



APPENDIX E -VIEW IMPACT STUDIES

VIEW FROM BEAUMONDE - LEVEL 15



VIEW FROM BEAUMONDE - LEVEL 20



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VIEW FROM BEAUMONDE - LEVEL 27

VIEW FROM BEAUMONDE - LEVEL 37 / ROOF



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APPENDIX F -Project data

1 Denison street, North Sydney Bates Smart

Rev 1.1 - 27th October 2016

LEVEL USE RISE See average DA Make Bryon FLOOR HEIGHT FLOOR HEIGHT FLOOR HEIGHT Grant Grant Retail Floor NUM Tog of Roof NA No. No. No. No. No. No. No. Socon 201805 Commercial Retail Floor NUM Level 30 Commercial Socon 3.5500 2018050 1.331 1.476			Proposed									
Number No. Source 20.0550 20.0550 20.0550 1.47 1.47 1.47 1.47 1.47 1.47 1.47 1.47 1.47 1.47 1.47 1.47 1.47 1.47 1.48 1.47 1.48 1.47 1.48	LEVEL	USE	RISE	Spaces	DDA	M/bike	Bicycle	FLOOR HEIGHT	FLOOR LEVEL	GFA (m ²)	GFA (m²)	Efficiency
SDM No. No. No. No. No. No. State			NLA							Comm. Floors	Retail Floors	NLA/GBA
Level 37 Unevid 30 Part / Over un Source / S			SQM	No.	No.	No.	No.					
Lone 37 Upper Paint User 38 Commercial Paint / Commercial User 33 Commercial Paint / Commercial User 33 Commercial Paint / Commercial User 33 Commercial Paint / Commercial		Top of Roof							210.650			
Level 36 Point / Ormancial Point / Commercial	Level 37	Upper Plant						5.500	205.150			
Level 35 Commercial Base 1.4/4 1 Level 35 Commercial 3.75 198.2450 1.500 1.500 Level 36 Commercial 3.75 198.2450 1.500 1.500 Level 37 Commercial 3.75 198.2450 1.500 1.500 Level 37 Commercial 3.75 198.2450 1.500 1.500 Level 38 Commercial 5.75 198.250 1.516 1.516 Level 37 Commercial 5.75 198.250 1.772 1.500 Level 32 Commercial 5.75 154.560 1.778 1.786 Level 32 Commercial 5.75 154.560 1.789 1.786 Level 32 Commercial 5.75 154.560 1.786 1.886 1.997 Level 32 Commercial 5.75 139.850 1.886 1.997 1.997 1.997 1.997 1.997 1.997 1.992 1.997 1.997 1.997 1.997	Level 36	Plant / Over run						5.00	200.150			
Level 30 Commercial Level 32 Commercial Level 33 Commercial Level 33 Commercial Level 33 Commercial Level 34 Commercial Level 34 <th< td=""><td>Level 35</td><td>Commercial</td><td>66</td><td></td><td></td><td></td><td></td><td>3.95</td><td>196.200</td><td>1,474</td><td></td><td>89%</td></th<>	Level 35	Commercial	66					3.95	196.200	1,474		89%
Level 32 Commercial 9 0 commercial 1 2 40 4 30 144 156.050 mm 4 50.0 1.531 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Level 34	Commercial	2,7					3.75	192.450	1,503		89%
Level 32 Commercial Commercial Level 30 Commercial Commercial Level 30 Sommarcial Commercial Level 30 <thsommarcial Commercial Level 30</thsommarcial 	Level 33	Commercial	N					3.75	188.700	1,531		89%
Level 30 Commercial Commercial Level 29 Commercial Commercial Level 29 Commercial Commercial Level 29 Second Commercial Level 20 Secon	Level 32	Commercial						3.75	184.950	1,560		89%
Lavel 30 Commercial Lavel 32 Commercial Commercial Level 24 Sommercial Commercial Level 25 Sommercial Commercial Level 24 Sommercial Commercial Level 24 Sommercial Commercial Level 24 Sommercial Commercial Level 24 Sommercial Commercial Level 24 Sommercial Commercial Level 25 Sommercial Commercial Level 26 Sommercial Commercial Level 26 Sommercial Commercial Level 26 Sommercial Commercial Level 27 Sommercial Commercial Level 26 Sommercial Commercial Level 26 Sommercial Commercial Level 26 Sommercial Commercial Level 27 Sommercial Commercial Level 27 Sommercial Commercial Level 16 Sommercial Commercial Level 16 Sommercial Commercial Level 16 Sommercial Commercial Level 16 Sommercial Commercial Level 17 Sommercial Commercial Level 16 Sommercial Commercial Level 16 Sommercial Commercial Level 16 Sommercial Commercial Level 17 Sommercial Commercial Level 16 Sommercial Commercial Level 17 Sommercial Commercial Level 16 Sommercial Commercial Level 16 Sommercial Commercial Level 17 Sommercial Commercial Level 17 Sommercial Commercial Level 17 Sommercial Commercial Level 17 Sommercial Commercial Level 16 Sommercial Commercial Level 17 Sommercial Commercial Le	Level 31	Commercial						3.75	181.200	1,588		89%
Level 20 Commercial Commercial S.75 17.4.00 1.8-6 Level 27 Commercial Level 26 Commercial 3.75 162.00 1,703 1 Level 26 Commercial 3.75 162.00 1,772 1 Level 26 Commercial / LMR 5 3.75 164.80 1,789 1 Level 26 Commercial / Verrun 5 3.75 164.80 1,789 1 Level 20 Commercial / Verrun 5 3.75 147.450 1,781 1 Level 20 Commercial / Commercial 5 3.75 139.800 1.885 1 Level 10 Commercial 5 3.75 132.800 1.885 1 Level 15 Commercial 5 3.75 124.800 1.885 1 Level 16 Commercial 5 3.75 124.800 1.971 1 Level 16 Commercial 5 3.75 124.800 2.027 1 Level 16 C	Level 30	Commercial						3.75	177.450	1,617		89%
Lawel 26 Commercial 3.75 169.490 1.6/4 1 Lawel 26 Commercial 3.75 162.400 1.703 1 Level 26 Commercial 3.75 162.400 1.703 1 Level 26 Commercial J.75 162.400 1.703 1 Level 23 Commercial / LMR Sommercial 1.787 161.400 1.787 1 Level 23 Commercial Image: Sommercial / LMR Sommercial 1.787 142.400 1.787 1 Level 19 Commercial Sommercial Sommercial 1.787 143.400 1.888 1 Level 16 Commercial Sommercial Sommercial 1.755 193.950 1.886 1 Level 16 Commercial Sommercial Sommercial 1.977 1 1 Level 16 Commercial Sommercial Sommercial 1.977 1 1 Level 16 Commercial Sommercial Sommercial 1.975 19.400 1 1 Level 16 Commercial Sommercial	Level 29	Commercial						3.75	1/3./00	1,646		89%
Level 2/ Commercial Level 2/ Commercial Commercial Level 2/ Sommercial Commercial Level 3/	Level 28	Commercial						3.75	169.950	1,674		89%
Lawid 20 Commercial (Lawid 20 Commercial (Lawid 24) Commercial (Lawid 24) Commercial (LAW) Source (Second 24) Source (Sec	Level 27	Commercial						3.75	166.200	1,703		89%
Lawer 20 Commercial / LMR S.75 153,75 154,960 1,769 1 Level 23 Commercial / Voernin 3,75 151,200 1,787 1 Level 24 Commercial / Voernin 3,75 143,700 1,836 1 Level 20 Commercial / Voernin 3,75 143,700 1,836 1 Level 20 Commercial / Commercial 3,75 143,700 1,836 1 Level 19 Commercial / Commercial 3,75 132,450 1,866 1 Level 17 Commercial / Commercial 3,75 124,950 1,942 1 Level 17 Commercial / Commercial 3,75 117,460 2,000 1 Level 17 Commercial / Commercial 3,75 117,450 2,000 1 Level 17 Commercial / Commercial 3,75 117,450 2,000 1 Level 10 Commercial / Coernercial 3,75 117,450 2,000 1 Level 10 Commercial / Transfer 3,75 10	Level 26	Commercial						3.75	162.450	1,732		89%
Level 23 Commercial / LMR Singend Sin	Level 23	Commercial						3.75	156.700	1,700		0970
Level 23 Commercial / Versuru 3.10 10.1200 1,73 147.450 1,73 Level 21 Commercial / Transfer 9 3.75 143.700 1.836 1 Level 21 Commercial / Commercial 1 3.75 143.700 1.836 1 Level 20 Commercial 1 3.75 133.700 1.836 1 Level 13 Commercial 1 3.75 132.400 1.836 1 Level 15 Commercial 1 3.75 122.400 1.914 1 Level 15 Commercial 1 3.75 124.950 1.944 1 Level 15 Commercial 1 3.75 124.950 2.007 1 Level 15 Commercial 1 1 3.75 109.950 2.027 1 Level 10 Commercial 1 1 3.75 199.950 2.022 1 Level 06 Commercial 1 1 3.75 89.700	Level 24							3.75	154.950	1,709		09 <i>7</i> 0 850/
Constraint Commercial Level 20 Commercial Commercial Level 30 Commercial Commercial Commercial Level 30 Commercial Commercial Commercial Level 30 Commercial Commercial Commercial Commercial Commercial Cevel 30 Commercial Commercial Cevel 30 Commercial Cevel 30	Level 23	Commercial / Overrun						3.75	131.200	1,707		85%
Level 10 Commercial Level 90 Commercial Commercial Level 17 Commercial Commercial Level 17 Commercial Commercial Level 17 Commercial Commercial Level 15 Commercial Commercial Commercial Level 16 Listen 16 Commercial Commercial Level 17 Commercial Commercial Level 18 Listen 16 Commercial Commercial Level 10 Commercial Commercial Commercial Level 10 Listen 17 Commercial Commercial Level 10 Commercial Commercial Commercial Level 06 Commercial Commercial Commercial Level 06 Commercial Commercial Commercial Level 06 Commercial Commercial Commercial Level 06 Commercial Commercial Commercial Level 07 Commercial Commercial Commercial Level 06 Commercial Commercial Commercial Commercial Level 06 Commercial Commercial Commercial Commercial Level 06 Commercial Commercial Commercial Commercial Level 06 Commercial	Level 21	Commercial / Transfer	0					3 75	143 700	1,731		85%
Level 19 Commercial S 3.75 136.200 1.856 1.856 Level 18 Commercial 3.75 122.450 1.885 1.855 1.855 1.855	Level 20	Commercial	44,					3.75	139 950	1,000		85%
Level 18 Commercial Level 17 Commercial Commercial Level 16 Software Commercial Level 15 Software Commercial Level 16 Software Commercial Level 17 Software Commercial Level 16 Software Commercial Level 17 Software Commercial Level 13 Software Commercial Level 12 Software Commercial Level 12 Software Commercial Level 10 Software Commercial Level 06 Software Commercial Level 07 Software Commercial Level 06 Software Commercial Level 07 Software Commercial Level 06 Software Commercial Level 07 Software Commercial Level 07 Software Commercial Level 07 Software Commercial Level 07 Software Commercial Level 07 Software Commercial Level 08 Software Commercial Level 09 Software Commercial Level 04 Software Commercial Level 04 Software Commercial Level 04 Software Commercial Level 04 Software Commercial Level 05 Software Commercial Level 04 Software Commercial Level 04 Software Commercial Level 04 Software Commercial Level 05 Software Commercial Level 04 Software Commercial Level	Level 19	Commercial	2					3.75	136 200	1,856		85%
Level 17 Commercial Altore 16 Altore 17 Commercial Altore 17 Altore 18	Level 18	Commercial						3.75	132,450	1,885		85%
Level 16 Commercial 3.75 124.950 1.942 1.942 Level 15 Commercial 3.75 121.200 1.971 3.75 Level 13 Commercial 3.75 117.450 2.000 3.75 Level 12 Commercial 3.75 109.950 2.057 3.75 Level 12 Commercial 2.000 3.75 106.200 2.057 3.75 Level 10 Commercial 2.022 3.75 102.450 2.022 3.75 Level 03 Commercial Vervmin 3.75 108.700 2.022 3.75 Level 04 Commercial Seg 3.75 98.700 2.022 3.75 Level 07 Commercial 2.022 3.75 3.75 3.75 2.022 3.75 Level 07 Commercial 2.022 3.75 79.950 2.022 3.75 Level 04 Commercial 2.022 3.75 79.950 2.022 3.75 Level 01 Comm	Level 17	Commercial						3.75	128,700	1,914		85%
Level 15 Commercial Commercial Second Level 14 Commercial Commercial Second Commercial	Level 16	Commercial						3.75	124.950	1,942		85%
Level 14 Commercial 3.75 117.450 2,000 3.75 Level 13 Commercial 3.75 1103.700 2.028 3.75 Level 11 Commercial	Level 15	Commercial						3.75	121.200	1,971		85%
Level 13 Commercial 3.75 113.700 2.028 3.75 113.700 2.028 3.75 109.950 2.057 3.75 109.950 2.057 3.75 109.950 2.057 3.75 109.950 2.022 3.75 102.400 2.022 3.75 102.400 2.022 3.75	Level 14	Commercial						3.75	117.450	2,000		85%
Level 12 Commercial Commercial Level 11 Commercial Commercial / Overun Second Second Second Level 08 Second	Level 13	Commercial						3.75	113.700	2,028		85%
Level 11 Commercial Commercial / Overrun Image: Commercial / Comm	Level 12	Commercial						3.75	109.950	2,057		85%
Level 10 Commercial / Overrun Main 3.75 102.450 2,022 Addition Level 09 Commercial / Transfer So 3.75 98.700 2,022 48 Level 08 Commercial So 3.75 94.950 2,022 48 Level 06 Commercial So 3.75 94.950 2,022 48 Level 06 Commercial So 3.75 83.700 2,022 48 Level 05 Commercial So 3.75 83.700 2,022 48 Level 04 Commercial So 3.75 76.200 2,022 48 Level 02 Plant / Terrace 4.40 65.800 2,826 361 Level 01 Commercial 4.40 65.800 2,826 361 Level 02 Plant / Terrace 4.40 65.800 2,826 361 Level 01 Commercial So 1 6	Level 11	Commercial						3.75	106.200	2,057		85%
Level 09 Commercial / Transfer Level 08 Soft Commercial Soft Level 07 Soft Commercial Soft Level 05 Soft Commercial Soft Level 05 Soft Commercial Soft Commercial Soft Com	Level 10	Commercial / Overrun						3.75	102.450	2,022		82%
Level 08 Commercial S75 94.950 2,022 48 Level 07 Commercial S75 91.200 2,022 48 Level 06 Commercial S75 87.450 2,022 48 Level 05 Commercial S75 83.700 2,022 48 Level 04 Commercial S75 79.950 2,022 48 Level 04 Commercial S75 79.950 2,022 48 Level 02 Plant / Terrace S75 79.950 2,022 48 Level 01 Commercial S75 79.950 2,022 48 Level 02 Plant / Terrace 4.40 65.800 2,826 Mezzanine Retail 31 0 6 144 4.20 53.00 2,826 Lower Ground Loading / Retail 31 0 6 3.00 44 3.00 261 Basement 01 Carp Ark 52 1 6 3.00 46 3.00 261 Basement 02 Car Park 52	Level 09	Commercial / Transfer	82					3.75	98.700	2,022		82%
Level 07 Commercial F 3.75 91.200 2.022 44 Level 06 Commercial 3.75 87.450 2.022 44 Level 05 Commercial 3.75 87.450 2.022 44 Level 04 Commercial 3.75 87.450 2.022 44 Level 04 Commercial 3.75 79.950 2.022 44 Level 03 Commercial 3.75 76.200 2.022 44 Level 04 Commercial 4.40 65.800 2.022 44 Level 01 Commercial 4.40 65.800 2.826 361 Level 01 Commercial 4.40 65.800 2.826 361 Mezzanine Retail 31 0 6 144 4.20 53.00 258 Lower Ground Loading / Retail 31 0 6 144 3.00 258 258 Basement 01 Car Park 52 1 6 3.00 44 3.00 44 3.00 Basement 04 Car Park <td>Level 08</td> <td>Commercial</td> <td>30</td> <td></td> <td></td> <td></td> <td></td> <td>3.75</td> <td>94.950</td> <td>2,022</td> <td></td> <td>82%</td>	Level 08	Commercial	30					3.75	94.950	2,022		82%
Level 06 Commercial Commercia	Level 07	Commercial	-					3.75	91.200	2,022		82%
Level 05 Commercial 3.75 83.700 2,022 48 Level 04 Commercial 3.75 79.950 2,022 48 Level 03 Commercial 3.75 76.200 2,022 48 Level 02 Plant / Terrace 6.000 70.200 419 10 Level 01 Commercial 4.40 65.800 2,826 361 Mezzanine Retail 7.00 58.80 1,069 805 Ground Ground Lobby / Retail 31 0 6 144 4.20 53.00 258 Level 02 Car Park 52 1 6 3.00 258 261 Basement 01 Car Park 52 1 6 3.00 258 261 Basement 02 Car Park 55 1 6 3.00 4 4.50 3.00 4 Basement 04 Car Park 55 1 6 3.00 4 4.50 5.00 4.55 Total 240 4 30 144 156.050 m	Level 06	Commercial						3.75	87.450	2,022		82%
Level 04 Commercial 3.75 79.950 2,022 44 Level 03 Commercial 3.75 76.200 2,022 44 Level 02 Plant / Terrace 6.000 70.200 419 6 Level 01 Commercial 4.40 65.800 2,826 361 Mezzanine Retail 7.00 58.80 1,069 805 Iower Ground Lobdy / Retail 31 0 6 144 4.20 53.00 268 261 Basement 01 Carpark / Loading 50 1 6 3.00 261 261 261 Basement 02 Car Park 52 1 6 3.00 261 261 261 Basement 04 Car Park 55 1 6 3.00 261 261 Basement 04 Car Park 55 1 6 3.00 3.00 261 261 Total 240 4 30 144 156.050 m 65,021 1,685 1,685	Level 05	Commercial						3.75	83.700	2,022		82%
Level 03 Commercial Commercial 3.75 76.200 2,022 3 Level 02 Plant / Terrace 6.000 70.200 419 6 40 65.800 2,826 361<	Level 04	Commercial						3.75	79.950	2,022		82%
Level 02 Plant / Terrace Commercial 70.200 419 4	Level 03	Commercial						3.75	76.200	2,022		82%
Level 01 Commercial 4.40 65.800 2,826 361 Mezzanine Retail Ground Lobby / Retail Ground Lobby / Retail 31 0 6 144 4.20 53.00 2,826 361 Lower Ground Loading / Retail 31 0 6 144 4.20 53.00 2,826 361 Lower Ground Loading / Retail 31 0 6 144 4.20 53.00 268 268 261 258 261 268 261 268 261 268 261 268 261 268 261 268 261	Level 02	Plant / Terrace						6.000	70.200	419		
Mezzanine Retail Ground Cound Lobby / Retail Ground Lobby / Retail Show and the state of the	Level 01	Commercial						4.40	65.800	2,826		
Ground Ground Lobby / Retail 31 0 6 144 4.20 53.00 1,069 805 Lower Ground Loading / Retail 31 0 6 144 4.20 53.00 258 258 Basement 01 Car Park 50 1 6 3.00 3.00 261 261 261 Basement 02 Car Park 52 1 6 3.00 3.00 0 <td>Mezzanine</td> <td>Retail</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>361</td> <td></td>	Mezzanine	Retail									361	
GroundGround Lobby / RetailS1O61444.2053.001,069805Lower GroundLoading / RetailS1O61444.2053.00261263Basement 01Carpark / Loading501652163.00261Basement 02Car Park52163.003.00261261Basement 03Car Park52163.003.00261261Basement 04Car Park5516144156.050 m65,0211,685Total	Wiezzannie	notan									001	
Lower Ground Loading / Retail 31 0 6 144 4.20 53.00 Basement 01 Carpark / Loading 50 1 6 3.00 3.00 3.00 261 268 261 269 268 261 269 269 268 261 268 261 268 261 269	Ground	Ground Lobby / Retail						7.00	58.80	1,069	805	
Basement 01 Carpark / Loading 50 1 6 Basement 02 Car Park Basement 03 Car Park Basement 04 Car Park 55 1 6 3.00 700 1 6 3.00 1 1 1 </td <td>Lower Ground</td> <td>Loading / Retail</td> <td></td> <td>31</td> <td>0</td> <td>6</td> <td>144</td> <td>4 20</td> <td>53.00</td> <td></td> <td>258</td> <td></td>	Lower Ground	Loading / Retail		31	0	6	144	4 20	53.00		258	
Basement 02 Car Park Basement 03 Car Park Basement 04 Car Park 52 1 6 3.00 3.00 3.00 55 1 6 3.00 3.00 3.00 1 6 3.00 3.00 1 6 3.00 3.00 1 6 1 6 3.00 3.00 1 6 3.00 144 156.050 m 65,021 1,685	Basement 01	Carpark / Loading		50	1	6		3.00	00100		261	
Basement 03 Car Park Basement 04 Car Park 55 1 6 3.00 3.00 3.00 1 6 3.00 1 6 1 6 1 1	Basement 02	Car Park		52	1	6		3.00			201	
Basement 04 Car Park 55 1 6 3.00 6 3.00 Total 240 4 30 144 156.050 m 65,021 1,685	Basement 03	Car Park		52	1	6		3.00				
Image: Constraint of the second sec	Basement 04	Car Park		55	1	6		3.00				
Total 240 4 30 144 156.050 m 65,021 1,685												
	Total			240	4	30	144	156.050 m		65,021	1,685	
TOTAL 244 144 Combined 66.706			TOTAL		244		144			Combined	66.706	
1 per 400 sqm = 191 0 GFA			1 per 400	sqm =	191		0			GFA	,	

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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:

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

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