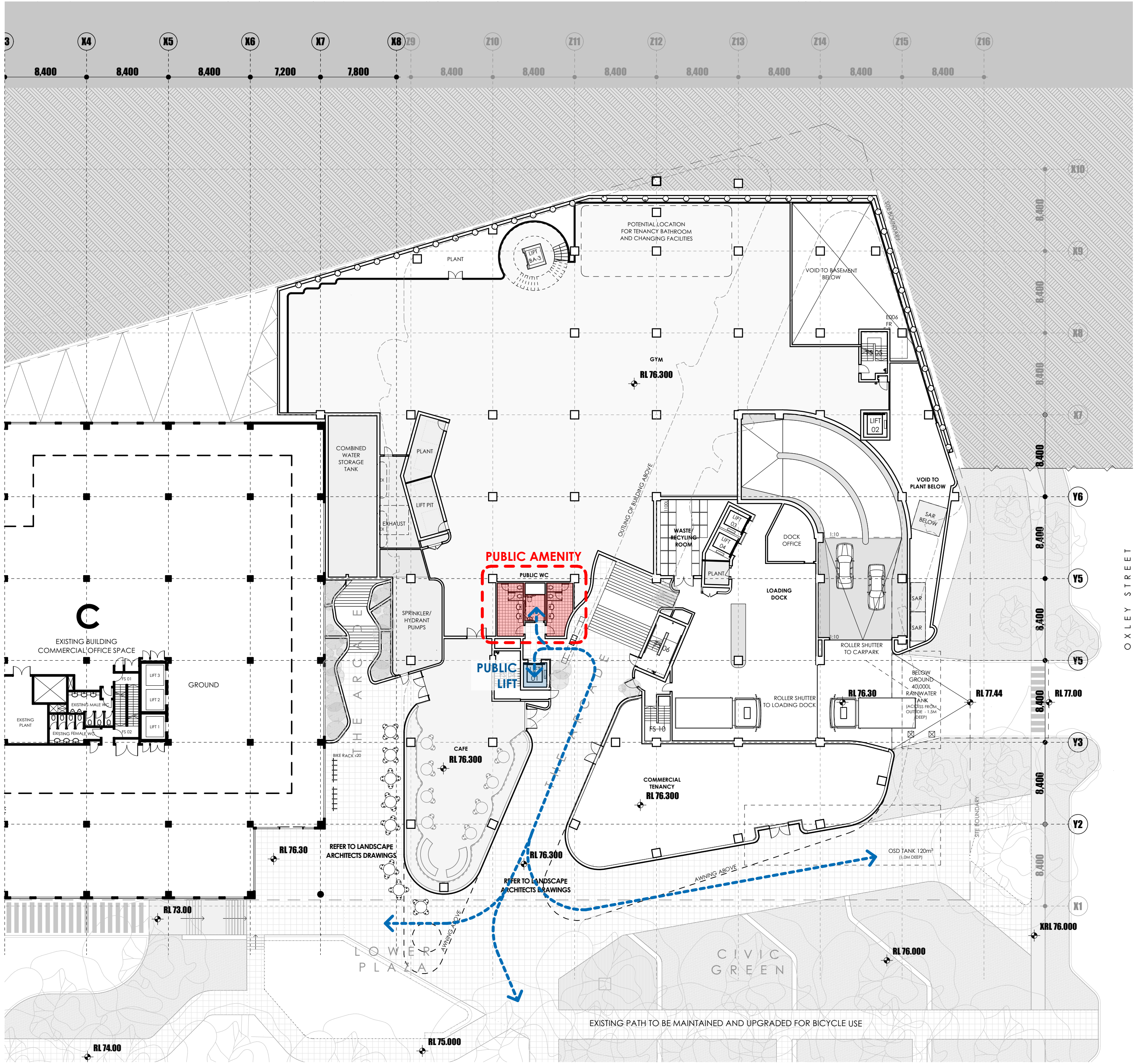


5 CARPARK EXHAUST
SCULPTURAL CARPARK EXHAUST
STACKS SIT AGAINST THE CONCRETE
RISERS AND PLANTED STAIRS

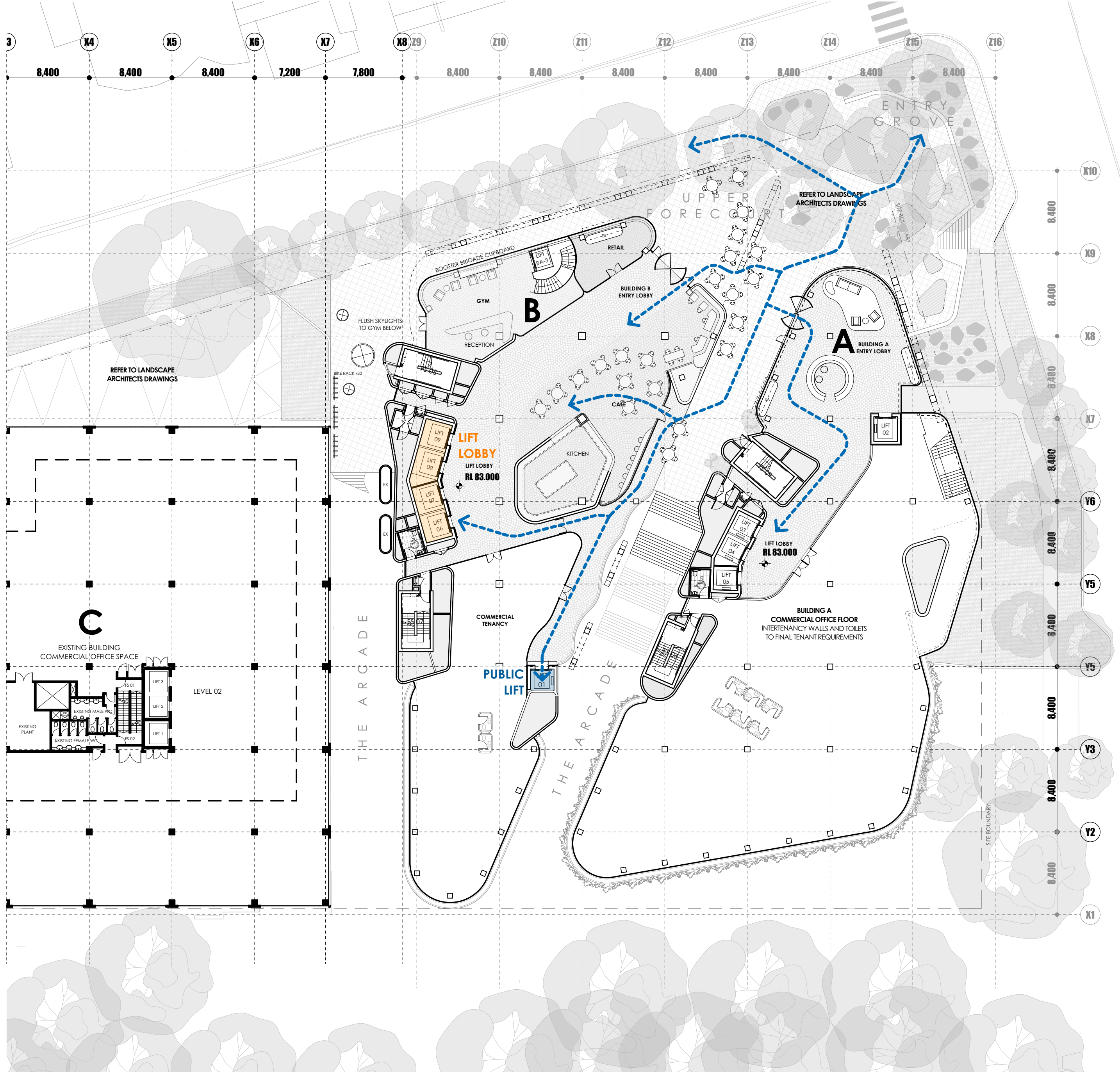


6 SUBSTATIONS
SUBSTATIONS ARE INTEGRATED INTO
SANDSTONE PODIUM FORMING
VOLUME FOR SEPARATE ENTRANCE
INTO GROUND FLOOR OFFICE





LOWER GROUND CHRISTIE STREET PLAN



GROUND NICHOLSON STREET PLAN

