

ARCHITECTURAL DRAWINGS OF PROPOSED OSD AMENDED BUILDING ENVELOPE

APPENDIX A

Crows Nest - Over Station Development

Appendix A - Architectural Drawings of Proposed OSD Building Envelope

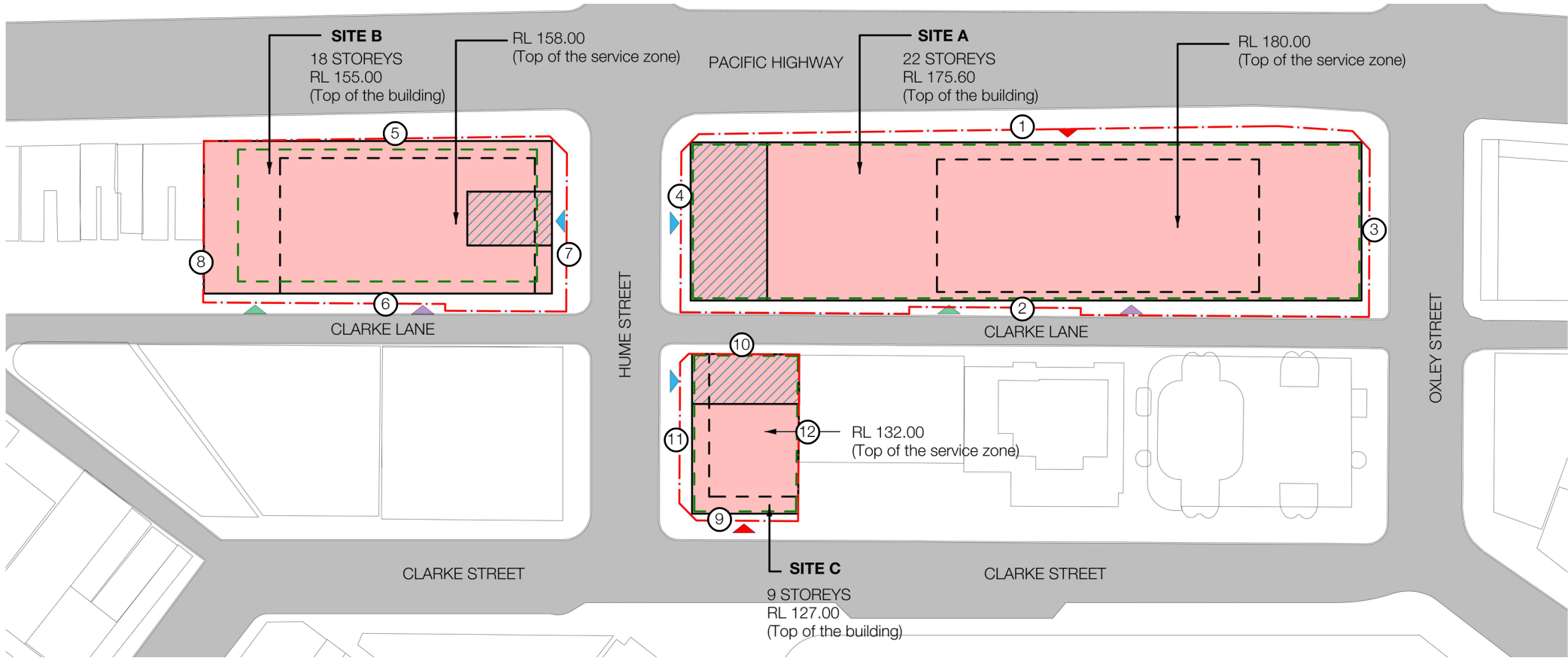
29 July 2020

Revision N

A.1.1 OSD Building Envelope Diagrams



Location Plan



Site Plan at Ground - 1:1000

OSD BUILDING ENVELOPE SETBACKS (MEASURED FROM BOUNDARY)

SITE A

- ① 1.5 - 3 METRES TO PACIFIC HIGHWAY
- ② 2 - 2.8 METRES TO CLARKE LANE
- ③ 1.5 METRES TO OXLEY STREET
- ④ 1.5 METERS TO HUME STREET TO RL 127 AND 42 METERS UP TO RL 175.60 TO HUME STREET

SITE B

- ⑤ NIL TO 0.9 METRES TO PACIFIC HIGHWAY
- ⑥ 1.2 TO 2.6 METRES TO CLARKE LANE
- ⑦ 2.5 METRES TO HUME STREET
- ⑧ NIL METRES TO RL 152 AND 6 METRES UP TO RL 155 TO SOUTHERN BOUNDARY

SITE C

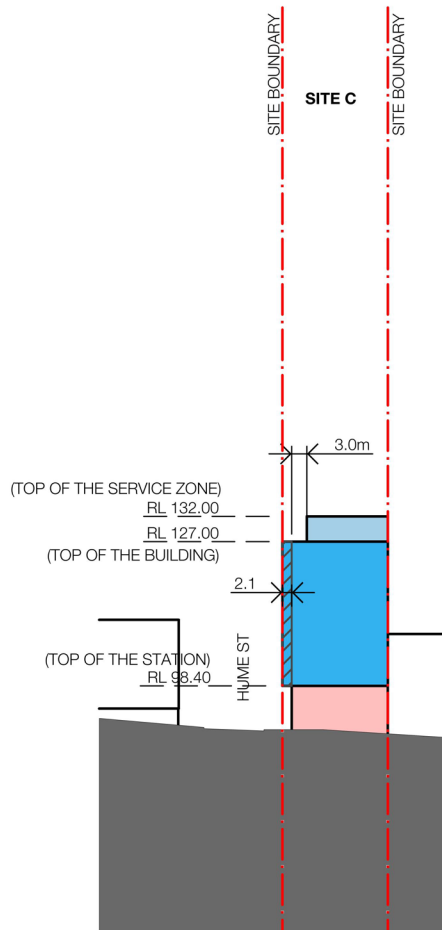
- ⑨ 1.2 METERS TO CLARKE STREET
- ⑩ NIL METRES TO CLARKE LANE
- ⑪ 2.1 METERS TO HUME STREET
- ⑫ NIL METRES TO NORTHERN BOUNDARY

*ARTICULATION ZONES PROPOSED BETWEEN THE BOUNDARIES AND THE BUILDING ENVELOPE ABOVE STATION LEVELS.

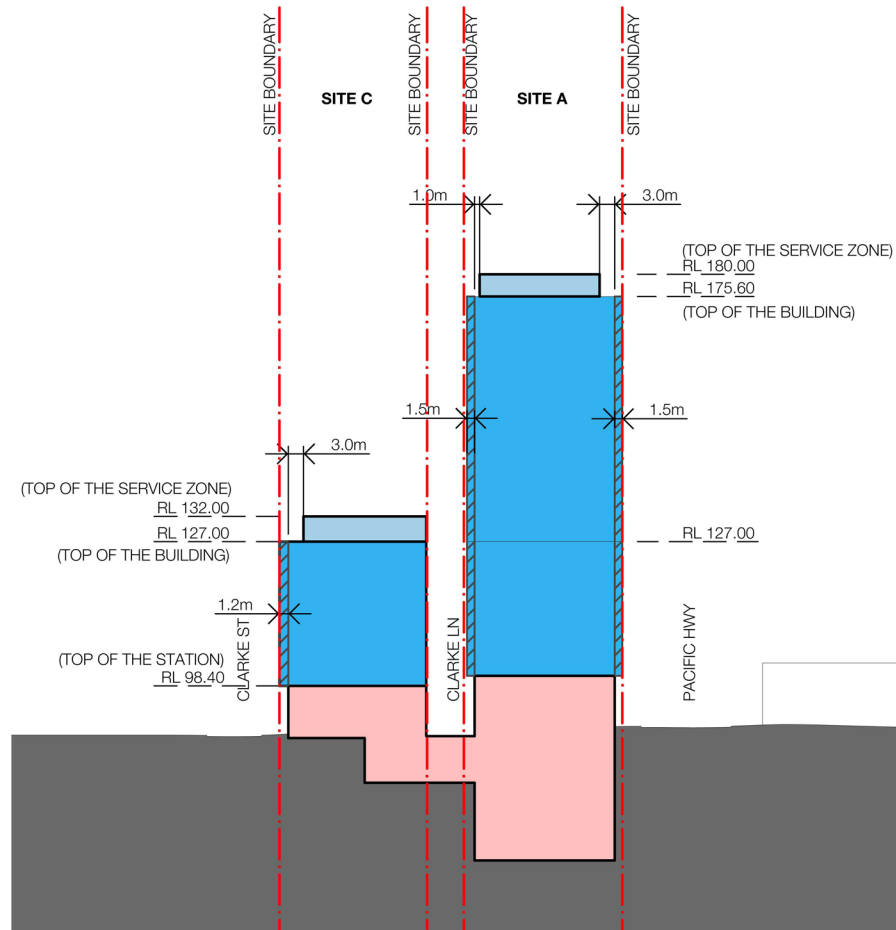
REFER TO SECTION AND AXONOMETRIC DRAWINGS FOR DETAILS.

OSD BUILDING ENVELOPE

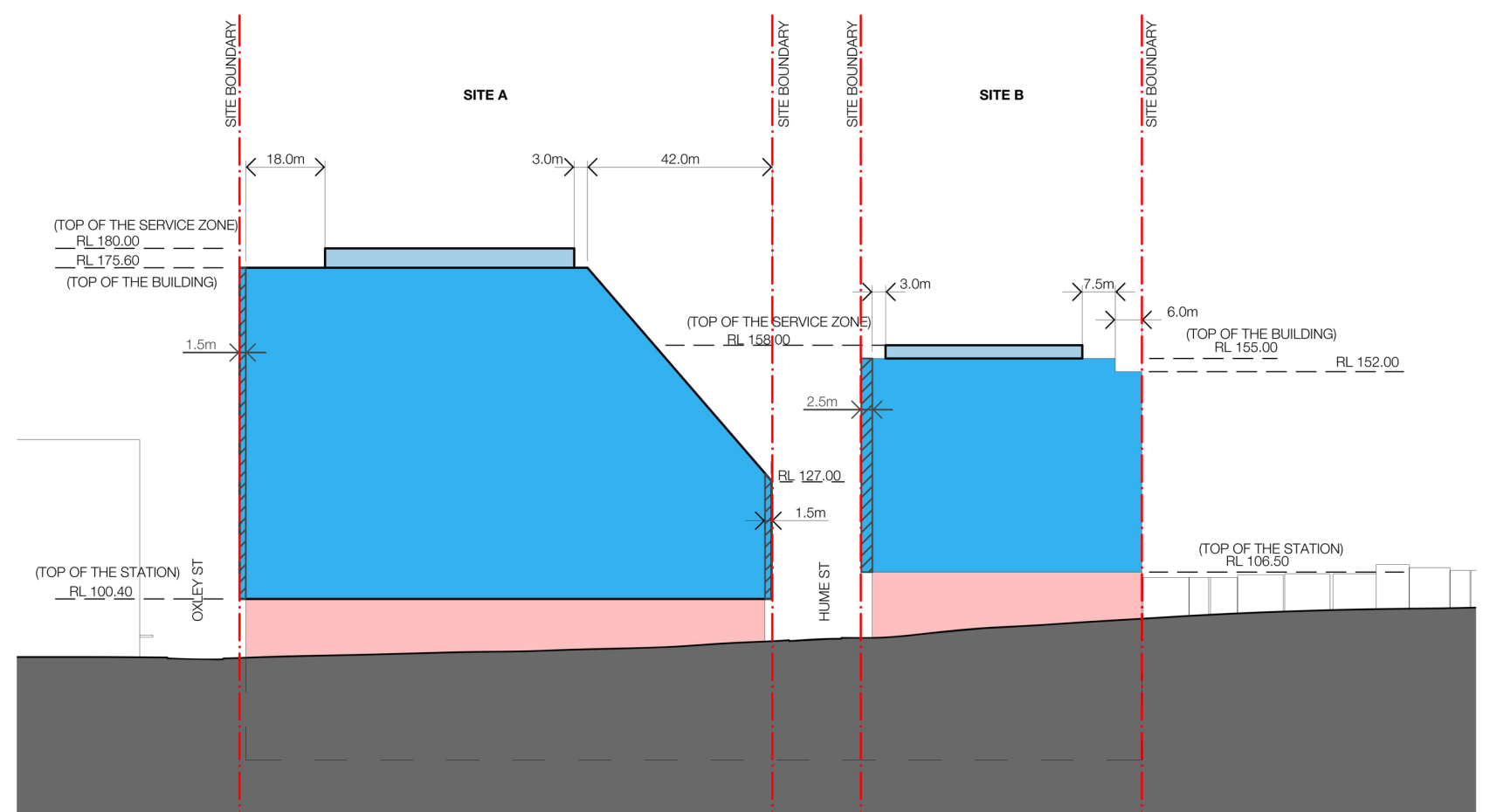
- OSD CONCEPT SSDA - APPROXIMATE OSD LOBBY LOCATION
- CROWS NEST METRO STATION CCSI
INCLUDES STRUCTURE, BUILDING INFRASTRUCTURE AND SPACE FOR FUTURE LIFT CORES, ACCESS, LAND BUILDING SERVICES FOR FUTURE OSD.
- INDICATIVE OSD BUILDING LOCATION ABOVE STATION
- MAXIMUM OSD BUILDING ENVELOPE
- SERVICE ZONE AT ROOF LEVEL
- PROPERTY BOUNDARY
- OSD ENTRY
- METRO ENTRY
- LOADING DOCK
- OSD PARKING



Cross Section Building C



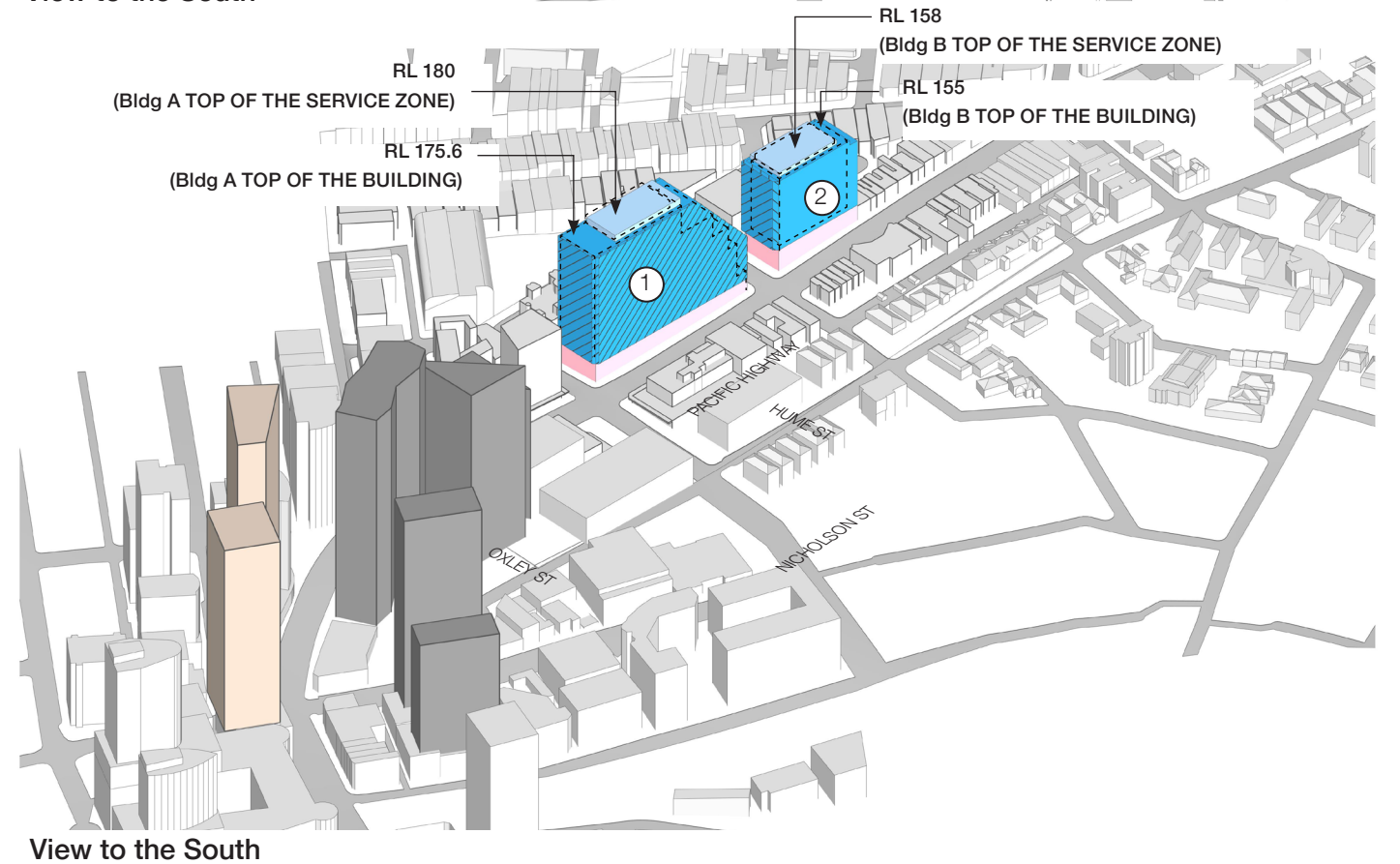
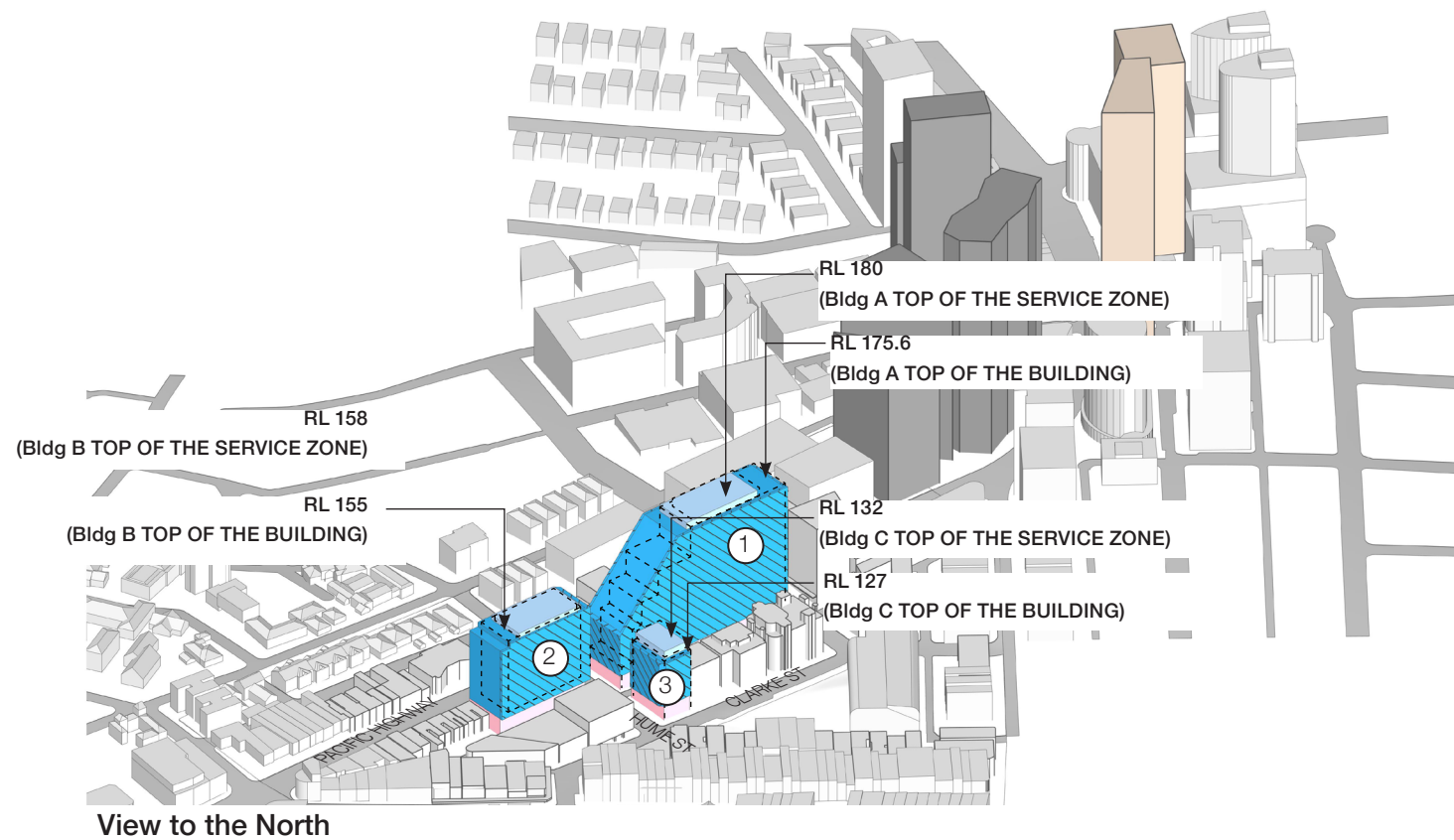
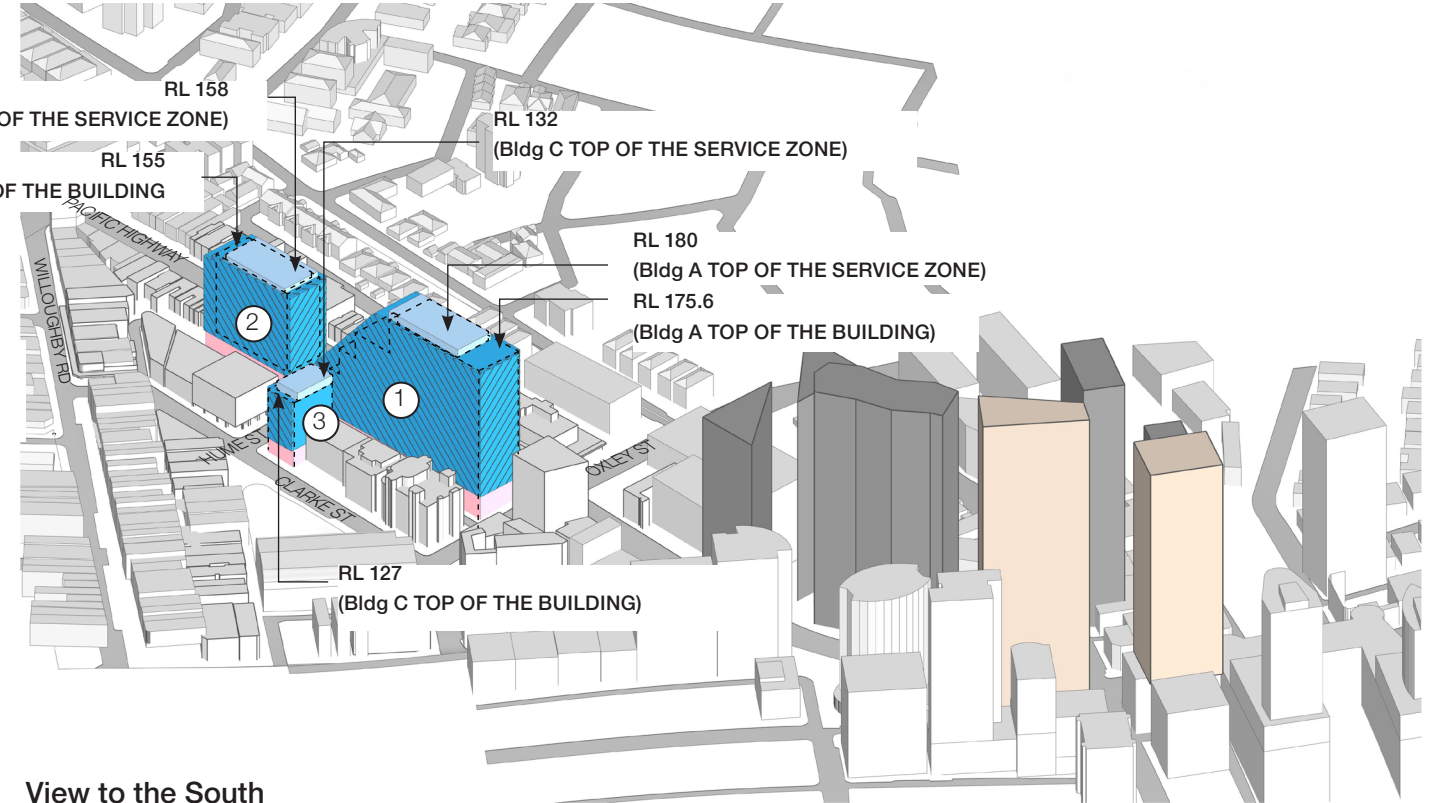
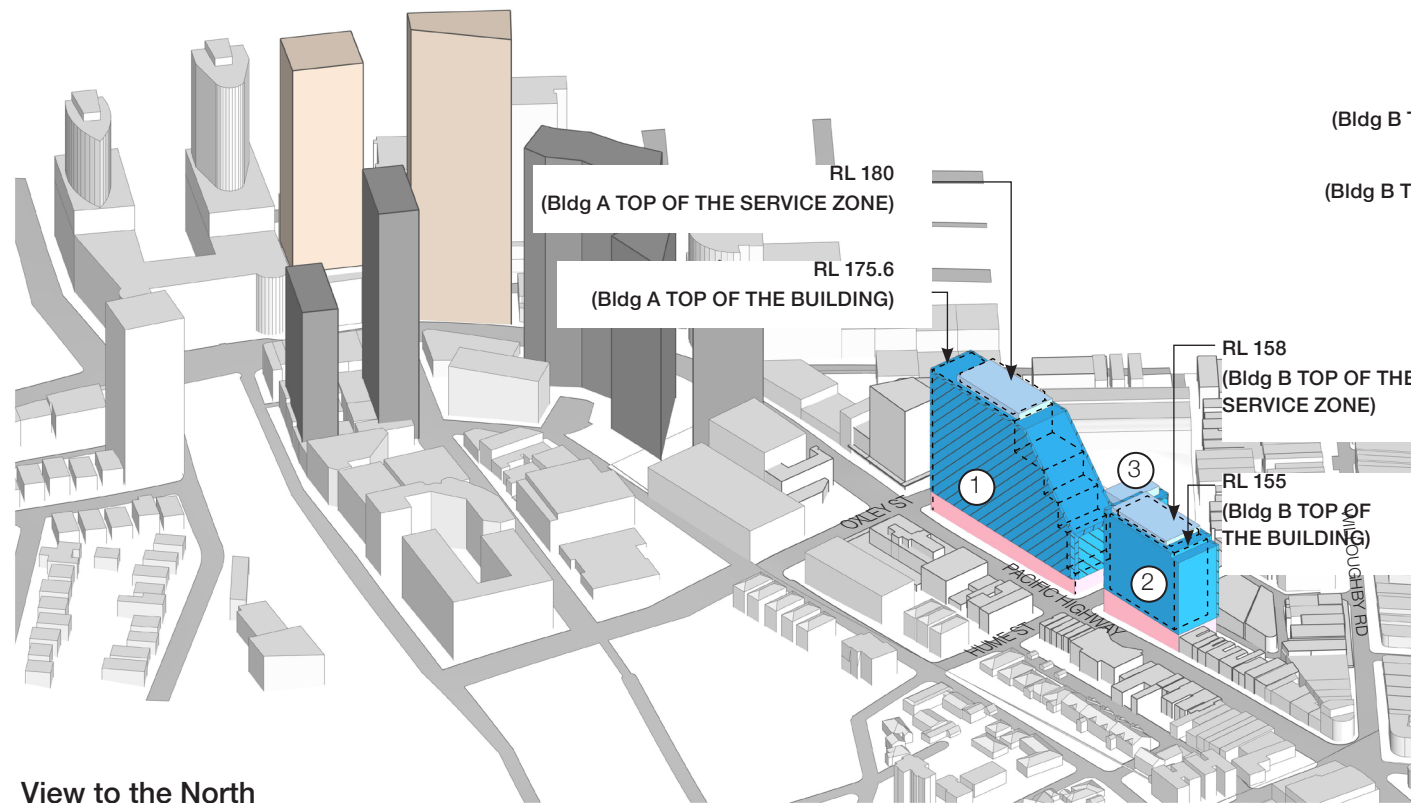
Cross Section Building A & C



West Elevation Building A & B

OSD BUILDING ENVELOPE

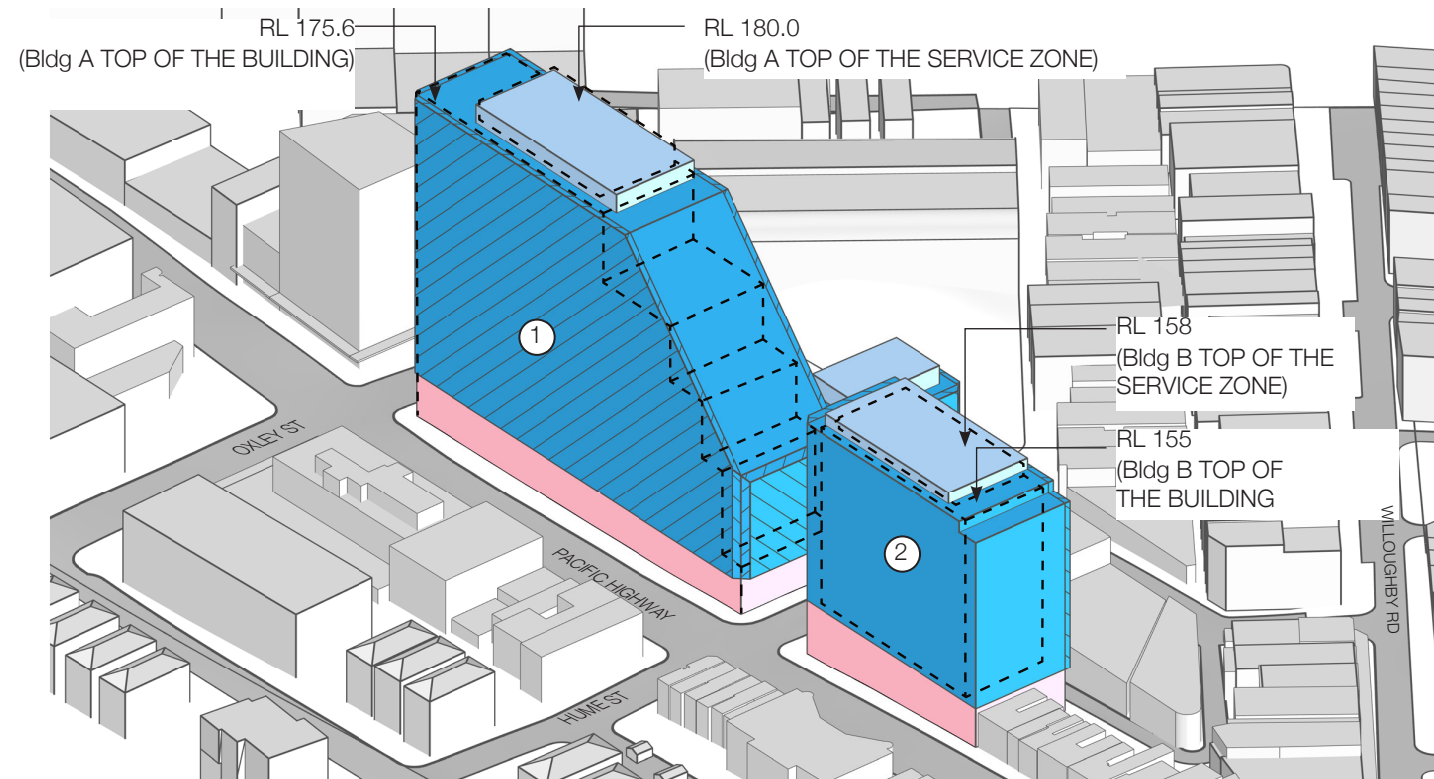
- OSD CONCEPT SSDA - BUILDING ENVELOPE
- OSD CONCEPT SSDA - ARTICULATION ZONE
- OSD CONCEPT SSDA - SERVICE ZONE
- CROWS NEST METRO STATION CSSI
INCLUDES STRUCTURE, BUILDING INFRASTRUCTURE AND SPACE FOR FUTURE LIFT CORES, ACCESS AND BUILDING SERVICES FOR FUTURE OSD.



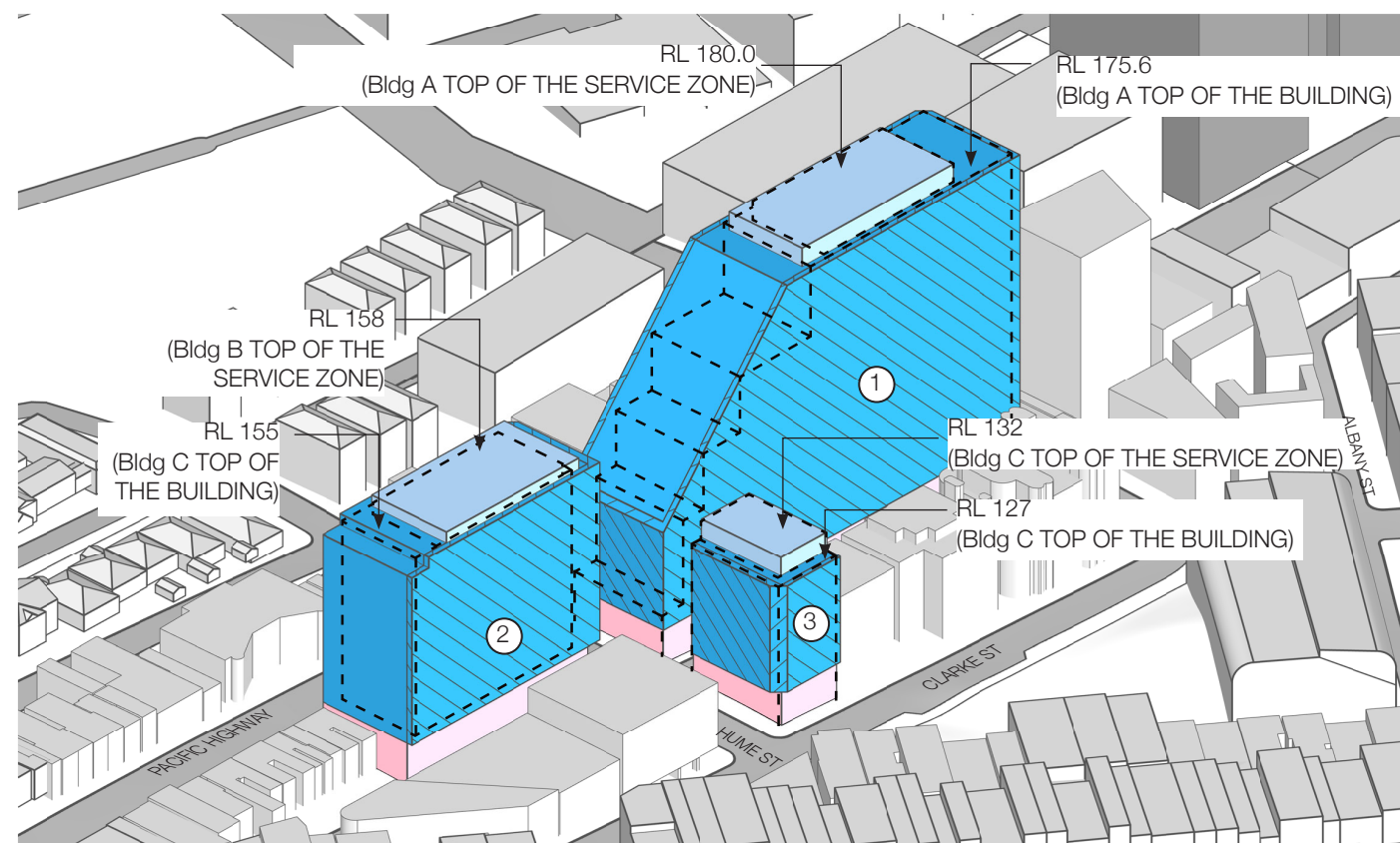
OSD BUILDING ENVELOPE

- OSD CONCEPT SSDA - BUILDING ENVELOPE
- OSD CONCEPT SSDA - ARTICULATION ZONE
- OSD CONCEPT SSDA - SERVICE ZONE
- FUTURE DEVELOPMENT UNDER CONSTRUCTION BY OTHERS
- APPROVED FUTURE DEVELOPMENT BY OTHERS
- CROWS NEST METRO STATION CSSI
INCLUDES STRUCTURE, BUILDING INFRASTRUCTURE AND SPACE FOR FUTURE LIFT CORES, ACCESS AND BUILDING SERVICES FOR FUTURE OSD.
- INDICATIVE OSD BUILDINGS

- ① SITE A - BUILDING A (COMMERCIAL)
- ② SITE B - BUILDING B (RESIDENTIAL)
- ③ SITE C - BUILDING C (COMMERCIAL)




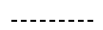



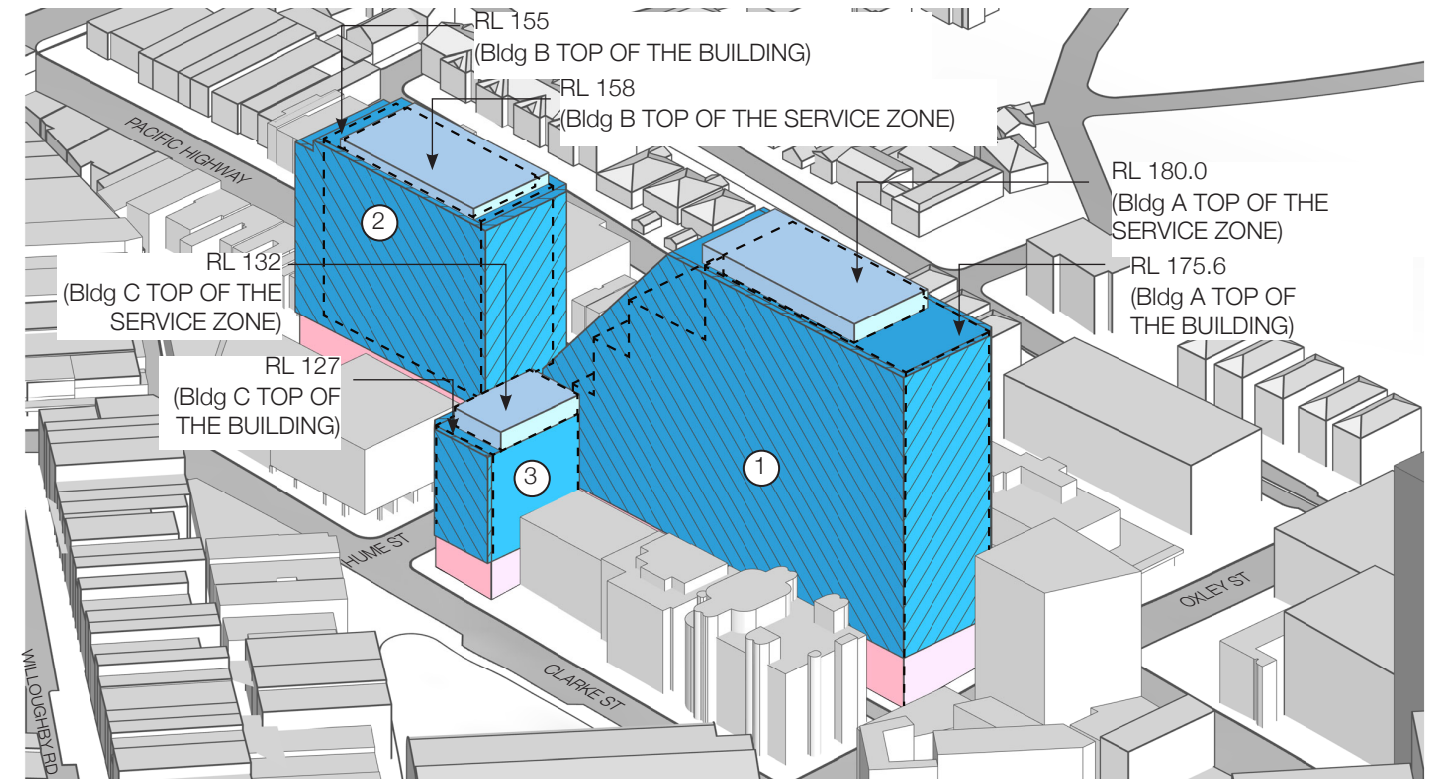
View to the North



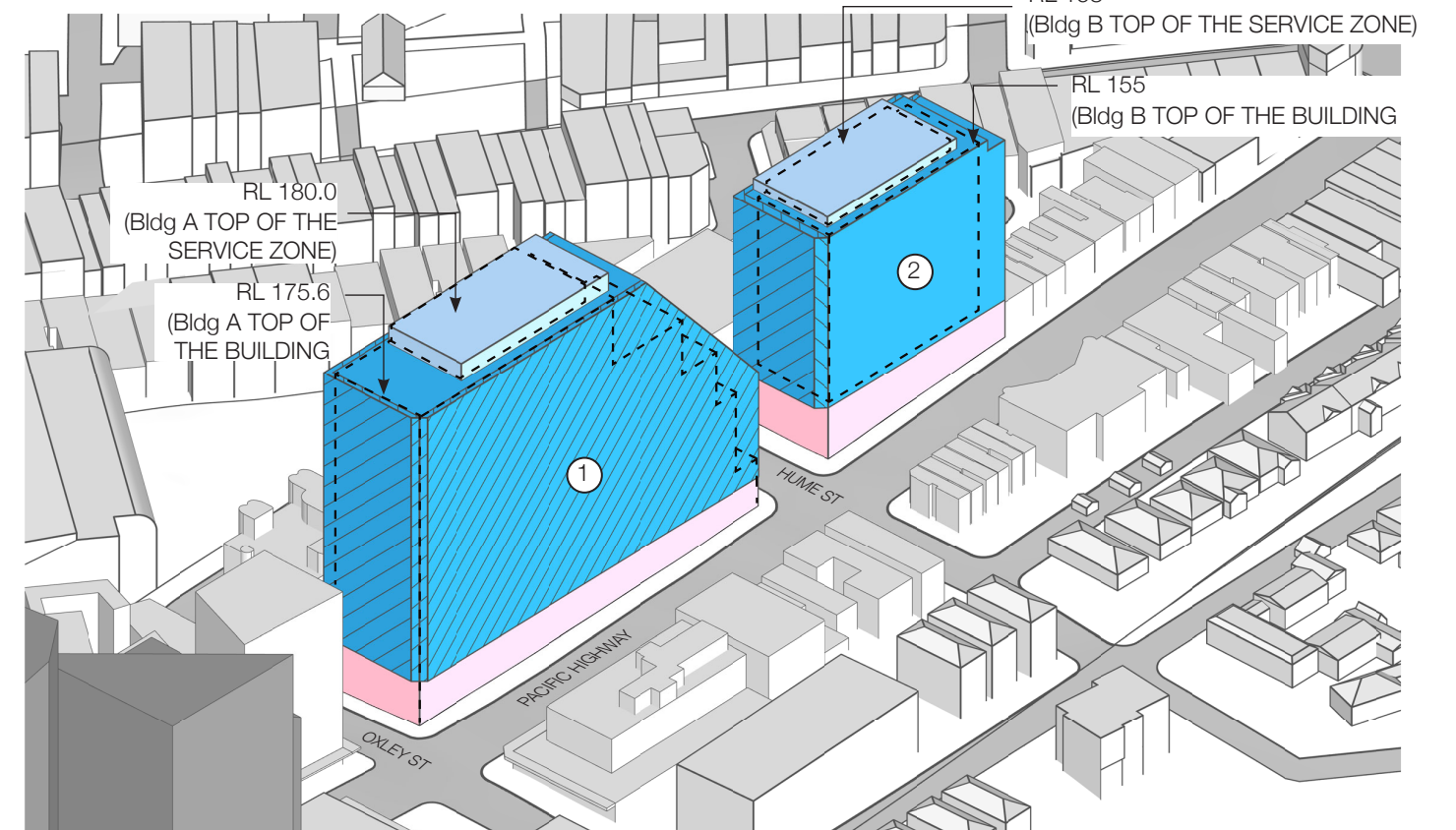
View to the North

OSD BUILDING ENVELOPE

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|---|--------------------------------------|---|---|
|  | OSD CONCEPT SSDA - BUILDING ENVELOPE |  | CROWS NEST METRO STATION CSSI
INCLUDES STRUCTURE, BUILDING INFRASTRUCTURE AND SPACE FOR FUTURE
LIFT CORES, ACCESS AND BUILDING SERVICES FOR FUTURE OSD. |
|  | OSD CONCEPT SSDA - ARTICULATION ZONE |  | INDICATIVE OSD BUILDINGS |
|  | OSD CONCEPT SSDA - SERVICE ZONE | | |



View to the South



View to the South

- ① SITE A - BUILDING A (COMMERCIAL)
- ② SITE B - BUILDING B (RESIDENTIAL)
- ③ SITE C - BUILDING C (COMMERCIAL)