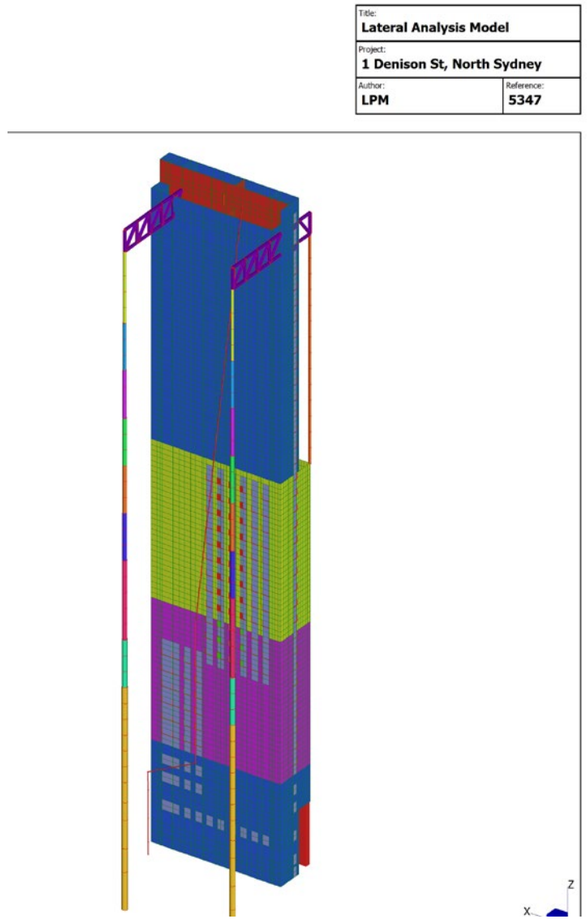
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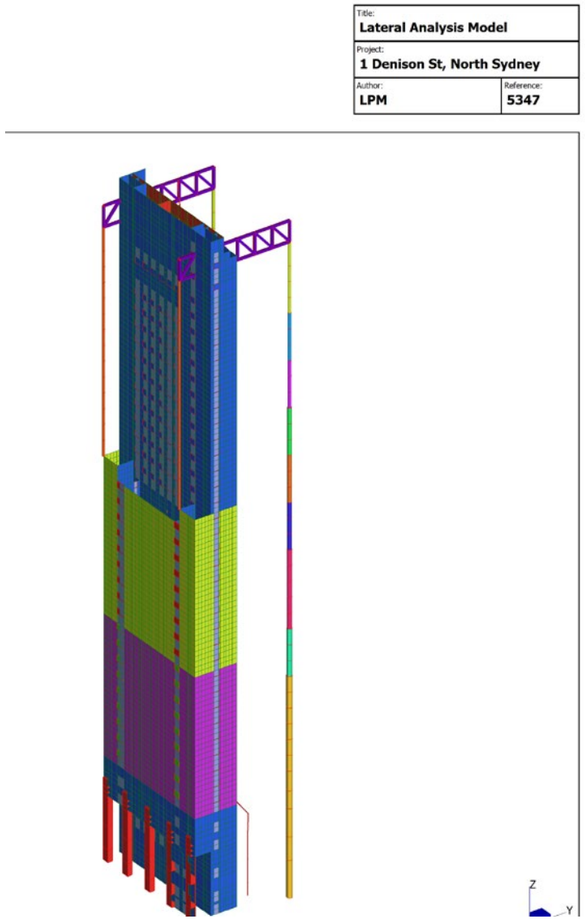
Lateral Analysis Model
Project:
1 Denison St, North Sydney
Author:
LPM
Reference:
5347
Z
X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Lateral Analysis Model
Project:
1 Denison St, North Sydney
Author:
LPM
Reference:
5347
Z
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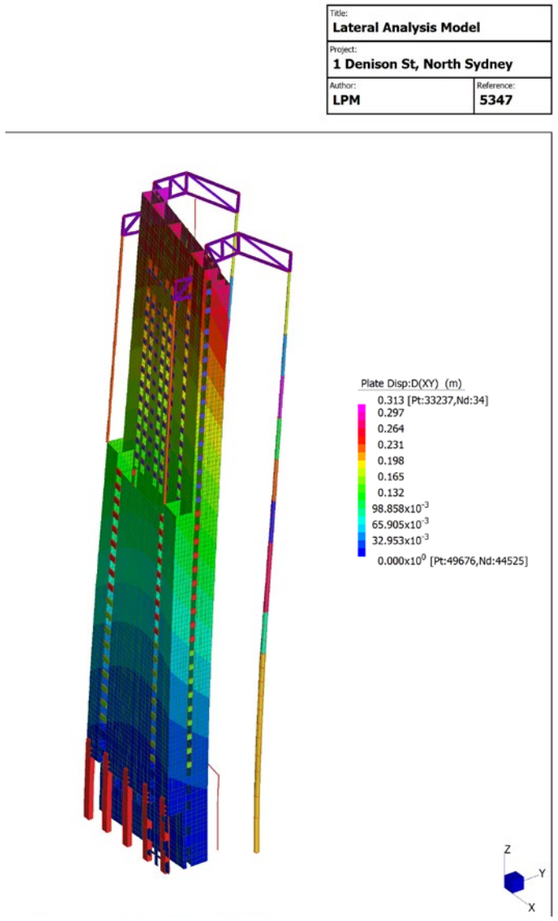
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Lateral Analysis Model
Project:
1 Denison St, North Sydney
Author:
LPM
Reference:
5347
Plate Disp:D(XY) (m)
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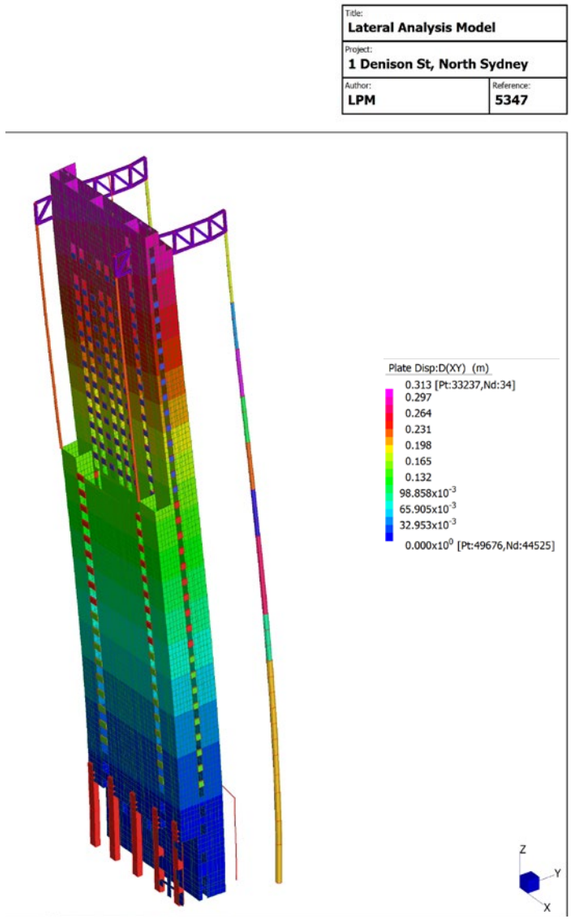
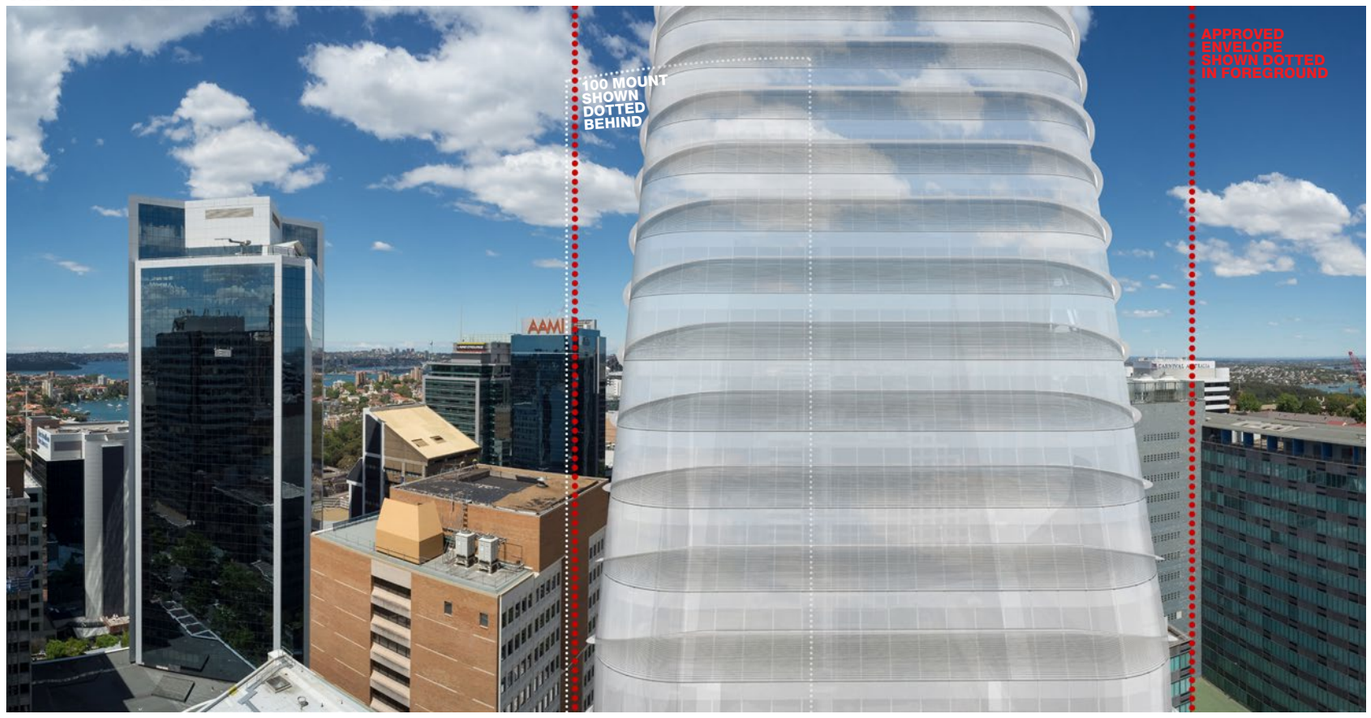
0.297
0.264
0.231
0.198
0.165
0.132
98.858x10-3
65.905x10-3
32.953x10-3
0.000x100 [Pt:49676,Nd:44525]
Z
Y
X


Title:
Lateral Analysis Model
Project:
1 Denison St, North Sydney
Author:
LPM
Reference:
5347
Plate Disp:D(XY) (m)
0.313 [Pt:33237,Nd:34]
0.297
0.264
0.231
0.198
0.165
0.132
98.858x10-3
65.905x10-3
32.953x10-3
0.000x100 [Pt:49676,Nd:44525]
Z
Y
X

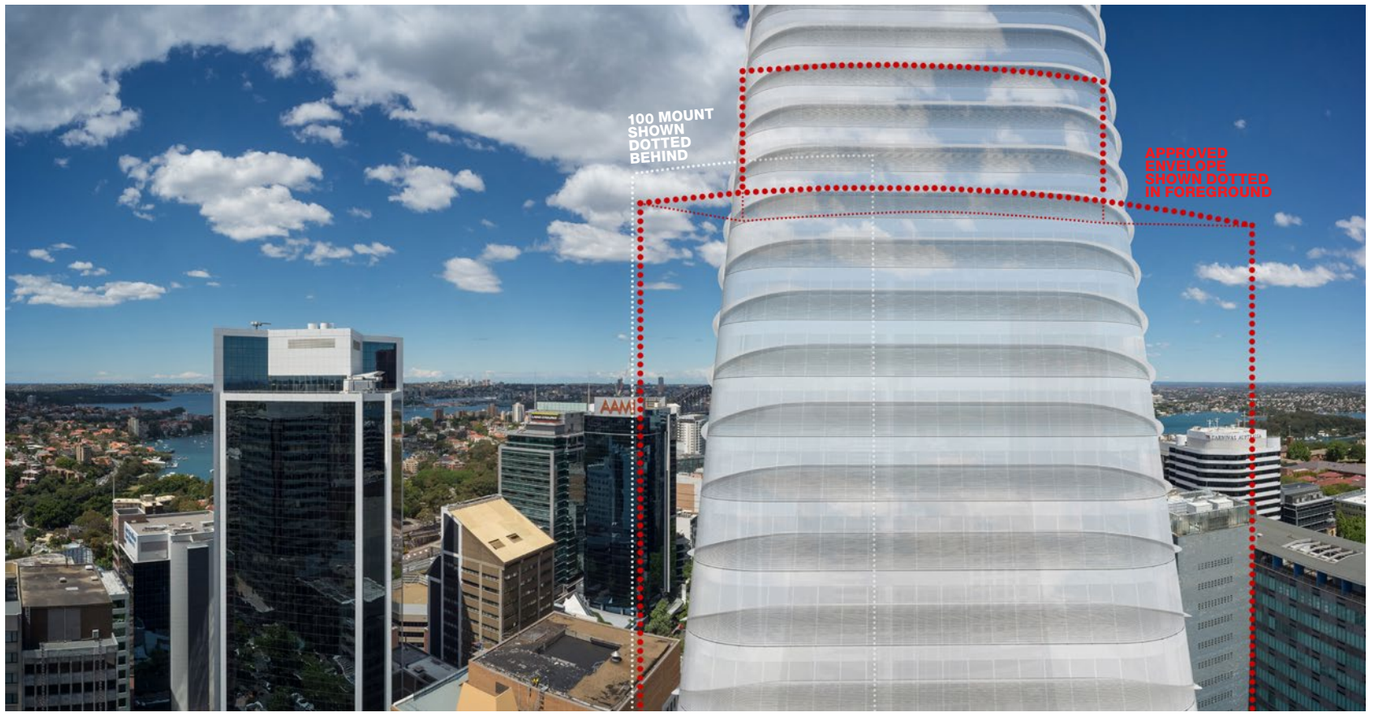
APPENDIX E - VIEW IMPACT STUDIES

VIEW FROM BEAUMONDE - LEVEL 15

VIEW FROM BEAUMONDE - LEVEL 20



VIEW FROM BEAUMONDE - LEVEL 27



VIEW FROM BEAUMONDE - LEVEL 37 / ROOF

APPENDIX F - PROJECT DATA

1 Denison street, North Sydney
Bates Smart
Rev 1.1 - 27th October 2016

LEVEL	USE	Proposed RISE NLA SQM	Spaces No.	DDA No.	M/bike No.	Bicycle No.	FLOOR HEIGHT	FLOOR LEVEL	GFA (m²) Comm. Floors	GFA (m²) Retail Floors	Efficiency NLA/GBA
	Top of Roof							210.650			
Level 37	Upper Plant						5.500	205.150			
Level 36	Plant / Over run						5.00	200.150			
Level 35	**Commercial**	22,799					3.95	196.200	1,474		89%
Level 34	**Commercial**						3.75	192.450	1,503		89%
Level 33	**Commercial**						3.75	188.700	1,531		89%
Level 32	**Commercial**						3.75	184.950	1,560		89%
Level 31	**Commercial**						3.75	181.200	1,588		89%
Level 30	**Commercial**						3.75	177.450	1,617		89%
Level 29	**Commercial**						3.75	173.700	1,646		89%
Level 28	Commercial						3.75	169.950	1,674		89%
Level 27	Commercial						3.75	166.200	1,703		89%
Level 26	Commercial						3.75	162.450	1,732		89%
Level 25	Commercial						3.75	158.700	1,760		89%
Level 24	Commercial						3.75	154.950	1,789		89%
Level 23	Commercial / LMR						3.75	151.200	1,787		85%
Level 22	Commercial / Overrun						3.75	147.450	1,791		85%
Level 21	Commercial / Transfer	22,449					3.75	143.700	1,836		85%
Level 20	Commercial						3.75	139.950	1,828		85%
Level 19	Commercial						3.75	136.200	1,856		85%
Level 18	Commercial						3.75	132.450	1,885		85%
Level 17	Commercial						3.75	128.700	1,914		85%
Level 16	Commercial						3.75	124.950	1,942		85%
Level 15	Commercial						3.75	121.200	1,971		85%
Level 14	Commercial						3.75	117.450	2,000		85%
Level 13	Commercial						3.75	113.700	2,028		85%
Level 12	Commercial						3.75	109.950	2,057		85%
Level 11	Commercial						3.75	106.200	2,057		85%
Level 10	Commercial / Overrun						3.75	102.450	2,022		82%
Level 09	Commercial / Transfer	13,282					3.75	98.700	2,022		82%
Level 08	Commercial						3.75	94.950	2,022		82%
Level 07	Commercial						3.75	91.200	2,022		82%
Level 06	Commercial						3.75	87.450	2,022		82%
Level 05	Commercial						3.75	83.700	2,022		82%
Level 04	Commercial						3.75	79.950	2,022		82%
Level 03	Commercial						3.75	76.200	2,022		82%
Level 02	Plant / Terrace						6.000	70.200	419		
Level 01	Commercial						4.40	65.800	2,826		
Mezzanine	Retail									361	
Ground	Ground Lobby / Retail						7.00	58.80	1,069	805	
Lower Ground	Loading / Retail		31	0	6	144	4.20	53.00		258	
Basement 01	Carpark / Loading		50	1	6		3.00			261	
Basement 02	Car Park		52	1	6		3.00				
Basement 03	Car Park		52	1	6		3.00				
Basement 04	Car Park		55	1	6		3.00				
Total			240	4	30	144	**156.050 m**		**65,021**	**1,685**	
		TOTAL		244		144			**Combined GFA**	**66,706**	
		1 per 400 sqm =		191		0					

BATESSMART™

APPENDIX G - SERVICES

GREEN STAR DESIGN AND AS-BUILT RATING

The Green Star Design and As-Built rating is an established market tool which sets a pathway for achieving a nationally recognised sustainability rating. The project team are investigating opportunities using the tool.

The Green Star - Design and As-Built rating is a holistic tool for the design and construction of new buildings and major refurbishments. Green Star covers 9 categories; management, indoor environment quality, energy, transport, water, materials, land use and ecology, emissions and innovation. Each category contains initiatives to address areas unique to this category and aims to transform the built environment by encouraging practices which:

- Reduce the impact of climate change
- Enhance the health and quality of life of inhabitants and the sustainability of the built environment
- Restore and protect the planets biodiversity and ecosystems
- Ensure the ongoing optimum operational performance of buildings
- Contribute to market transformation and a sustainable economy.

For further information please visit: www.gbca.org.au

THE WELL BUILDING STANDARD

Current policy does not reflect any need to consider health and wellbeing, however progressive landlords and developers are beginning to adopt approaches to design to enhance health and wellbeing for building occupants. The project team is therefore considering opportunities regarding health and wellness.

The Green Building Council of Australia (GBCA) has recently endorsed a new global people-centric 'wellness' certification system that benchmarks the impact of a building on the physical and mental wellbeing of building occupants. This system, called the WELL Building Standard was conceived by the WELL Building Institute and developed in partnership with the U.S Green Building Council (USGBC). The framework assesses building impacts on occupant physical and mental wellbeing focusing on how people behave, operate and interact with buildings. Examples of concepts considered are Air, Water, Nourishment, Comfort and Fitness.

For further information please visit: www.wellcertified.com

SUSTAINABILITY MODELLING TOOLS

In addition to frameworks mentioned above, building physics modeling tools such as daylight, computational fluid dynamics (CFD) analysis, dynamic thermal modeling and energy simulation will be used to ensure that the proposed development design meets targets as outlined in the regulation.

Innovation

Innovative approaches to ESD will be further investigated later in the design process. However early consideration is being given to the following initiatives:

- Life Cycle Assessment;
- Climate Change Adaptation Planning;
- Intelligent facade systems; and
- Circadian Lighting.